



FLOOD PLAIN QUESTIONS

July 30, 2026

Planning and Development Services

City of Deltona

2345 Providence Boulevard

Deltona, FL 32725

RE: Deez Treez Smokeshop Expansion Building
PAR26-0025 – 700 and 704 Fort Smith Boulevard
BE Project #26-073

For the pre-application meeting for 700 and 704 Fort Smith Boulevard (PAR26-0025), the development team has the below questions regarding the existing flood zone on the site and city development requirements regarding the flood zone.

- Is the city willing to accept a base flood elevation of 48.37 for the existing Flood Zone A as established by the city's flood plain modeling and as shared in Phyllis Wallace's 7/16/2026 email?
- Please confirm what, if any, additional permits will be required for development in/over the flood plain beyond the standard site/engineering plans.
 - Will a Flood Permit be required?
 - Will a CLOMR/LOMR be required? If so, what triggers the requirement to get a CLOMR/LOMR?

A copy of the conceptual plan with the existing Flood Zone extents is included with this letter along with a copy of the 7/16/2026 email between Phyllis Wallace and JD Salazar referenced above.

If you have any questions or need additional information, please contact me directly at jsalazar@barriosengineering.com or (407) 906-7428.

Sincerely,

JD Salazar

JD Salazar

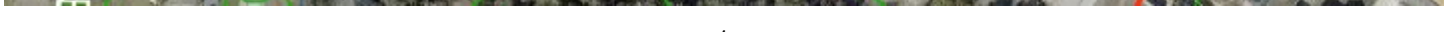
Urban Planner

BARRIOS ENGINEERING, LLC

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Plotted: 7/29/2026, 1:49:32 PM, Victor Freitas



EXHIBIT A	FEMA EXHIBIT
DEEZ TREEZ	704 FORT SMITH BLVD DELTONA, FL 32738
PROJECT NO.: 26-073	



Should you have any questions or concerns, please feel free to contact me at the numbers or email below.

Respectfully,

Phyllis A. Wallace
Deputy Public Works Director
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Office Hours – M-Th 6:30am-4:30pm; Out of Office on Fridays



From: JD Salazar <Jsalazar@barriosengineering.com>
Sent: Thursday, July 16, 2026 3:19 PM
To: Phyllis Wallace <PWallace@deltonafl.gov>
Cc: Angel Ortiz <angel@cpc-a.com>; 26-073 Smoke Shop Deltona <26-073smokeshopdeltona@barriosengineering.com>
Subject: Flood Plain Modeling - 700 & 704 Fort Smith Boulevard

Good afternoon Phyllis,

As we are preparing our plans for 700 and 704 Fort Smith Boulevard, I noticed that part of the parcel is in Flood Zone A. From past projects in the city, I know that Deltona had been working on some updated stormwater modeling for part of the city. (See the attached email "Past Discussion of Deltona Flood Modeling.pdf") I am wondering if you are aware of any existing stormwater/flood modeling that the city may have. I would appreciate you could share if the city has any sort of established flood elevation for the area.

Second, if the city does not have additional information establishing the base flood elevation in this area, would the city accept the two foot over adjacent grade as the BFE as established in Sec. 90-5(b)(3)b for this development site.

Third, I want to confirm that the city would not require a CLOMR/LOMR process if we were to build over a portion of the SFHA if we elevated over the BFE plus the margin as determined by Sec. 90-28(a) or the above mentioned Sec. 90-59(b)(3)b?

I will note that our client (the site owner) has indicated that he was seeding the property in the interim.

Thank you,
JD Salazar | Urban Planner



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