



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, February 26, 2026

9:00 AM

2nd Floor Conference Room

A. The DRC and Informational/Pre-application meeting is held both in person and in a virtual environment via Microsoft Teams and can be accessed by the following methods:

1. CALL TO ORDER:

The meeting was called to order at 9:00AM.

2. ROLL CALL:

Also present: Brandon Hatch, Milton Robles, Nicole Robles, David Webster, Freshteh Somji, Daryl Cooley, Nelly Kerr, and Matthew West, Planning and Development Services; James Parrish, and Tony Elam, Deltona Water; Jose De Bourg, Connor Olness, Roberto Acosta, Taylor Scuderini, Darryle Henderson, Stephen Lattrell, Joyce Dayrit, Steven Tenzel, Joes Cerrato, Nick Fortham.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes of February 12, 2026

4. OLD BUSINESS:

A. Quick Service Oil Change - 625 Howland Boulevard - Final Site Plan Approval

Planner Manager, Matthew West, spoke regarding the site plan application SP25-0005 for Stricklands Oil Change. The application was received on April 9, 2025, and was deemed sufficient for review and distribution on April 22, 2025. A revised application package was submitted to the City on July 29, 2025. The City's Development Review Committee has now completed its review of the resubmitted plans and application in accordance with Section 75-4 of the City's Land Development Code with conditions stated in the development order.

B. LEHA Business Park - 3141 Howland Boulevard - Final Site Plan Approval

Planner 1, Brandon Hatch, spoke regarding Final Site Plan Application that was received by staff on February 21, 2025, proposing to construct an approximate 82,141 square feet of self-storage warehouse, 75 RV parking spaces, 21,750 square feet of office building, and 3,750 square feet of medical, located at 3141 Howland Boulevard within the LEHA

Business Park BPUD Zoning District. After four rounds of review, Staff has deemed the Final Site Plan Application to be acceptable for approval. Staff finds that Final Site Plan Application SP25-0001 complies with the City of Deltona Land Development Code, Comprehensive Plan, LEHA BPUD Development Agreement, and Florida Statutes and recommends approval under the following conditions:

1. The applicant shall comply with all conditions of the Development Order.
2. A pre-construction meeting with the Engineering Department shall be scheduled and attended prior to the commencement of any site work.
3. All required building permits shall be obtained prior to the start of construction.
4. A Business Tax Receipt shall be obtained prior to the issuance of a Certificate of Occupancy.
5. All outstanding comments with the City and with Volusia County shall be addressed prior to the pre-construction meeting.

5. NEW BUSINESS:

A. Chick-fil-A - Deltona Village BPUD - Pre-Application Meeting

Project Engineer, Connor Olness presented the concept plan; a proposal to develop a 5,208-square-foot Chick-Fil-A restaurant with a drive-thru facility, to be located at the southeast corner of Graves Avenue and Howland Boulevard.

Alternate Entwistle discussed parking, traffic circulation. She advised the applicant that the spine road located at the rear of the property measures at only 25 feet wide and is required to measure at 45 feet in width. She informed the applicant that a preliminary final plat would be required for the site.

Member Grosvenor discussed drive aisles, flow tests and fire hydrant requirements.

Member Wallace informed the applicant that a gopher tortoise survey must be conducted.

Economic Development Director, John Cox inquired about the start date and time expected to complete the project.

Alternate Entwistle added that a loading and unloading space will be required for deliveries on-site.

6. STAFF COMMENTS:

None.

7. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

8. ADJOURNMENT:

The meeting was adjourned at 9:26 AM.

Jordan Smith, Committee Chair

ATTEST:

David C Webster Jr, Committee Secretary