



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, November 13, 2025

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:

2. ROLL CALL:

Also present: Brandon Hatch, Milton Robles, Nicole Robles, David Webster, Daryl Cooley, Nelly Kerr, and Matthew West, Planning and Development Services; James Parrish, Dino Lucarelli, Eric Kozielski, and Tony Elam, Deltona Water; Kyle Nowland, Building Services; Chris Rennebeck, Jose Ferrer, and Ryan Wagner.

Present: 3 - Member John Cox
Member Leigh Grosvenor
Member Jordan Smith

Absent: 2 - Chair Phyllis Wallace
Member Chad Tate

3. APPROVAL OF MINUTES & AGENDA:

Motion by Jordan Smith, seconded by John Cox to approve the Minutes of October 30, 2025, as presented. The motion carried unanimously.

Minutes from October 30, 2025

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. PUBLIC FORUM: Time permitted, public comments shall be limited to items on the agenda and shall not exceed two minutes. Please be courteous and respectful of the views of others. Personal attacks on Committee/Board members, City staff or members of the public are not allowed and will be ruled out of order by the Chair.

Member Smith opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:**A. Red Fox Run - Installation Company - Pre-Application Meeting**

Applicant Chris Rennebeck gave an overview of the project. The site will be the new headquarters for Specialty Structures and Installations; a company founded to assist architects, developers and general contractors in selecting the best products for their projects. Products include but are not limited to steel, aluminum, glass, polycarbonates or membrane cladding.

Attorney Good followed up with discussion about the differences between manufacturing and detail.

Mr. Rennebeck assured staff that the operation will not include manufacturing but will have fabrication work performed on-site.

Member Grosvenor discussed drive aisles and fire hydrants.

City Engineer, Dino Lucarelli informed the applicant that a tree survey, gopher-tortoise survey, and scrub jay survey would need be needed. He also explained to the applicant that a floodplain development permit would need to be obtained for the parcel, which is labeled as Flood Zone A.

Member Smith informed the applicant that Planning staff will review the use-category of the proposed project.

B. 2501 N Normandy Blvd - IPUD - Pre-Application Meeting

Applicant Ryan Wagner gave an overview of the project that includes site modifications such as paving and grading of areas located outside of the principle structure. He clarified that there will be no additional square footage added.

Planner 1, Brandon Hatch, discussed parking requirements.

Discussion about parking occurred.

City Engineer, Dino Lucarelli added that standard pavement will only be accepted.

Discussion about the final site plan process occurred.

Member Smith explained the final site plan review process.

C. 2942 Cardinal Street - Multifamily - Pre-Application Meeting

Member Smith discussed the details of the moratorium; ordinance 29-2025 that puts a building restriction on all multifamily dwelling applications received after June 30, 2025 until March 2026.

The applicant Jose Ferrer gave an overview of the project, a 20-unit multifamily residential building on a 1.097-acre parcel. Each unit is set to have a private balcony and in-unit washer/dryer. 12 units will have 1 bedroom plus office space. 8 units will have 2 bedrooms.

Discussion occurred about parking and storm water retention.

City Engineer, Dino Lucarelli informed the applicant that a floodplain development permit must be attained prior to construction due to the parcel being located within a flood zone. He added that any construction or reservoir will not be permitted within the public right-of-way.

D. 2932 Cardinal Street - Multifamily - Pre-Application Meeting

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Discussion occurred about parking and storm water retention.

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8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 10:04AM.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary