



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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Thursday, September 5, 2024

9:00 AM

2nd Floor Conference Room

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**A. The Informational and 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 9:00 am.

**2. ROLL CALL:**

**Present:** 4 - Chair Phyllis Wallace  
Member Leigh Grosvenor  
Member Jordan Smith  
Member Chad Tate

Also present: Jessica Entwistle, Brandon Hatch, Nelly Kerr, Jonathan Knight, and David Webster, Planning and Development Services; Bobbie Degon and Tony Elam, Deltona Water; Isaac Burgos-Hernandez, Andres Garban, Ramulo Matamoros Jr, Reinald Contreras, Charles Rutenberg Realty; and Asrubal Polanco.

**3. APPROVAL OF MINUTES & AGENDA:**

**A. Minutes of August 15, 2024**

**Motion by Phyllis Wallace, seconded by Leigh Grosvenor, to approve the Minutes of August 15, 2024, as presented. The motion carried unanimously.**

**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.

Chair Phyllis Wallace opened and closed the forum, as there was none.

## **6. OLD BUSINESS:**

### **A. Catalina Pointe Final Site Plan - SP23-0011 - DRC Approval**

Mr. Jonathan Knight explained this application was received by City Staff on August 28, 2023. He delineated the dates of submittal, sufficiency and review cycles. Staff has deemed the Final Site Plan to comply with all standards established in the Catalina Pointe RPUD Development Agreement and Section 75 of the City of Deltona Land Development Code. Staff recommends the Development Review Committee to approve the Catalina Pointe Final Site Plan Application, SP23-0011.

**Motion by Phyllis Wallace, seconded by Leigh Grosvenor, to approve the Final Site Plan Application, SP23-0011, for Catalina Pointe at 2965 Howland Boulevard. The motion carried unanimously.**

### **B. Funtastic Final Site Plan - SP22-0010- DRC Approval for Final Site Plan**

Rescheduled to appear at DRC on September 19, 2024.

## **7. NEW BUSINESS:**

### **A. Auburndale Street - Small Office Development - Pre-Application Meeting**

Applicant Asrubal Polanco gave an overview of the project and his intentions to develop an office space on the property.

Chair Wallace stated the property is very narrow at 60 feet wide and asked applicant if he has visited the property as FPL may require no construction within 100 feet of easement of any utility poles.

Discussion occurred about the utility poles and uses for the property.

Chair Wallace stated that staff will investigate the property and speak with FPL regarding the power line easements.

Member Grosvenor spoke regarding the requirement for a 24 foot wide drive aisle.

Chair Wallace spoke regarding concerns about the size of the property, once setbacks and easements are respected.

### **B. Captain Drive - Residential Development - Pre-Application Meeting**

Applicant's representative, Andres Garban spoke about the property and the owner's desire to develop the property into what may be suitable for the City. Mr. Garban spoke on his concerns about flooding on the property.

Discussion occurred about stormwater and the need for sanitary sewer connection for a subdivision development.

The applicant asked what exactly can be done on the property in terms of zoning regulations.

Chair Wallace spoke regarding the parcel being located in a Flood Zone A, and the need to meet FEMA standards.

Discussion occurred about potential development options, costs associated, and selling the property.

Ms. Entwistle advised that the R1 zoned parcel would require a Plat and would require sewer, water, and sidewalks. She insisted that the parcel would be a heavy lift to rezone because of it being in wetlands, and this area floods.

### **C. 716 Fort Smith Blvd - Park & Go - Pre-Application Meeting**

Applicant, Isaac Burgos-Hernandez gave insight into wanting to develop a potential car storage facility at the location, as he is the owner of both lots.

Member Entwistle assured the applicant that the lots would need to be combined and rezoned as C1, it's current zoning, does not allow for a car storage space. She stated C3 zoning, heavy commercial would be needed for this use.

Discussion occurred about various usages of the property and what is allowed.

Member Entwistle advised the applicant to get a survey in order to combine the lots.

Chair Wallace urged the applicant to discuss with a civil engineer the plans and potential to build on the property. She advised the applicant will need an updated survey as the utilities and easements are not properly labeled on the existing survey.

The applicant expressed his desire to get income off the property and will keep in touch with the City with regards to getting a new survey done.

### **8. STAFF COMMENTS:**

None.

### **9. BOARD/COMMITTEE MEMBERS COMMENTS:**

None.

**10. ADJOURNMENT:**

The meeting adjourned at 9:45 am.

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Phyllis Wallace, Committee Chair

ATTEST:

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David Webster Jr, Committee Secretary