



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, February 12, 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 9:00 am.

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; Jason Lewis.

Present: 6 - Chair Jordan Smith
Vice Chair Phyllis Wallace
Member John Cox
Member Leigh Grosvenor
Member Chad Tate
Member Dino Lucarelli

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes from January 22, 2026

Motion by Jordan Smith, seconded by Jim Parrish to approve the Minutes of January 22, 2026, as presented. The motion carried unanimously.

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

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

The applicant, Jason Lewis discussed the proposal being a 2nd building (2 million sq ft) on the site located North of Sylvester Road. He added that access points will be to and from N

Normandy Boulevard.

Planner 1, Brandon Hatch provided the applicant with the fees and processes related to submitting a final site plan. He discussed parking standards, landscaping requirements and storm water management. He also informed the applicant that striping in the parking area must maintain accurate distances and markings.

Mr. Lewis added that the Southwest pond on the property is a natural pond that is being reshaped. He also stated that character trees will be planted on-site.

Member Wallace discussed the need for traffic to flow in and out from the north of the property instead of the south.

City Engineer, Dino Lucarelli advised the applicant to have signs on-site that will direct traffic to flow to the north of the property;

Brief discussion about the end-user, potential number of employees, and estimated costs of the project.

6. STAFF COMMENTS:

None.

7. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

8. ADJOURNMENT:

The meeting was adjourned at 9:38 pm.

Jordan Smith, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary