



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Development Review Committee

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Thursday, May 28, 2026

9:00 AM

Commission Chambers

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**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:

Alternate Samuel Schaller, Alternate Kyle Nowland, Alternate Jessica Entwistle, Alternate James Parrish, Alternate Matthew West, Alternate Sharon Shivers; David Webster, Brandon Hatch, Nelly Kerr, Nicole Robles, Milton Robles, and Daryl Cooley with Planning and Development Services, Bobbie Degon, Eric Kozielski, and Tony Elam with Public Works, David Holder, Derek Walters, Eddie McDonald, Jennifer Cockcroft, Joe Bushey, John Wetendorf, Ric Bushey, Lori Warnicke, Tim Blodgett, Pat Blodgett, Bob Luthera, Sadique Jaffer, John Brunoehler, Jim McCully, Matilda Morabito, Larry French, and Commissioner Dori Howington.

**Present:** 5 - Vice Chair Phyllis Wallace  
Member John Cox  
Member Leigh Grosvenor  
Member Chad Tate  
Member Dino Lucarelli

**Excused:** 1 - Chair Jordan Smith

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

**A. Minutes from May 14, 2026**

**Motion by Alternate Samuel Schaller, seconded by Chad Tate to approve the May 14, 2026, Minutes as presented. The motion carried unanimously.**

**4. PRESENTATIONS/AWARDS/REPORTS:**

None.

**5. PUBLIC FORUM: Public comments shall be limited to items on the agenda and shall not exceed three 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.**

Public forum was opened and closed as there was none.

**6. OLD BUSINESS:**

**A. Osprey Estates - SD23-0005 - DRC Approval for Final Site Plan**

Alternate Entwistle presented Osprey Estates Phase 1 Final Plat by explaining the first submittal was on March 9, 2023 and was deemed complete on March 21, 2023. She discussed the Final Plat was put on hold while the Preliminary Plat was revised due to stormwater issues, and the Preliminary Plat was approved in December of 2025. After nine (9) review cycles staff has deemed the application complete and recommends the DRC approve application SD23-0005, the Osprey Estates Phase 1 Final Plat with the conditions listed in the Development Order.

Alternate Parrish asked for the Development Order to be updated regarding the utility provider.

The applicant Ed Kassik went to the podium and stated he has no questions.

**Motion by Alternate Parrish, seconded by Vice Chair Wallace, to approve the Osprey Estates Phase 1 Final Plat with the conditions within the Development Order and requested updates. The motion carried unanimously.**

**7. NEW BUSINESS:**

**A. Dollar Tree - PAR26-0015 - Pre-Application Meeting**

Eddie McDonald presented the site plan for the property. He explained that the store currently located in the Publix Plaza is seeking to relocate to a standalone building, as its lease is set to expire within the next few years. He discussed the proposed stormwater system, wetlands, future rights-of-way, and alley access.

Alternate West provided feedback regarding the parcel and discussed the Enterprise Commercial Overlay. He also addressed solid waste container requirements, signage, cross-access, and parking.

Discussion occurred regarding parking requirements and the applicant conducting a parking study.

Vice Chair Wallace discussed the wetlands and stated that a tree survey and gopher

tortoise survey would be required for the site.

Discussion occurred regarding a potential connection to the Volusia County trail, setbacks, and wetland mitigation costs.

Alternate Parrish discussed the lift station located on the property.

Member Lucarelli discussed the wetlands and the proposed retention pond locations.

Vice Chair Wallace opened the public forum.

Larry French, 2520 Arslan Street, expressed concerns regarding the preservation of trees and wetlands and requested that the applicant retain as much of the natural area as possible. He also expressed concern that the retention pond could potentially cause runoff into the wetlands.

Lori Warnicke, 655 Lake Butler Drive, expressed concerns regarding the number of similar stores already located in the area and encouraged the applicant to consider utilizing an existing vacant building.

Vice Chair Wallace closed the public forum.

The applicant requested that Alternate West contact him after the meeting to discuss setbacks and buffers.

## **B. Howland Village - PAR26-0020 - Pre-Application Meeting**

Applicant David Holden explained that the request is to annex approximately 32 acres of land from Volusia County into the City of Deltona.

Alternate West noted that the property would be annexed with a Low Density Residential designation.

Vice Chair Wallace stated that there are no wetlands on the property and advised the applicant to coordinate with Volusia County regarding utility services.

Member Lucarelli discussed the property's elevations and potential off-site drainage impacts.

Alternate West discussed environmental considerations related to the property.

Vice Chair Wallace opened the public forum.

Larry French, 2520 Arslan Street, expressed concerns regarding the clearing of the property and the proposed annexation, stating that it could create a domino effect leading to additional development. He also discussed concerns related to water quality.

Tim Blodgett, 2702 Timberlake Drive, stated that he lives near the property and expressed concerns regarding the wildlife currently inhabiting the site. He stated that he does not want the population to increase and believes the City should not approve additional Planned Unit Developments.

Vice Chair Wallace closed the public forum.

Alternate West discussed the annexation process and procedures.

Mr. Holden stated that an environmental assessment would be conducted for the property.

**C. Deltona Christian School - PAR26-0017 - Pre-Application Meeting**

Applicant Derek Walters discussed the proposed expansion of Deltona Christian School. He explained that the property would need to be rezoned, as the school intends to expand in multiple phases.

Discussion occurred regarding a Planned Unit Development (PUD) rezoning and coordinating with Volusia County regarding additional access from Howland Boulevard. Alternate Entwistle stated that a PUD is proposed across the street and that access would likely need to align with the proposed development. She also stated that she would provide the applicant with a copy of the plan.

Discussion continued regarding the bubble plan requirement for a PUD application.

Alternate Schaller discussed fire truck access requirements.

Vice Chair Wallace discussed Fish Hawk Drive and stated that the applicant would need to determine who has legal access rights should the roadway be relocated and paved.

Vice Chair Wallace opened the public forum.

John Brunoehler, Fish Hawk Drive, expressed concerns regarding access to and from Fish Hawk Drive.

Commissioner Howington stated that she believes residents would be more receptive to a Commercial PUD designation.

Jim McCully, Gage Avenue, stated that he would prefer the property to be rezoned to a residential classification or remain zoned RE-1.

Matilda Morabito, Fish Hawk Drive, questioned why the property would be rezoned to a commercial classification if the school is a nonprofit organization and stated that the City would not receive tax revenue from the use.

Vice Chair Wallace closed the public forum.

**D. Iron Valley Real Estate - PAR26-0018 - Pre-Application Meeting**

Monica Kapp, representing Iron Valley Real Estate, presented the proposal to utilize an existing single-family residence as a real estate office.

Discussion occurred regarding the property's zoning, parking requirements, and driveway access.

Alternate West suggested that the applicant contact Volusia County regarding access from Saxon Boulevard.

Discussion occurred regarding handicap-accessible and visitor parking, as well as compliance with ADA and fire requirements.

Vice Chair Wallace opened public forum.

Tim Blodgett, 2702 Timberlake Drive, stated that he believed the property would be a good location for the proposed use and welcomed Ms. Kapp and her business to the neighborhood.

Vice Chair Wallace closed public forum.

**8. STAFF COMMENTS:**

None.

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

None.

**10. ADJOURNMENT:**

The meeting adjourned at 10:40 am.