



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, June 25, 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: Alternate Samuel Schaller, Alternate Kyle Nowland, Alternate Jessica Entwistle, Alternate James Parrish, Alternate Matthew West, David Webster, Brandon Hatch, Nelly Kerr, Nicole Robles, Milton Robles, and Daryl Cooley with Planning and Development Services, Bobbie Degon, and Tony Elam with Public Works, Danny Ron with Code Enforcement; Jennifer Cockcroft, Lori Warnicke, Hennessy Dela Cruz, Ariel De Jesus, Ryan Fallin, and Evan Futch.

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:

Motion by Chair Smith, seconded by Jim Parrish to approve the Minutes of June 11, 2026, as presented. The motion carried unanimously.

- A. Minutes of June 11, 2026

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

- A. Fresh Point Meat - PAR26-0022 - Pre-Application Meeting

The applicant Hennessy Dela Cruz gave an overview of the project, a meat shop with plans to expand parking into an adjacent lot.

Planning Manager, Matthew West informed the applicant that the rear alley may not be used for customers. He explained that a site plan review will be needed for the proposal.

Alternate Entwistle gave parking requirements and suggested for the adjacent lots to be combined to add additional parking.

Deputy Utility Director, Jim Parrish informed the applicant that the septic on-site will need an inspection. He advised that a private lift station will be required if the current septic is not in good condition.

Code Compliance Manager, Danny Ron review code cases on the property.

City Attorney, Zackery Good informed the applicant of liens that were placed on the property. He advised the applicant that the liens must be cleared before operating the business.

B. Coffee Shop - Howland Marketplace - Pre-Application Meeting

Project Engineer, Evan Futch gave an overview of the project, a 550 square feet coffee shop located on Lot 2 of Howland Marketplace.

Planner 1, Brandon Hatch informed the applicant that a final site plan is required. He advised the applicant to follow the Development Agreement. He recommended the applicant abide by the landscaping and design standards highlighted in the Land Development Code.

Vice Chair Wallace stated that a gopher tortoise survey is needed for the site.

Member Grosvenor discussed access to the site.

6. STAFF COMMENTS:

None.

7. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

8. ADJOURNMENT:

The meeting was adjourned at 9:48 am.

Jordan Smith, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary