



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

*Chair Jordan Smith*  
*Vice Chair Phyllis Wallace*  
*Member John Cox*  
*Member Leigh Grosvenor*  
*Member Dino Lucarelli*  
*Member Chad Tate*

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Thursday, July 9, 2026

9:00 AM

2nd Floor Conference Room

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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:](#)

**Background:**

**\*\*\*NOTE\*\*\***

The meeting will be held in the virtual environment via Microsoft Teams and can be accessed by the following methods:

**Meeting Details:**

Meeting number (access code): 282 387 202 922 256

Phone Conference ID: 753 380 652#

Meeting passcode: 66EV9Q5S

Join Meeting:

<https://teams.microsoft.com/meet/282387202922256?p=lgEjwNeEHbli4QkBVR>

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVAL OF MINUTES & AGENDA:
  - A. [Minutes of June 25, 2026](#)

**Attachments:** [DRC Minutes June 25, 2026](#)

6. OLD BUSINESS:
7. NEW BUSINESS:
  - A. [Cardinal Street Mixed-Use Multifamily - PAR26-0023 - Pre-Application Meeting](#)

**Background:**

**Applicant:** Daniel Cardenas  
957 SW 7th Street  
Miami, FL 33130

**Project Name:** Cardinal Street Mixed-Use Multifamily

**Project Type:** Site Plan

**Project Acreage:** 36,590 Sq Ft

**Current Zoning:** RM-2, Multiple Family Residential Dwelling

**Reference:** PAR26-0023

**Tax Parcel No.:** 8130-74-42-0290

**Property Location:** Located along Cardinal Street and Foy Lake.

**Background:** The applicant is proposing a mixed-use multifamily development.

**Attachments:**

[2932 Cardinal St Summary\\_v1](#)

[Site Plan - Single Overlay](#)

[Site Plan - Double Overlay](#)

**B. [615 Lake Butler Avenue Single Family Home - PAR26-0024 - Pre-Application Meeting](#)**

**Background:**

**Applicant:** Andre Tichonoff  
119 Kaywood Drive  
Sanford, FL 32771

**Project Name:** 615 Lake Butler Avenue Single Family Home

**Project Type:** Site Plan

**Project Acreage:** 1.07 Acres

**Current Zoning:** RE-1, Residential Estate One classification

**Reference:** PAR26-0024

**Tax Parcel No.:** 9101-00-00-0167

**Property Location:** Located along Lake Butler Avenue.

**Background:** The applicant is proposing a single family dwelling.

**Attachments:**

[Site Plan Lake Butler](#)

[Survey Lake Butler](#)

**8. STAFF COMMENTS:**

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

**10. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the Board/Body with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a*

*verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*