



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Development Review Committee

Chair Phyllis Wallace

Member John Cox

Member Leigh Grosvenor

Member Jordan Smith

Member Chad Tate

Thursday, August 28, 2025

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:](#)

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): 230 647 886 090 9

Phone Conference ID: 170 892 344#

Meeting passcode: m2Hr7Q6e

Join Meeting:

[<https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWQxN2ZmOTMtODNiYi00MTI0LWI2OWUtMDNkYzA5NTViNTk4%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d%3e](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWQxN2ZmOTMtODNiYi00MTI0LWI2OWUtMDNkYzA5NTViNTk4%40thread.v2/0?context=%7b%22id%22%3a%226a79fd65-87d2-498e-9a3d-d9e9a25de730%22%2c%22oid%22%3a%22e5d66ce2-ef2d-4764-9428-8bff1261a910%22%7d%3e)

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES & AGENDA:

- A. [Minutes from August 14, 2025](#)

Attachments: [DRC Minutes of August 14, 2025](#)

4. PRESENTATIONS/AWARDS/REPORTS:

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.

6. OLD BUSINESS:

7. NEW BUSINESS:

A. [207 Howland Boulevard - Subdivision - Pre-Application](#)

Background:

Applicant: Tomislav Grgic

207 Howland Blvd

Deltona, FL 32738

Project Name: N/A

Project Type: Subdivision

Project Acreage: 2.38 Acres

Current Zoning: R1, Single-Family Residential

Future Land Use: Residential Low Density (0-6 units/acre)

Reference: PAR25-0012

Tax Parcel No.: 9101-01-00-0010

Property Location: Parcel located directly north of Public Works headquarters, south of Tabb Drive.

Background: The applicant is proposing a subdivision containing 8 houses.

Attachments:

[Site Plan](#)

[Survey](#)

8. STAFF COMMENTS:

9. BOARD/COMMITTEE MEMBERS COMMENTS:

10. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the City Commission 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.