



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, January 22, 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 Bobbie Degan, Deltona Water; Joann Tiberi and Diana Austin-Seijas.

Present: 4 - Vice Chair Phyllis Wallace
Member Leigh Grosvenor
Member Chad Tate
Member Dino Lucarelli

Absent: 2 - Chair Jordan Smith
Member John Cox

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes from January 8, 2026

Motion by Phyllis Wallace, seconded by Jim Parrish to approve the Minutes of January 8, 2026, as presented. The motion carried unanimously.

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

A. Preschool - 813 Deltona Boulevard - Pre-Application Meeting

The applicants, Diana Austin-Seijas and Joann Tiberi gave an overview of the project; a preschool program. The building will be used for classroom instruction, early learning

activities, administrative operations, child assessments and developmental monitoring.

Planning Coordinator, David Webster Jr, discussed parking, setbacks and fencing options for the playground.

Member Grosvenor advised the applicant that a firewall will be needed for additional separation within the unit. She also informed the applicant that fire hydrants are not located nearby and would have to be installed. She also stated that a sprinkler system will be required for the operation.

Member Tate informed the applicant that the site is not ADA compliant and needs to be.

Deputy Utility Director, Jim Parrish informed the applicant that the site has a septic tank and a capacity analysis would need to be performed by the health department.

City Engineer, Dino Lucarelli discussed traffic analysis.

6. STAFF COMMENTS:

None.

7. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

8. ADJOURNMENT:

The meeting was adjourned at 9:25 am.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary