



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

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:

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, Daryl Cooley, Nelly Kerr, Matthew West, and Jessica Entwistle, Planning and Development Services; Kyle Nowland, Building Services; James Parrish, Eric Kozielski, and Tony Elam, Deltona Water; City Attorney Zackery Good; and Tomislav Grgic.

Present: 4 - Chair Phyllis Wallace
Member John Cox
Member Leigh Grosvenor
Member Jordan Smith

Excused: 1 - Member Chad Tate

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes from August 14, 2025

Motion by Chair Phyllis Wallace, seconded by James Parrish, to approve the August 14, 2025, DRC Minutes as presented. The motion carried unanimously.

4. PRESENTATIONS/AWARDS/REPORTS:

None.

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.

Chair Wallace opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:**A. 207 Howland Boulevard - Subdivision - Pre-Application**

The applicant Tomislav Grgic presented the conceptual plans for an eight (8) unit subdivision.

Matthew West, Planning Manager, informed the applicant that the subdivision will need to be platted. He also indicated that the concept plan provided was missing designated areas for stormwater management.

Mr. Grgic expressed being open to utilizing additional space for storm water even if it means subtracting a few houses from the conceptual site plan.

Member Smith, announced that there is a moratorium in place, which puts a pause on all multifamily residential building applications and projects until March 2026.

Member Grosvenor discussed fire hydrants and drive aisle requirements.

Chair Wallace informed the applicant that sidewalks will need to be installed along Tabb Street and throughout the subdivision. She also suggested the applicant to seek guidance from a professional civil engineer.

Deputy Utility Director, James Parrish discussed water and utility connections. He informed the applicant that a lift station would be required to connect to sanitary sewer.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 9:22 AM.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary

