



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, October 9, 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:

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; James Parrish, Dino Lucarelli Eric Kozielski, and Tony Elam, Deltona Water; Jason Bullard, Exo Limited, and City Attorney Zackery Good.

Present: 3 - Chair Phyllis Wallace

Member Jordan Smith

Member Chad Tate

Absent: 2 - Member John Cox

Member Leigh Grosvenor

3. APPROVAL OF MINUTES & AGENDA:

- A. Minutes of September 25, 2025

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:

- A. Halifax Crossings - Final Plat - DRC Approval for the Final Plat SD22-0017

Alternate Jessica Entwistle, spoke regarding Final Site Plan Application SP22-0017 that was received by staff in December 2022, for the Halifax Crossings Replat. After eight (8) rounds of reviews and a development agreement update, city staff have deemed the Final Plat to be acceptable for approval with the following conditions:

1. The Final Plat must be recorded at the same time as the Mylar.
2. The applicant shall pay any legal fees associated with the application.

Motion by Jordan Smith, seconded by James Parrish to approve Halifax Crossings Final Plat with the conditions stated in the development order and by the Development Review Committee.

7. NEW BUSINESS:

A. 1330 Howland Blvd - Tutoring Center - Pre-Application

The item was tabled.

B. Eloah Estates - Reinstatement of Plat - Pre-Application

Alternate Entwistle informed the applicant that a brand new plat application would be required. She highlighted that plat review fees for the consultant will be paid once the submittal is complete. She also mentioned that the plat must be recorded within 20 days of the Director's approval.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meetings was adjourned at 9:06 AM.

Phyllis Wallace, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary