



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, March 26, 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, Jessica Entwistle, Nelly Kerr, and Matthew West, Planning and Development Services; James Parrish, and Tony Elam, Deltona Water; Chris Ralph, Andrew Barclay, Keith Trace, David Sims and Micah Smith.

Present: 4 - Chair Jordan Smith
Member Leigh Grosvenor
Member Chad Tate
Member Dino Lucarelli

Excused: 2 - Vice Chair Phyllis Wallace
Member John Cox

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes from March 12, 2026

The approval for the Minutes of March 12, 2026, was tabled until the next meeting for minor edits.

4. OLD BUSINESS:

A. Lot 7 Grading - Halifax Crossings MPUD - Final Site Plan

Planner 1, Brandon Hatch spoke regarding Final Site Plan application SP25-0008, which was received by staff on June 3, 2025, proposing the grading of lot 7 (formerly lot 10) of Halifax Crossings, located within the Halifax Crossings MPUD. After 3 rounds of review, staff finds the proposed development to be consistent with the City's Comprehensive Plan and compliant with the applicable provisions of the Land Development Code and recommends approval under the following conditions:

- 1.) The applicant shall comply with all conditions of the Development Order.
- 2.) A pre-construction meeting with the Engineering Department shall be scheduled and attended prior to the commencement of any site work.
- 3.) All required permits shall be obtained prior to the start of construction.

Motion by Jim Parrish, seconded by Chad Tate to approve Lot 7 Grading with the conditions stated in the Development Order. The motion carried unanimously.

5. NEW BUSINESS:

A. 3150 Howland Blvd - Commercial - Pre-Application Meeting

Applicant Chris Ralph discussed the proposal and provided the site plan.

Planner 1, Brandon Hatch discussed parking and landscaping standards while providing Sections of the Land Development Code for reference.

Project Engineer, Andrew Barclay highlighted that the eastern portion of the site will be developed first, leaving the west side's development slated for a later date.

Mr. Hatch informed the applicant that a Preliminary Plat will be required for due to the phasing. He also discussed the need for the site to have a dumpster enclosure.

Member Grosvenor discussed fire hydrants and informed the applicant that a truck turning simulation is required for the Final Site Plan.

Deputy Utility Director, Jim Parrish, stated a Right of Way Use permit will be required with Volusia County. Discussion about oil disposal occurred.

City Engineer, Dino Lucarelli suggested the site have a bigger parking area to accommodate the flow of traffic.

Member Tate mentioned that fencing would be required during the phasing of the site.

6. STAFF COMMENTS:

None.

7. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

8. ADJOURNMENT:

The meeting was adjourned at 9:28 am.

Jordan Smith, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary