

Memorandum

To: Jessica Entwistle, Assistant Director, City of Deltona

From: Mark Watts, Cobb Cole

Date: January 5, 2026

Re: Summary of the 2nd Neighborhood Meeting for New Hope MPUD Project

On June 23, 2025 at 6:00pm, Cobb Cole hosted a 2nd neighborhood meeting at the New Hope Baptist Church of Deltona in connection with the above referenced project. A notice of the meeting was sent to approximately 35 surrounding parcel owners based on a list of all owners within 300 feet of the subject property received from the Volusia County Property Appraiser's office. A copy of the list of parcel owners provided with notice is attached.

Present for the meeting were Pastor Bradley of New Hope Baptist Church, the development team, and myself. Approximately 10-15 members of the public attended this meeting in addition to a similar number of church members. Discussion about the project was similar to the 1st neighborhood meeting.

The development team presented the updated details of the project, including increased wetland buffering along the shoreline, relocation of stormwater facilities away from wetland and shoreline areas and the reduction in overall density of the proposed residential portion of the project.

Concerns raised by the neighbors in attendance included the following general comments or areas of concern:

- Scheduling of the follow-up meeting on the same evening as a City Commission meeting and potential impacts on attendance;
- Traffic increases to Lake Helen Osteen Road;
- School capacity;
- Inconsistency of the proposed residential density with the character of the surrounding area.

Members of the development team present responded to the stated concerns and encouraged any members of the public that were interested to attend public hearings at the Planning and Zoning Board and City Commission.