



# DRC Staff Report

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To: Development Review Committee  
From: Jessica Entwistle  
Planning Manager, Planning and Development Services  
Date: August 1, 2024  
Application: SP23-0012, Halifax Crossings Pond Expansion

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## PROJECT SUMMARY:

**Applicant:** Kris Rowley  
Zev Cohen & Associates  
300 Interchange Blvd. Suite C  
Ormond Beach, FL 32174

**Tax Parcel No.:** 8106-08-00-0001

**Property Location:** northeast of the Howland Boulevard and Halifax Crossings Boulevard Intersection.

**Current Zoning:** Mixed-Use Planned Unit Development (MPUD)

## BACKGROUND:

The applicant submitted the Final Site Plan application on August 22, 2023, proposing to expand the retention pond on approximately 8.15 acres of land located northeast of the Howland Boulevard and Halifax Crossings Boulevard Intersection.

The application received an Insufficiency Letter on August 31, 2023. The applicant resubmitted supplemental documents on January 4, 2024, with a Sufficiency Letter issued on January 12, 2024. Following the initial DRC Review, a Comments Letter was issued on February 12, 2024. A Response to Comments Letter along with revised plans and supporting documents were submitted on April 30, 2024. Subsequent to the DRC Review, the Second DRC Comment Letter was issued to the applicant on May 21, 2024. The City received the third submittal on July 9, 2024, which was the final revision., and staff has determined all substantive issues have been satisfactorily addressed.

## CONCLUSION / RECOMMENDATION:

The proposed Final Site Plan is consistent with all applicable provisions of the City's Comprehensive Plan and Land Development Code Section 75. Therefore, staff recommends the Development Review Committee approve Final Site Plan Application SP23-0012, for a Halifax Village Pond Expansion.