



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

Thursday, May 14, 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:

2. ROLL CALL:

Also present: Brandon Hatch, Milton Robles, Nicole Robles, David Webster Jr, Daryl Cooley, Nelly Kerr, Freshteh Somji, Jessica Entwistle, and Matthew West, Planning and Development Services; Jim Parrish and Tony Elam, Deltona Water; Kris Rowley, Sean Meade, Keith Trace, Monica Murphy, and Molly Santana.

Present: 5 - Chair Jordan Smith
Vice Chair Phyllis Wallace
Member John Cox
Member Leigh Grosvenor
Member Chad Tate

Excused: 1 - Member Dino Lucarelli

3. APPROVAL OF MINUTES & AGENDA:

Motion by Phyllis Wallace, seconded by Jim Parrish to approve the Minutes of April 23, 2026, as presented. The motion carried unanimously.

A. **Minutes of April 23, 2026**

4. PRESENTATIONS/AWARDS/REPORTS:

None.

5. **PUBLIC FORUM:** Public comments shall be limited to items on the agenda and shall not exceed three 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 Smith opened and closed public forum, as there was none.

6. OLD BUSINESS:

None.

7. NEW BUSINESS:**A. Halifax Crossings Mass Grading- PAR26-0011 - Pre-Application Meeting**

The applicants Kris Rowley, Sean Meade, and Keith Trace discussed the proposal for the mass grading of 75 acres for future multi-use development.

Planner 1, Brandon Hatch, discussed phasing for the project. He also discussed the Preliminary Plat and Final Site Plan that will be required for the site.

Mr. Trace confirmed that the first phase developed will consist of commercial and multi-family elements.

Planning Manager, Matthew West, informed the applicant that traffic studies may need to be performed for the site.

Member Grosvenor discussed emergency vehicle access and drive aisles within the development.

Vice Chair Wallace advised the applicant that environmental and tree surveys would be needed for the site. She also informed the applicant that the site is a scrub jay territory.

B. Murphy's Bar & Liquor Expansion - PAR26-0013 - Pre-Application Meeting

The owner of Murphy's Bar, Monica Murphy gave an overview of the site plan. The applicant proposed an outside seating extension to the already-existing business as well as the addition of a sandwich shop.

Planning staff discussed the additional outside seating and required that the seats be bolted down.

Member Grosvenor advised the applicant to not increase the occupancy or additional fire safety measures would have to be pursued.

C. Hampton Oaks RPU D Tract A Mailbox Kiosk - PAR26-0014 - Pre-Application Meeting

The applicant and HOA president for the site, Molly Santana, gave an overview of the site proposal to install a centralized, drive-up area to serve residents who are retrieving mail. The mailbox area will be accessed via one-way, horseshoe-shaped driveway designed to allow vehicles to enter, circulate, and exit without disrupting traffic at the adjacent intersection.

Planning Manager, Matthew West informed the applicant that a site plan approval would be needed.

Committee members were further discussed the proposal that was presented.

8. STAFF COMMENTS:

None.

9. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

10. ADJOURNMENT:

The meeting was adjourned at 9:30AM.

Jordan Smith, Committee Chair

ATTEST:

David Webster Jr, Committee Secretary