



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Development Review Committee

*Chair Jordan Smith*  
*Vice Chair Phyllis Wallace*  
*Member John Cox*  
*Member Leigh Grosvenor*  
*Member Dino Lucarelli*  
*Member Chad Tate*

---

Thursday, April 23, 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:](#)

**Background:**

**\*\*\*NOTE\*\*\***

The meeting will be held in the virtual environment via Microsoft Teams and can be accessed by the following methods:

**Meeting Details:**

Meeting number (access code): 263 373 481 824 465

Phone Conference ID: 643 746 436#

Meeting passcode: kX6Yc9sq

Join Meeting:

<https://teams.microsoft.com/meet/263373481824465?p=i8iAuiDR7wVAyCoW5a>

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. APPROVAL OF MINUTES & AGENDA:**

- A. [Minutes from March 12, 2026](#)

**Attachments:** [DRC Minutes March 12, 2026](#)

- B. [Minutes from March 26, 2026](#)

**Attachments:** [DRC Minutes March 26, 2026](#)

**4. OLD BUSINESS:**

**5. NEW BUSINESS:****A. [Red Fox Run - Gerber Collision Center - Pre-Application Meeting](#)****Background:**

**Applicant:** Lee Gideon  
50 Old Ivy Road NE  
Atlanta, GA 30342

**Project Name:** Gerber Collision Center

**Project Acreage:** 2.29 Acres

**Current Zoning:** C-2, General Commercial District

**Future Land Use:** Commercial

**Reference:** PAR26-0008

**Tax Parcel No.:** 8108-05-00-0020

**Property Location:** South of O'Reilly's Auto Care on Wolf Pack Run.

**Background:** The applicant is proposing a ground-up development of a 16,580 SF national auto collision center with associated parking, circulation, stormwater management, landscaping, and utility improvements.

**Attachments:**

[Gerber Summary](#)  
[Site Plan](#)

**B. [101 Howland Blvd - Drone Nest - Pre-Application Meeting](#)****Background:**

**Applicant:** Audrey Rivera  
500 W Fulton St  
Sanford, FL 32771

**Project Name:** Drone Nest

**Project Acreage:** 24.64 Acres

**Current Zoning:** Walmart BPUD

**Future Land Use:** Commercial

**Reference:** PAR26-0009

**Tax Parcel No.:** 9206-04-00-0009

**Property Location:** Walmart Supercenter parking lot located at 101 Howland Boulevard.

**Background:** The applicant is proposing improvements to support the implementation of drone delivery operations at Walmart Store #3310.

**Attachments:**

[Drone Summary](#)  
[Site Plan](#)

**C. [Deltona Village Fitness Center Development - Pre-Application Meeting](#)****Background:****Applicant:** Elizabeth Espinal

500 W. Fulton St.

Sanford, FL 32771

**Project Name:** Deltona Village Fitness Center**Project Type:** Preliminary Plat**Project Acreage:** +/- 67.70 Acres**Current Zoning:** Deltona Village BPUD**Reference:** PAR26-0010**Tax Parcel No.:** 8107-06-00-0050**Property Location:** North of Epic Theater on N. Normandy Blvd.

**Background:** The Client proposes to design and construct a 40,000-sf fitness center and internal roadway located in the existing Deltona Village development. The roadway is proposed to connect to Normandy Blvd and Graves Ave as shown on the conceptual site plan. The big box and small format retail outparcels will be mass graded, but no final site plans are proposed at this time. The existing stormwater management system will be expanded to serve the entire development with assumed impervious surface area percentages for the outparcels. Utilities will be fully designed for the fitness center site, and stub-outs will be provided for each outparcel for future connection. It is assumed the lift station along Normandy Blvd will have capacity to serve the development.

**Attachments:** [Concept Plan](#)**D. [Deltona Industrial Park - Pre-Application Meeting](#)****Background:****Applicant:** Matthew Halpin

1620 Pine Ave,

Winter Park, FL 32789

**Project Name:** Deltona Industrial Park**Project Type:** PUD Rezone**Project Acreage:** 34 Acres**Current Zoning:** Agricultural**Reference:** PAR26-0012**Tax Parcel No.:** 8118-01-46-0090**Property Location:** Activity Center.**Background:** A 34-acre industrial planned unit development and

two site plan options, located at the end of Sylvester Road in Pine View Estates.

**Attachments:** [BNGA Site Plans \(FINAL\) v1](#)  
[Deltona Industrial Park Presentation](#)

**6. BOARD/COMMITTEE MEMBERS COMMENTS:**

**7. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the Board/Body with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*