

May 5, 2026

City of Deltona
Planning and Development Services
2345 Providence Blvd
Deltona, FL 32725

**RE: Pre Application Meeting
Dollar Tree – Debary Ave**

To whom it may concern,

We are looking to develop at ±10,000 SF Dollar Tree retail store on the 1.57 acre parcel of land located at 825 Debary Ave and including parcels 813052000040, 813052040020, 813052040030, and 813052040040. The property is currently zoned C-1 Retail Commercial. The site will look to meet all requirements of the C-1 zoning district and comply with landscape and parking regulations. AT this time we are aware that the site may impact onsite wetlands and as such mitigation with SJRWMD will be necessary. The onsite storm detention system will also be designed to meet SJRWMD standards for ERP permit approval. Site Access will be via the cross access with the 7-11 gas station. Site is also noting a future 20' row donation for Volusia County ROW along Debary Avenue.

We are looking forward to meeting with staff and discussing the project in greater detail. We hope to get feedback on the attached conceptual site plan and on the permitting and entitlement process with the City of Deltona.

Sincerely,

THOMAS ENGINEERING GROUP

A handwritten signature in blue ink, appearing to read 'Edward McDonald'.

Edward McDonald, P.E.
Principal