



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Development Review Committee

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:

1. CALL TO ORDER:

The meeting was called to order at 9:00 am.

2. ROLL CALL:

Also present: Alternate Kyle Nowland, Alternate Jessica Entwistle, Alternate James Parrish; Brandon Hatch, Milton Robles, Nicole Robles, David Webster Jr, Daryl Cooley, Nelly Kerr, Freshteh Somji, and Matthew West, Planning and Development Services; Tony Elam, Deltona Water; City Attorney Cockcroft; Ross Lemoine, Audrey Rivera, Eric Vaughan, Reginald Reid, Gideon Lee, Larry Wray, Martin Mitchell, Elizabeth Espinal, and Matthew Halpin.

3. APPROVAL OF MINUTES & AGENDA:

A. Minutes from March 12, 2026

Motion by Chair Wallace, seconded by Jim Parrish to approve the Minutes of March 12, 2026, as presented. The motion carried unanimously.

B. Minutes from March 26, 2026

Motion by Chair Wallace, seconded by Jim Parrish to approve the Minutes of March 26, 2026, as presented. The motion carried unanimously.

4. OLD BUSINESS:

None.

5. NEW BUSINESS:

A. Red Fox Run - Gerber Collision Center - Pre-Application Meeting

Applicant Gideon Lee provided an overview of the project, explaining that the site will

feature a 16,580-square-foot auto collision center with associated parking, circulation, stormwater management, landscaping, and utility improvements. He stated the business will operate as an insurance related facility, with all damaged vehicles stored indoors. Once repairs are completed, vehicles will be parked on the paved area behind a vinyl security fence. The facility will include 14 interior repair bays, and oil separator tanks that will be located outside of the building.

Staff explained that the joint retention pond will require further review, and the applicant will need to provide additional information demonstrating that the pond will adequately accommodate the impervious area associated with both the proposed business and the adjacent O'Reilly Auto Parts development. Discussion also occurred regarding the high-voltage power lines along Wolfpack Run, landscape buffering beneath the power poles, potential floodplain depressions, and retention pond requirements.

B. 101 Howland Blvd - Drone Nest - Pre-Application Meeting

Applicant Ross Lemoine explained that the Walmart location at 101 Howland Boulevard is proposing to add a drone nest facility to provide small item deliveries to residents within a six-mile radius of the store. The proposal includes the use of a storage container to house the drones, along with an employee access route for transporting items outside for drone delivery. The container would be secured by an eight-foot fence, and a generator would provide power for charging the drones. Deliveries would be limited to the hours of 7:00 a.m. to 7:00 p.m.

Mr. Eric Vaughan, representing Wing, stated that the drones have a maximum load capacity of 2.3 pounds and would primarily be used for minor deliveries. He explained that the drones remain approximately 150 to 200 feet in the air and lower packages to the ground for delivery rather than landing. He further stated that the drones are regulated by the Federal Aviation Administration and approval for the proposed location has already been obtained. Mr. Vaughan presented a demonstration video for the Committee and addressed privacy concerns by explaining that the drones do not provide a live video feed and only capture grainy black-and-white imagery used for operational purposes, while pilots monitor delivery routes remotely.

Discussion also occurred regarding potential noise impacts from the drones. Mr. Vaughan explained that the drones operate at approximately 43 decibels during normal flight and may increase to approximately 62 decibels while lowering deliveries.

Staff stated the use is permitted as it is a delivery service, but requested further discussion regarding the proposed location as this is abutting one of the main driving aisles.

C. Deltona Village Fitness Center Development - Pre-Application Meeting

Applicant Larry Ray explained that they would like to propose a health club within the Deltona Village BPUD. The proposal includes extending the spine road behind the businesses abutting Howland Boulevard to North Normandy Boulevard, with a proposed right-in/right-out access on Graves Avenue. The proposal also includes a master stormwater pond behind the proposed health club to service future development within the BPUD. The applicant stated they would like to grade the entire site to create a more level surface, as elevations vary throughout the area.

Staff stated that a truck turning simulation and gopher tortoise survey would be required. Staff also requested that the applicant work with the City to make the development more walkable.

Discussion occurred regarding Development Agreement requirements and platting.

D. Deltona Industrial Park - Pre-Application Meeting

Applicant Matthew Halpin explained that the proposed Industrial Planned Unit Development includes two (2) development options, and they would like to include both as part of the rezoning request for the property.

Staff stated that the property would require a replat and reviewed the PUD requirements with the applicant.

The applicant stated that geotechnical and environmental studies have been completed for the site. The applicant also explained that all street frontages would be landscaped and truck loading areas would be screened.

Discussion occurred regarding a stub-out connection for future businesses and the Rhode Island Extension.

6. BOARD/COMMITTEE MEMBERS COMMENTS:

None.

7. ADJOURNMENT:

The meeting was adjourned at 10:51 am.

Jordan Smith, Committee Chair

ATTEST:

David Webster Jr., Committee Secretary