

**WORKSHOP MEETING MINUTES
SEMINOLE CITY COUNCIL
April 28, 2026**

The Workshop of the Seminole City Council was held on Tuesday, April 28, 2026, in the City Hall, City Council Chambers, 9199 - 113th Street North, Seminole, Florida.

Mayor Waters called the meeting to order at 7:17 p.m.

PRESENT:

Mayor Leslie Waters, Vice Mayor Chris Burke, Councilor Thom Barnhorn, Councilor Ray Beliveau, Councilor Al Shields, Councilor Trish Springer, Councilor Kadi Hendricks Tubbs, City Manager Ann Toney-Deal, City Attorney Jay Daigneault, and City Clerk Ann Marie Mancuso.

Request by CPH Consulting, LLC to Amend the Development Agreement (Effective February 13, 2013) for the Ke Bay Pines Properties, LLC, A 39-Acre Master Plan, Which Includes the Walmart Supercenter, The Cove, The Holiday Inn, Texas Roadhouse, Village Inn., The Shoppes at Bay Pines, and Fire Station 74 (All Now Under Separate Ownership). The Amendment Would Allow a Drone Nest Area at the Walmart Supercenter located at 10237 Bay Pines Boulevard.

Mayor Waters recognized the City Manager to explain. City Manager Toney-Deal introduced Community Development Director Wesley Wright to give a presentation.

Mr. Wright stated that the applicant is requesting to amend an existing Development Agreement at the current Walmart site located at 10237 Bay Pines Boulevard, to allow for a drone operation to be built. Mr. Wright stated that representatives of CPH Engineering Firm as well as WING (third-party, private provider who will operate the drone program), and Counsel representing Walmart were all in attendance. They would like to build a drone nest, which will take up approximately twenty-three (23) parking spaces, with security fencing around it. It would consist of charging stations and storage for drones. The requested drone nest location would be in the front parking lot of Walmart. An alternate location would be the south side of the Walmart near where the pharmacy drive through is located.

Mr. Robert Volpe of Holtzman Vogel of Tallahassee, Legal Counsel for Walmart, stated that he has been working with Mr. Wright on this project. He stated that the applicant is requesting an amendment to the existing Development Agreement in reference to only the Walmart property. He stated that Mr. Glen Wilkins of Walmart Government Relations and Mr. Darren Taylor, Land Use Planner with Holtzman Vogel were listening to the presentation via zoom.

James Daniels, Flight Operations Support Coordinator of WING, gave a presentation. He stated that the aircraft is designed for safety. Operation hours are typically 7:00 a.m. to 10:00 p.m. The WING company manufactures and builds each drone, and Mr. Daniels brought a drone for Council to view in person. They fly up to 65 miles per hour. The drones are approximately 11.7 pounds in weight and can carry a 2.5 pound package. They also have another size drone that carries about 5.8 pounds. They are made mainly out of Styrofoam. They are also built to fall apart if they crash. The radius for delivery is about three (3) miles.

Council requested to hear what the drone sounds like; however, Mr. Daniels explained that they have very strict FAA rules and they are not able to just turn it on or give a demonstration. He advised Council to listen to it on YouTube.

Council was concerned whether they could fly over the Veterans Administration Hospital Compound and Mr. Daniels advised that they have very strict restrictions on air space. They cannot fly over any jails, government buildings, and hospitals. They also do not fly the drones over any bodies of water.

Council inquired as to what time they will be flying. Mr. Daniels stated anywhere from 7:00 a.m. to 10:00 p.m. Their goal is 9:00 a.m. to 9:00 p.m.

Council inquired as to why they selected the Seminole location. Mr. Daniels stated that they chose where there is the most demand.

Council inquired as to how they deliver to an apartment complex. Mr. Daniels stated that they designate a location on the property for all deliveries.

Council was also concerned about multiple flights going over the houses throughout the day.

It was the unanimous consensus of the Council to continue the workshop until the May 12, 2026, City Council Meeting.

Mayor Waters adjourned the meeting at 8:42 p.m.

Date Approved: May 12, 2026

Ann Marie Mancuso

Minutes prepared by City Clerk
Ann Marie Mancuso, MMC



Leslie Waters
Leslie Waters, Mayor