

EXPLANATION OF CONDITIONAL USE

Our client is requesting a Conditional Use (CU) to allow an Automobile Oil Change facility within the C-1 Zoning District and the Commercial Future Land Use District. The project is located at 3150 Howland Boulevard approximately 235 feet west of the intersection of Roseapple Avenue and Howland Blvd, in the City of Deltona.

The requested Automobile oil change building is approximately 1400 sq ft with three bays on east side of the parcel per the attached site plan. Approximately 30 cars will have oil changed per day. The facility will be operated every day from 7.00 A.M. to 8.00 P.M. The disposal of used oil will be per state and federal laws.

The site is located next to Dunkin' Donut, and across the street from O'Reilly Auto Parts and adjacent to Grace Baptist Church near other commercial developments.

The proposed building will be located approximately 198' south of the closest residential rear lot line this 198' will consist of, from north to south, the existing 70' power easement, our proposed 15' landscape buffer, 29' pond area, 2.22' green space, 20.67' parking stall with curb and 61.37' storage lane.

The proposed facility, being located on Howland Boulevard, will be very useful for residents of the City of Deltona.