

# Design Build Construction Services

Michael W. LoSchiavo, AIA

AR97442

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**12/5/2025**

City of Deltona  
Development Review Committee  
Pre-Application Summary

**Prepared by:**

Design Build Construction Services  
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**Prepared for (Owner):**

3174 Howland Blvd LLC

**Physical Address:** 3174 Howland Blvd, Deltona FL 32725

Alternate Key: 4782036

Parcel ID: 810800000059

This narrative provides an overview of the proposed concept plan and site development for the property located at 3174 Howland Boulevard in Deltona, Florida. The development strategy establishes a coordinated, multi-parcel layout designed to maximize commercial utility, traffic efficiency, and regulatory compliance across the site. The plan includes a three-part lot split, each serving a distinct commercial or infrastructure purpose.

**Parcel 1 – Conveyorized Carwash Facility:** The first parcel is planned to include a 115-foot conveyorized express carwash contained within an approximately 4,400-square-foot building. The parcel will be designed to optimize vehicle stacking, ingress and egress circulation, and operational efficiency. The facility will incorporate modern express-wash automation and site engineering necessary for safe, high-volume customer flow.

**Parcel 2 – Quick-Serve or Financial Retail Building:** The second parcel will support a 4,200-square-foot commercial building intended for either a quick-serve restaurant with drive-thru service or a bank-style retail facility with a drive-thru option. Site engineering will allow flexibility in final tenant selection while maintaining cohesive integration with the overall development and ensuring compatibility with surrounding commercial uses.

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**Parcel 3 – Shared Off-Site Retention:** The third parcel will be reserved exclusively for off-site stormwater retention serving both the carwash parcel and the quick-serve/retail parcel. This dedicated retention area will ensure the development meets all applicable stormwater management and environmental requirements while supporting long-term site performance and sustainability.

Together, these three parcels create a balanced and strategically planned commercial node that enhances economic activity, supports community growth, and provides modern, functional services to the surrounding area. The coordinated lot split and shared infrastructure approach enable efficient development while maintaining compliance with Deltona's land development regulations and engineering standards.

Should there be any questions, clarifications on site plan details, or required supplemental documentation, please do not hesitate to contact me via my contact information.

### **Contact:**

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