



# MEMORANDUM

DATE: January 9, 2025  
TO: Development Review Committee  
FROM: Jonathan Knight, Planner I  
THRU: Jordan Smith, AICP, PP Planning and Development Services Director  
SUBJECT: SP24-0012, a proposal to construct a ±4,582 square foot Culvers Restaurant and Drive Thru on a ± 2.51-acre lot within the C-2, General Commercial zoning district located at 3095 Howland Boulevard, within the City of Deltona. (Applicant: Ashley Rosado) (Jonathan Knight, Project Manager)

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**REFERENCES:** City Comprehensive Plan, Code of Ordinances.

**REQUEST:** The applicant is proposing the construction of a Culvers Restaurant and Drive-Thru within the C-2, General Commercial Zoning Classification.

The tax parcel number for the subject property is 8108-00-00-0056

## **DISCUSSION:**

**Location and History:** The property is located at 3095 Howland Boulevard, between Howland's intersections with Wolf Pack Run and Martin Luther King Jr. Boulevard. The Parcel is zoned C-2 and is surrounded by developed and vacant C-1, C-2, and PB properties.

**Project Description** The applicant intends to develop the property located at 3095 Howland Boulevard, with a Culvers Restaurant and Drive Thru. The existing lot is undeveloped.

**FINDING OF FACT:** Staff finds that all criteria have been met for granting approval of the Final Site Plan Application for the construction of a Culvers Restaurant and Drive Thru based on the following conditions.

1. Prior to the construction of the proposed restaurant and drive thru, a building permit application shall be submitted to the Building Department for review and approval.
2. Approval is based on applicant addressing Volusia County comments, prior to receiving a Certificate of Occupancy.

**NEXT STEPS:** Pre-Construction meeting with the Engineering Department. Please contact Ms. Bobbie Degon to schedule the meeting at (386) 878-8976.

**LEGAL DESCRIPTION:** Begin at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 8, Township 18 South, Range 31 East, Volusia County, Florida.

**ATTACHMENTS:** Development Order