

PROJECT SUMMARY

We are requesting a Land Use and Zoning change on a +/-32± acres project at the end of Mountel Ave. north of Howland BLVD. The proposed Land Use change is from County ULI to City LDR (Low Density Residential) and the Zoning from County R-3 to city R1-B. The project is located approximately 300' north of Howland BLVD. and just east of the intersection Mountel Ave. and Ferris St. The access will consist of two driveways to the property via Howland BLVD and Mountel Ave.

The minimum lot size will be 5,000 square feet per the R1-B zoning designation. The setbacks within the single-family home lots will be 25 feet front, 25 feet side with street, 7.5 feet side, and 10 feet rear. The allowable residential density per the City of Deltona will be met: 0-6 units per acre.

The project is estimated to consist of 98 single-family units. Roadways serving the property will be 24 feet wide. The utilities such as cable TV, telephone, gas and electric will be located underground and within a utility easement. Sidewalks will be installed along the streets to the recreational amenities. City codes for landscaping will be met or exceeded. It is anticipated that construction could begin in early 2027.