

Conditional Use Request

Resolution No. 2024-25

CU23-0009

CITY OF DELTONA PLANNING AND ZONING BOARD

MAY 15, 2024

Background

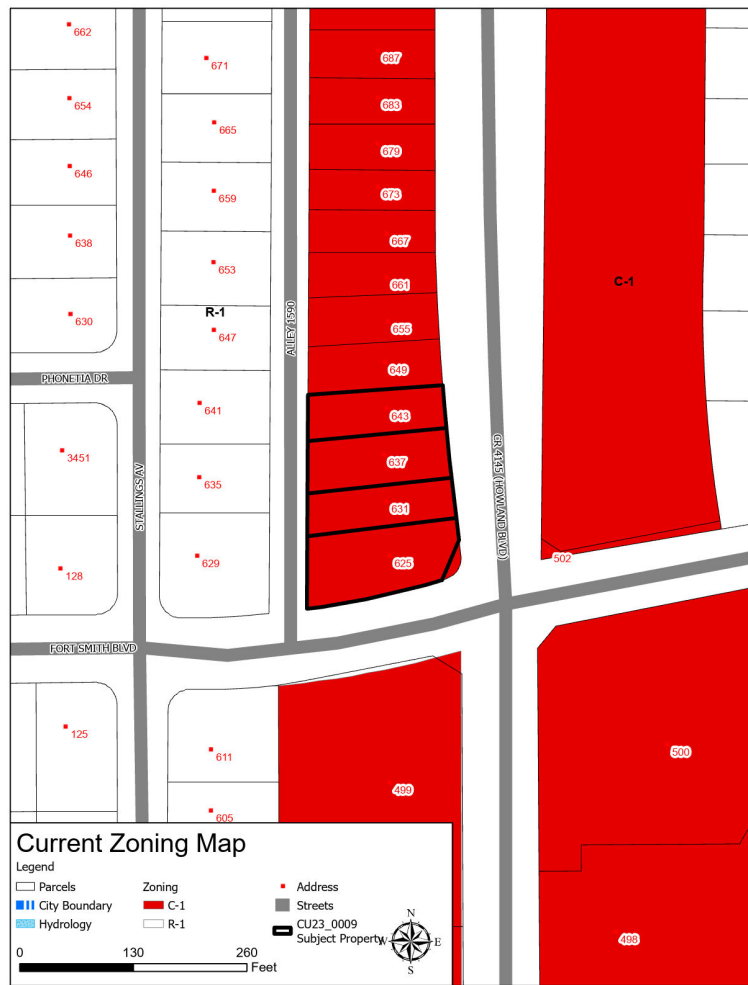
- ❑ **Site:** 625 Howland Boulevard
- ❑ **Parcel ID:** 8130-62-08-0150, 8130-62-08-0160, 8130-62-08-0170, 8130-62-08-0180
- ❑ **Size:** ±0.78 acres
- ❑ **Zoning District:** C-1, Retail Commercial District
- ❑ Currently undeveloped.

Conditional Use Request

- ❖ Applicant, Avid Group, is requesting permission to construct a 3-bay Strickland Brothers quick oil change facility at 625 Howland Boulevard.
- ❖ A quick service oil change facility is considered as “Automotive Service Station, Type A” per City of Deltona Land Development Code and requires Conditional Use approval within the C-1 Retail Commercial District .
- ❖ The applicant is requesting that the approval of the Conditional Use includes a reduction in stacking positions and parking. The intent is to effectively reduce underutilized asphalt and concrete areas.



Aerial Photo



The Current Zoning Map and Future Land Use Map

Matters of Consideration

1. Is the proposed use consistent with the intent of chapter 110?
2. Is the proposed use consistent with the Comprehensive Plan?
3. Will the proposal adversely affect the public interest?
4. Can the applicant meet the expressed requirements of applicable City Conditional Use regulations?
5. Comply with the City's Code of Ordinances, the Florida Building Code, and the Florida Fire Prevention Code.
6. Protect public health, safety, and welfare to ensure basic function operation, including, but not limited to, full utilities, access management in chapter 96, off-street parking in section 110-828, and solid waste in Chapter 50.

Matters of Consideration Continued...

7. Will the applicant be able to meet all requirements imposed by federal, state or local governments?
8. Will the proposed use generate undue traffic congestion?
9. Will the proposed use create a hazard, public nuisance or be dangerous?
10. Will the proposed use materially alter the character of surrounding neighborhoods or adversely affect the value of surrounding land, structures or buildings?
11. Will the proposed use adversely affect the natural environment, natural resources or scenic beauty or cause excessive pollution?

Matters of Consideration Highlights

- ❑ The site is currently zoned C-1, which does provide for “Automotive Service Station, Type A” via a Conditional Use. The Future Land Use is Commercial which is consistent with the Comprehensive Plan Policy FLU1-7.17.
- ❑ The existing site will serve the need by providing automotive services to an underserved area of the City of Deltona.
- ❑ The proposed use generates 116 daily trips with AM peak trips at 10 and PM peak at 15.

Staff Recommendation

Staff recommends the Planning and Zoning Board recommend the City Commission approve Resolution No. 2024-25, granting a Conditional Use for the Automobile Service Station Type A use to be located at 625 Howland Boulevard with the following conditions:

1. A Combination of Lots application is required to combine Lots 15, 16, 17, and 18.
2. A Final Site Plan application is required.

Any Questions ?

