



MEMORANDUM

DATE: July 10, 2025
TO: Development Review Committee
FROM: Jonathan Knight, Planner I
THRU: Jordan Smith, AICP, PP Planning and Development Services Director
SUBJECT: SP23-0006, a proposal to construct a ±96,150 Self Storage Facility on a ± 4.48-acre property within the “Deltona Village” Business Planned Unit Development (BPUD), located at 2610 Normandy Boulevard, within the City of Deltona. (Applicant: Herb Green) (Jonathan Knight, Project Manager)

REFERENCES: City Comprehensive Plan. Deltona Village Development Agreement.
Code of Ordinances: Chapter 75, and Chapter 110 – Sections; 110-808, 110-828, and 110-829.

REQUEST: The applicant proposes the development of a +/-96,150 square foot Self-Storage Facility located within the “Deltona Village” Business Planned Unit Development (BPUD). The subject site is identified by Tax Parcel Number 8107-06-00-0073.

DISCUSSION:

Location and History: The property is located at 2610 N. Normandy Boulevard and is entirely surrounded by similarly zoned BPUD parcels. Primary access to the site is provided at the intersection of Hollywood Boulevard and Normandy Boulevard, with an additional right-turn-only, southbound access onto Normandy Blvd. The Deltona Village BPUD and its associated Development Agreement were originally approved by the City Commission in 2010. The Final Site Plan Application for the proposed project was submitted on May 3, 2023. Following six rounds of interdepartmental technical review, City Staff determined that the application satisfies all applicable development requirements and standards of the BPUD zoning and City Code.

Project Description: The project include the construction of a ±96,150 square foot climate controlled self-storage facility, consistent with the allowable uses within the BPUD. The site plan incorporates required buffers, access management, and stormwater design in compliance with applicable regulations.

FINDING OF FACT: City Staff finds that the application meets all criteria necessary for Final Site Plan approval for the proposed self-storage development. Approval is subject to the following condition:

1. **Building Permit Requirement:** Prior to commencement of construction activities, the applicant shall submit a complete building permit application to the City of Deltona Building Department for review and approval, in accordance with applicable codes and regulations.

NEXT STEPS: The applicant must schedule a Pre-Construction meeting with the City of Deltona Engineering Department prior to any commencement of any site work. To coordinate this meeting, the applicant should contact Ms. Bobbie Degon at (386) 878-8976.

LEGAL DESCRIPTION: 7-18-31 A PORTION OF LOT 7 LYING S OF LAND AS DESCRIBED IN O R, 8362 PG 2416 DELTONA VILLAGE MB 55 PGS 180-186 INC

ATTACHMENTS: Development Order