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## Project Summary:

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The Applicant proposes to develop a 1,671-sf, 3-bay Strickland Brothers quick oil change facility. The project site is made up of 4 lots that total approximately 0.78± acre. The parcels are located at 625, 631, 637, and 643 Howland Blvd, Deltona FL 32738 on the west side of Howland Blvd, north of Fort Smith Blvd, in the City of Deltona, Florida. A quick service oil change facility is considered as “Automotive Service Station, Type A” per code and staff feedback at the pre-application meeting. “Automotive Service Station, Type A” per code requires Conditional Use approval in the C-1 (Retail Commercial) zoning district.

The project proposes right in/right out access onto both Howland Blvd and Fort Smith Blvd. Two-way traffic flow is proposed through the site with the building offset to the travel lane. The flow of vehicular users through the building will be from west to east, bay exits will be facing Howland Blvd. We are requesting with the approval of the conditional use that the requirement for stacking positions and parking be reduced, to effectively reduce underutilized asphalt and concrete areas and promote policy direction as indicated in FLU1-1.2 of the City of Deltona Comprehensive Plan.

As indicated in FLU1-1.2, the location of the proposed quick service oil change facility is located in an underserved area of the City of Deltona for needed auto services, that is close to residential properties. The only service provided within a mile is directly south of this property and is a Walmart service center, which provides an array of vehicle services by appointment and walk up. Consumers drop their car off and go shopping or wait for the service to be completed. The Strickland is intended to keep the consumer in the in the vehicle and receive service in a duration of a 10-minute oil change (similar to Valvoline Quick Service, Jiffy Lube, or Take 5 Oil Change Facilities). The model is intended to pick up existing traffic from commuters going to or coming home from work that need to have vehicular maintenance done without taking away time from their work and home life. Quick service oil change facilities such as Valvoline and Take 5 are not located in the City of Deltona and if a resident in the city wants to use the service they would have to travel to Deland, Orange City, or Sanford to get to the nearest one, which does not meet the intent of FLU1-1.2(a).

The proposed user is a low impact user that does not generate a whole lot of traffic as can be seen on the next page in the trip generation chart, thereby, the model requires fewer stacking spaces and less parking than code requires. As indicated above there are no similar uses in the City of Deltona to compare the functionality of the proposed quick service oil change. By reducing the cumbersome demand for stacking spaces by the Land Development Code, and allowing for specific use driven parking requirements, the developer is able to work towards meeting the intent of FLU1-1.2(d & e) and provide an efficient use of the property while minimizing the impact to open space and natural resources. The following paragraphs will discuss parking and stacking, what the city requires and what the use requires, as these are big roadblocks to development within the city for this type of development and evident by the lack of facilities in the city.