



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: SP24-0017, a proposal to construct a ±5,163 square foot addition to an existing Walmart Supercenter on a ± 27.20-acre lot within the “Walmart” Business Planned Unit Development (BPUD), located at 101 Howland Boulevard, within the City of Deltona. (Applicant: Audrey Rivera) (Jonathan Knight, Project Manager)

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

REQUEST: The applicant proposes to expand the delivery and pickup area of the existing Walmart Supercenter located within the “Walmart” Business Planned Unit Development (BPUD). The project includes a 5,163 square foot building addition, restriping and reconfiguration of parking spaces, and enhanced landscaping consistent with the originally approved site development plans.

The subject property is identified by Tax Parcel Number **9206-04-00-0010**.

DISCUSSION:

Location and History: The subject property is located at 101 Howland Boulevard and serves as the parent parcel within the “Walmart” BPUD. The site is surrounded by designated outparcels and benefits from primary access to Howland Boulevard, along with a right-turn-only, southbound access onto State Road 415.

The Walmart BPUD Development Agreement was approved by the Deltona City Commission on October 20, 2004, with subsequent site development authorized through the approval of Final Site Plan No: 04-SP-010 by the Development Review Committee on July 28, 2005.

The current Final Site Plan Application and associated documents were submitted on November 20, 2024. Following four rounds of technical review, City Staff determined the application met all applicable requirements and approved the proposed changes.

Project Description The applicant seeks to construct a ±5,163 square foot expansion to the existing Walmart Supercenter for the purpose of enhancing delivery and pickup operations. The project scope includes:

- An addition to the existing building footprint,
- Modifications to the existing parking layout including restriping and reconfiguration, and
- Installation of enhanced landscaping in compliance with the original BPUD site plan and applicable provisions of the City of Deltona Land Development Code.

FINDING OF FACT: Staff finds that all applicable criteria have been satisfied for the approval of the Final Site Plan Application related to the proposed expansion of the existing Walmart Supercenter. Approval is based on the following condition:

1. **Building Permit Requirement:** Prior to commencement construction activities, the applicant shall submit a 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 is required to schedule a Pre-Construction meeting with the City of Deltona Engineering Department prior to the start of any site work. Please contact Ms. Bobbie Degon at (386) 878-8976 to coordinate and schedule the meeting.

LEGAL DESCRIPTION: LOT 1, WAL-MART SUPERCENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 180, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ATTACHMENTS: Development Order