

**ZAHN ENGINEERING, INC.**  
*Land Planning • Civil Engineering • Permitting*

July 2, 2024

Brandon Hatch  
Planning Coordinator  
City of Deltona  
Planning & Development Services Department  
2345 Providence Boulevard  
Deltona, FL 32725

**ZEI#343**

**Re: The Astute Children's Academy  
1st DRC Comments Letter: CU24-0004, Conditional Use for a Daycare in  
the C-2 zoning. 3026 Howland Boulevard, PID: 8108-00-00-0031**

Dear Brandon:

Please find attached the following documents in support of the above referenced conditional use and response to comments:

1. Five (5) copies of the revised site plan.
2. Two (2) copies of this cover letter with responses to staff comments.
3. Two (2) copies of letter from DCF.
4. Two (2) copies of correspondence with Volusia County.
5. One (1) USB flash drive containing all submittal documents.

Due to site layout changes, the required outdoor play area requirement can be met with a 25-foot landscape buffer instead of the originally requested condition of a 20-foot landscape buffer. The attached plans have been revised to reflect the change in this requested condition.

The following items respond to comments in your letter of June 17, 2024. The comments have been included for convenience, and our responses are in **bold**.

**Planning and Development Services**

**Brandon Hatch, Planning Coordinator, (386)878-8607, bhatch@deltonafl.gov**

**General Comments:**

1. Please provide the Site Data on Sheet 2.

**Site data added to Sheet C02.**

150 S Palmetto Ave, Ste 201 • Daytona Beach, FL 32114  
Phone: (386) 252-0020 • Fax: (386) 252-6050  
[www.zahneng.com](http://www.zahneng.com)

2. Provide the DCF Letter regarding the maximum children allowed for the location, as well as the number of staff.

**The DCF letter is included with this submittal.**

3. The maximum F.A.R. is 0.50 for any C-2 property, please revise accordingly.

**Maximum F.A.R. added to site data table. Proposed conditions meet requirements at a F.A.R. of 0.18.**

4. The minimum width for a one way road/driveway is 14 feet per LDC Section 110-829(b)(2)d.

**Driveway width revised.**

5. Retention Pond cannot be in the setback, please revise accordingly.

**Retention area revised.**

6. Provide the length and width of the parking spots to the west.

**Angled parking spaces were eliminated from the driveway and moved to parking area.**

7. With the ISR needing to go below 50%, this will assist with the landscape buffer, making it only 20 feet.

**The proposed site is within the maximum ISR of 70% for commercial lots per LDC 110-829 (k). ISR was not able to be reduced below the 50% threshold to lower intensity factor at this time.**

8. Please provide do not enter signs.

**Do not enter signs added. See revised plans.**

9. Has Volusia County been contacted regarding access off Howland Boulevard?

**Volusia County has been contacted. The appropriate first step is to submit trip generation report. This will be done during the site plan process. Offsite improvements along Howland are not anticipated at this time. See attached email correspondence.**

**Public Works**

**Phyllis Wallace, Interim Director of Public Works - (386) 878-8965 -  
pwallace@deltonafl.gov**

1. There appears to have been at one time a home or other structure on the property; applicant will need to ensure that any infrastructure is properly abandoned, such as a well and/or septic tank/drain field.

**No information on well or septic permits or construction has been found.**

2. It has been raised in the past that parents are NOT allowed to drop off their children, they must in fact park & walk their children into the building for proper check-in. In the afternoon, parents will have to park again to enter the building to provide identification before children are checked out. Depending upon the approved students for this facility the 37 parking spaces could be inadequate at times for parent parking as well as facility.

**Busses are to be used to transport the majority of the students, reducing the need for parking and the queuing of individual vehicles. Academy staff is to escort students inside from the busses for check in.**

3. The two angled parking on the exit aisle create a conflict when backing up with the exiting traffic.

**Angled parking eliminated from plan.**

4. Volusia County has been more restrictive in access points along their jurisdictional controlled roadways; the posted speed of Howland Boulevard is 45MPH and when travelling west bound the traffic is coming out of a curve creating the opportunity for site visibility issues as well as increased speeds; when traveling east bound the access to this site will require a U-TURN that puts all drivers in peril of accidents. Therefore, it is recommended that the property owner work with the property owner of the Dollar General to look at any potential cross access agreements. In addition, the applicant has been encouraged to begin discussions with Volusia County regarding any roadway improvements that will be required for approval by the County for these driveway cuts.

**Discussions with Volusia County anticipate no offsite improvements along Howland. Cross-connection to Dollar General is possible, but to be finalized during site plan process.**

If you have any questions concerning the above, please feel free to contact me.

Sincerely,

**ZAHN ENGINEERING, INC.**



Chris Casey, P.E.

/encl.

Brandon Hatch  
June 17, 2024  
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CC: Victoria Mulandi  
Project File  
Tracer File