



PROJECT NARRATIVE

July 28, 2026

Planning and Development Services

City of Deltona

2345 Providence Boulevard

Deltona, FL 32725

RE: Deez Treez Smokeshop Expansion Building
700 and 704 Fort Smith Boulevard
BE Project #26-073

Deltona Liquors Inc. owns and operates the Deez Treez Smoke shop at 712 Fort Smith Boulevard, Deltona, FL 32738 (Parcels 813019070110 and 813019070120). Deez Treez is looking to develop a second building on their two adjacent parcels 81301907014 (704 Fort Smith Boulevard) and 813019070150 (700 Fort Smith Boulevard).

A 12,600 square foot, two-story building is proposed for the site. The building is proposed to have 3 retail bays and 1 storage/office bay on the first floor. The second floor will only have office/storage space. The office/storage space will eventually serve as additional storage for the existing smoke shop but may initially be rented as office space to a third party. A total of 4,900 square feet of retail and 7,700 square feet of office are proposed.

As shown in the attached conceptual plans, parking for the site will be shared with the existing 3,000 square foot retail building. The proposed site plan shows a total of 53 parking spaces, including 9 parallel parking spaces along the alley to the rear and east side of the property. Because 57 parking spaces are required by code for the total development program (including the existing building), we respectfully request a 7% waiver/minor variance to provide 4 fewer parking spaces than otherwise required.

If you have any questions or need additional information, please contact me directly at jsalazar@barriosengineering.com or (407) 906-7428.

Sincerely,

A handwritten signature in blue ink that reads 'JD Salazar'.

JD Salazar

Urban Planner

BARRIOS ENGINEERING, LLC