

SITE DEVELOPMENT PLAN – 85 & 87 Courtland Blvd, Deltona FL 32738

Proposed Use: Commercial Steel Building + Food-Trailer Commissary

Zoning: B-1 (Restricted Retail Commercial)

Existing Parcel Sizes:

- Lot 85: 50' × 150' (7,500 sq ft)
 - Lot 87: 50' × 150' (7,500 sq ft)
- Total Combined Area Requested:** 100' × 150' (15,000 sq ft)
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1. PURPOSE OF REQUEST

The applicant seeks approval from the **City of Deltona Planning & Development Services Department** for:

A. Lot Combination / Lot Merger

Approval to legally merge **Parcel 85 Courtland Blvd** and **Parcel 87 Courtland Blvd** into a **single commercial parcel**.

This combined parcel (100' × 150', 15,000 sq ft) **meets and exceeds the City's minimum lot-size requirement of 10,000 sq ft** for commercial building approval.

B. Development of a New Commercial Building

Construction of a **steel commercial building** with customer-facing operations and a commissary kitchen to support a permanent on-site food trailer.

C. Approval of Access Points

Request approval of:

- **One 10-ft entry driveway** on the far eastern side of Lot 85.
 - **One 10-ft exit driveway** on the far western side of Lot 87.
 - Use of the **existing rear alley** for deliveries and service access.
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2. SITE DESIGN OVERVIEW

2.1 Parcel Layout (After Combination)

- Combined width along Courtland Blvd: **100 feet**
- Depth: **150 feet**
- Total area: **15,000 sq ft**

2.2 Building Description

- Type: **Pre-engineered steel commercial building fully air conditioned.**
- Estimated footprint: (typical size for 15,000 sq ft lot may range 2,000–5,000 sq ft; final size to be determined during site plan phase)
- Orientation: Front elevation facing **Courtland Blvd**
- **Four (4) customer-facing entry doors** along the building's Courtland Blvd frontage
- **Full commercial commissary kitchen** located inside the building to support a licensed food-service trailer
- Utilities: City water & sewer connections located at the front of the parcels

2.3 Food Trailer Operations

- Food trailer to be operated on-site **full time**
 - Commissary kitchen to meet all Florida DBPR and DOH requirements
 - Trailer pad will include:
 - Electrical hook-up
 - Water connection
 - Wastewater disposal (per code)
 - Fire-safety clearances and grease-management procedures
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3. TRAFFIC CIRCULATION AND ACCESS PLAN

3.1 Driveway Placement

The goal is safe, efficient customer circulation while keeping deliveries separated.

A. ENTRY DRIVEWAY (10 ft wide)

- Location: **Farthest right side of Lot 85** (east side of combined parcel)
- Width: **10 ft**
- Purpose: Customer and staff entry from Courtland Blvd

- Construction: Asphalt or concrete meeting city standards (including apron and curb cuts)

B. INTERNAL DRIVE AISLE

- A 10-ft wide paved drive running:
 - From the entry point
 - Along the **east** side of the property
 - Across the **rear** (north boundary) of the combined parcel
 - Toward the exit lane on the west side of Lot 87
- Provides full loop circulation around the building

C. EXIT DRIVEWAY (10 ft wide)

- Location: **Farthest left side of Lot 87** (west side of combined parcel)
- Width: **10 ft**
- Vehicles flow from rear of the property → down the west side → exit onto Courtland Blvd.

D. Delivery Access

- All truck/van deliveries routed to the **rear alley**
- No truck delivery traffic uses Courtland Blvd driveways
- Improves safety and reduces traffic conflicts with customers

4. PARKING PLAN

(Exact counts will be finalized per B-1 zoning requirements once building size is finalized.)

Expected elements:

- Standard striped parking spaces along the south/front half of the parcels
 - ADA-compliant spaces near the main entrance doors
 - Dedicated food-trailer customer area (if required)
 - Staff parking along the east or west depending on final building footprint
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5. LANDSCAPING & STORMWATER

- Landscape buffers along Courtland Blvd per city ordinance
 - Side and rear buffers where required
 - Stormwater retention designed per St. Johns River Water Management District standards
 - Retention likely placed at rear or side depending on building footprint
 - Pavement drainage engineered to meet runoff regulations
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6. UTILITY & CODE COMPLIANCE

- Connection to City of Deltona water and sewer
 - Grease trap installation per commercial kitchen code
 - Fire-suppression compliance for kitchen
 - Lighting, signage, and dumpster enclosure included in final plans
 - ADA routes to building entrances and parking
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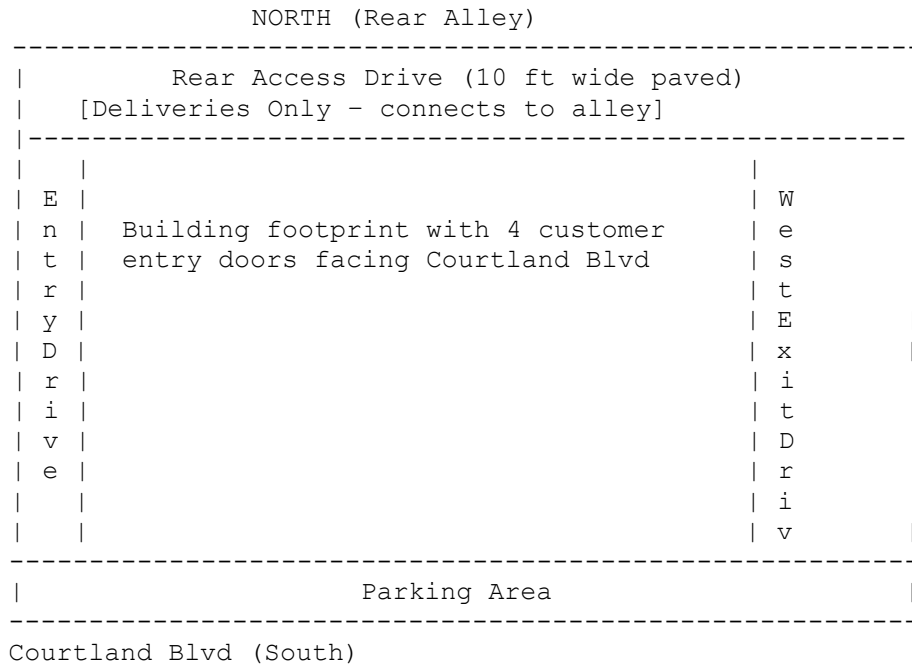
7. JUSTIFICATION FOR LOT MERGER APPROVAL

The applicant requests approval to combine 85 & 87 Courtland Blvd for the following reasons:

- ✓ The combined lot exceeds the minimum 10,000 sq ft required by the City
 - ✓ The proposed building and business use are fully compliant with B-1 zoning
 - ✓ A merged lot provides safer vehicle circulation
 - ✓ A merged lot allows adequate setbacks, parking, and landscape buffers
 - ✓ The project enhances the commercial corridor along Courtland Blvd, replacing vacant land with an active, code-compliant business
 - ✓ Separating the lots would prevent development, as each 7,500-sq-ft lot is too small for commercial approval
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8. PROJECT EXHIBIT – ACCESS & CIRCULATION (TEXT DESCRIPTION)

Below is a text-based diagram you can use when describing the layout in meetings or in your site-submittal packet:



Entry Drive → Far right of Lot 85 (10 ft wide)

Exit Drive → Far left of Lot 87 (10 ft wide)TThanks