



MEMORANDUM

DATE: February 26, 2026

TO: Development Review Committee

FROM: Brandon Hatch, Planner I

THRU: Planning and Development Services

Applicant: Zev Cohen and Associates, Inc.

SUBJECT: SP25-0001 - Final Site Plan application for 82,141 square feet of self-storage warehouse, 75 RV parking spaces, 21,750 square feet of Office Building, and 3,750 Square Feet of Medical, located at 3141 Howland Boulevard within the LEHA Business Park Planned Unit Development (BPUD) Zoning District.

REFERENCES: City Comprehensive Plan, Code of Ordinances Section 75-4.

REQUEST: The applicant requests approval of Final Site Plan SP25-0001 to construct an approximate 82,141 square feet of self-storage warehouse, 75 RV parking spaces, 21,750 square feet of Office Building, and 3,750 Square Feet of Medical. Approval by the Development Review Committee (DRC) will authorize the execution and recording of the Final Site Plan and Development Order, allowing the applicant to proceed to schedule a pre-construction coordination meeting and the building permit process.

DISCUSSION: The Final Site Plan application was submitted to the Planning and Development Services Department on February 21, 2025. Following staff's sufficiency review, the initial DRC comment letter was provided on March 31, 2025. After four review cycles, staff has deemed the majority of all substantive comments have been adequately addressed, and any outstanding comments shall be addressed prior to the pre-construction meeting.

ANALYSIS: Staff has completed a comprehensive review of the Final Site Plan application and supporting materials and finds the proposed development to be consistent with the City's Comprehensive Plan and compliant with the applicable provisions of the Land Development Code.

DEVELOPMENT REVIEW COMMITTEE:

The proposed Final Site Plan complies with all applicable provisions of the City's Comprehensive Plan and Chapter 75 of the Land Development Code. Therefore, staff recommends that the Development Review Committee approve Final Site Plan SP25-0001, subject to the following conditions:

1. The applicant shall comply with all conditions of the Development Order.
2. A pre-construction meeting with the Engineering Department shall be scheduled and attended prior to the commencement of any site work.
3. All required building permits shall be obtained prior to the start of construction.
4. A Business Tax Receipt shall be obtained prior to the issuance of a Certificate of Occupancy.

5. All outstanding comments with the City and with Volusia County shall be addressed prior to the pre-construction meeting.

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST; THENCE RUN NO 1 DEGREES 15' 35" W 2262.68 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 444; THENCE RUN EASTERLY ALONG SAID RIGHT-OF-WAY LINE 295.17 FEET; THENCE RUN N 88 DEGREES 44' 00" E. 200 FEET; TO THE POINT OF BEGINNING; THENCE RUN N 88 DEGREES 44' 00' E 200 FEET; THENCE RUNS 01 DEGREES 16' 00" E. 1100 FEET"; THENCE RUNS 88 DEGREES 44' 00" W 200 FEET; THENCE RUN N 01 DEGREES 16' 00" 'AL 1100 FEET TO THE POINT OF BEGINNING.

ATTACHMENTS:

- Development Order