

Project Narrative

Project Name: Elkcarn Park

Owner: Acristo Investments, LLC

Legal Description: Lots 4 through 12, Block 1915, Deltona Lakes Unit 74, according to the plat thereof, as recorded in Plat Book 29, Page 28, of the Public Records of Volusia County, Florida.

Parcel IDs: 8130-74-41-0040, 8130-74-41-0050, 8130-74-41-0060, 8130-74-41-0070, 8130-74-41-0080, 8130-74-41-0090, 8130-74-41-0100, 8130-74-41-0110, 8130-74-41-0120

The proposed project, Elkcarn Park, is a site development effort comprising nine adjacent 5,000-square-foot lots, totaling approximately 1.03 acres. The site lies within FEMA-designated Flood Zone X and is free from jurisdictional wetlands or surface water features.

The intent of the project is to transform this underutilized parcel into a vibrant community gathering space that blends environmental mindfulness with commercial functionality. The site will feature a combination of restaurant space and an open botanical garden-style venue. The development emphasizes sustainable and aesthetic design, integrating pedestrian-friendly walkways, shaded outdoor seating, and spaces intended for public engagement and recreation.

The site plan includes new building construction, landscape improvements, utility connections, and a stormwater management system designed in accordance with applicable local and state regulations. Stormwater treatment will be provided to preserve site permeability and minimize runoff.

Overall, Elkcarn Park aims to become a catalyst for community interaction and eco-conscious development in the area, aligning with the client's vision of delivering an innovative, environmentally sensitive, and economically viable destination.