



# DRC Staff Report

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To: Development Review Committee  
From: Jonathan Knight  
Planner I, Planning and Development Services  
Date: July 17, 2024  
Application: SP23-0017, Cornerstone Church Expansion – 2813 Howland Boulevard

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## PROJECT SUMMARY:

**Applicant:** Cornerstone Christian Church of Deltona, Florida, Inc.  
2813 Howland Boulevard.,  
Deltona, FL 32725.  
(Jeremy Anderson/Morgan Hampton,  
Common Oak Engineering)

**Tax Parcel No.:** 8130-39-00-0020

**Property Location:** 2813 Howland Boulevard.

**Current Zoning:** C-1, Commercial Business District

## BACKGROUND:

The applicant submitted the Final Site Plan application on December 8, 2023, proposing an ±8,775 square foot church building, addition to parking areas, and a storm water management pond. Cornerstone Church exists at an existing building located at 2813 Howland Boulevard in Deltona, Florida. The property is ± 3.54 acres and zoned C-1 Commercial Retail District.

Upon sufficiency review, the application was deemed complete, and a Sufficiency Letter was issued on December 29, 2023. Following the initial DRC Review, a Comments Letter was issued on January 30, 2024. The City received the three submittals and issued the third and final DRC Comment Letter to the applicant on June 11, 2024, issuing a conditional approval. A final revision was submitted and reviewed on July 08, 2024, and staff has determined all substantive issues have been satisfactorily addressed.

## CONCLUSION / RECOMMENDATION:

The proposed Final Site Plan is consistent with all applicable provisions of the City's Comprehensive Plan and Land Development Code. Therefore, staff recommends the Development Review Committee approve Final Site Plan Application SP23-0017, for the Cornerstone Church Expansion to be located at 2813 Howland Boulevard.