



DRC Staff Report

To: Development Review Committee
From: Jessica Entwistle
Planner II, Planning and Development Services
Date: July 18, 2024
Application: SP23-0010, Project Lemonade – 601 Courtland Boulevard

PROJECT SUMMARY:

Applicant: Mason Silavent
CPH, LLC
1031- C W. 23rd Street
Panama City, FL 32405

Tax Parcel No.: 8136-03-00-0020

Property Location: 601 Courtland Blvd.

Current Zoning: C-1, Retail Commercial

BACKGROUND:

The applicant submitted the Final Site Plan Application on September 6, 2023, proposing a 2,500 square foot Starbucks restaurant with a drive-thru to be located at 601 Courtland Boulevard in Deltona, Florida. The current building on the property will be demolished for the new building to be built. The property is ± 0.94 acres and zoned C-1, Retail Commercial.

The application was deemed complete, and a Sufficiency Letter was issued on September 7, 2023. Following the initial DRC Review, a Comments Letter was issued on October 3, 2023. A Response to Comments Letter along with revised plans and supporting documents were submitted on December 22, 2023. Subsequent to the DRC Review, the 2nd Comment Letter was issued to the applicant on January 23, 2024. The City received the third submittal on April 4, 2024, and issued the DRC Comment Letter to the applicant on April 22, 2024. A final revision was submitted and reviewed on June 11, 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 Section 75. Therefore, staff recommends the Development Review Committee approve Final Site Plan Application SP23-0010, for a Starbucks to be located at 601 Courtland Boulevard.