



PROJECT DATA

TOTAL PROJECT AREA:
 LOT 2 0.84± Acres

JURISDICTION:
 CITY OF DELTONA, FL

PROPERTY FUTURE LAND USE:
 MIXED OFFICE (ACTIVITY CENTER)

PROPERTY ZONING:
 BPUD

PROPOSED DENSITY/INTENSITY:
 QSR 530± SF

PARKING:

USE	RATIO	REQ.	PROP.
FAST FOOD			
6 RESERVOIR SPACES/SERVICE LANE + 10 SP / 1000 SF OF GROSS FLOOR AREA (6+5)		11	18

- CONCEPT PLAN NOTES:**
1. THIS CONCEPT REFLECTS THE CLIENT'S LAYOUT PREFERENCES ALONG WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AS OF THE PLAN DATE.
 2. THIS CONCEPT HAS NOT BEEN REVIEWED OR APPROVED BY LOCAL OR STATE AGENCIES. ITS FEASIBILITY CANNOT BE GUARANTEED WITHOUT FURTHER DUE DILIGENCE, PERMITTING REVIEW, AND COORDINATION WITH THE APPLICABLE AUTHORITIES.
 3. SITE BOUNDARIES, EXISTING CONDITIONS, AND AERIAL IMAGERY ARE BASED ON GIS AND PUBLICLY AVAILABLE SOURCES AND DO NOT REFLECT SURVEYED DATA.
 4. NO JURISDICTIONAL DELINEATION OR ARBORIST ASSESSMENT WAS CONDUCTED. THE PRESENCE AND EXTENT OF WETLANDS, STREAMS, OR PROTECTED/GRAVE TREES IS UNKNOWN AND SUBJECT TO VERIFICATION BY USAGE, STATE, OR LOCAL AGENCIES.
 5. ALL ASSUMPTIONS REFLECT DEVELOPMENT REGULATIONS (E.G., UDO) IN EFFECT AT THE TIME OF PREPARATION. ANY FUTURE CHANGES MAY SIGNIFICANTLY AFFECT LAYOUT FEASIBILITY.
 6. A TRAFFIC IMPACT ANALYSIS (TIA), STORMWATER REVIEW, OR UTILITY CAPACITY ANALYSIS MAY BE REQUIRED AND COULD RESULT IN REVISIONS TO THE LAYOUT.



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CLIENT
 Blue Rock Development

**HOWLAND MARKETPLACE
 DELTONA, FL**

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO. BRD 26001
 FILENAME BRD 26001
 CHECKED BY XXX
 DRAWN BY AR
 SCALE 1"=30'
 DATE 2026. 03. 27

SHEET

CONCEPT PLAN

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