
Project Narrative - Proposed Preschool Development

Property Address: 00 Auburndale St., Deltona, FL 32725

Parcel Size: 1.01 Acres

PIN: 813053000010

Proposed Use: Private Preschool (Single-Story, 3,150 SF)

Current Zoning: Public

Proposed Use Classification: Schools (Private) - Consistent with Zoning

Overview

This narrative outlines the intent and community benefit of a proposed single-story Preschool facility totaling approximately **3,150 square feet** on a **1.01-acre parcel** located at **00 Auburndale St., Deltona, Florida**. The goal of this development is to introduce a **quality early childhood education center** that meets the growing needs of local families while remaining compatible with the City's zoning standards and community vision.



Zoning and Land Use Compatibility

The subject property is currently zoned **Public**, which permits the use of **Private Schools** under the allowable zoning designations. The proposed Preschool aligns directly with these permitted uses, supporting the site's intended role as a location for **community-serving educational infrastructure**.

This project is designed to function in harmony with surrounding land uses and uphold the standards and objectives laid out in the **City of Deltona's**

Comprehensive Plan. While the site has received some initial questions or concerns, we believe it is important to highlight how the proposed preschool use:

- **Reinforces local access to education** for working families
- **Reduces commute times** for parents with young children
- **Provides a low-impact development** that blends naturally into the existing neighborhood scale

Site Functionality and Design

The proposed preschool is thoughtfully planned as a **single-story building** with efficient parking and adequate green space for outdoor activities. Key features include:

- **Safe vehicular access** and traffic flow
- **Parking** consistent with code requirements
- **Design emphasis on safety, supervision, and child development**
- **Landscaping and site improvements** that enhance the aesthetic of the area

Stormwater will be managed per local and state requirements, and all utility connections will be coordinated with city departments.

Community Benefits

We respectfully ask the City to consider the **positive impact this development will have on the Deltona community**:

- **Supports working families** by providing local childcare and education
- **Adds a community-focused, low-noise use** that complements surrounding development
- **Encourages early childhood learning**, foundational to long-term educational success
- **Stimulates local economic activity** through job creation and service demand

Conclusion

We understand there have been questions surrounding this project and truly appreciate the opportunity to work with the City to address them. We are confident that this proposed preschool will serve as a valuable addition to the community and a responsible use of the property in accordance with existing zoning.

We are committed to collaborating with City staff to ensure all concerns are addressed and to develop a safe, vibrant, and educational environment for Deltona's youngest residents.