

# MEMORANDUM

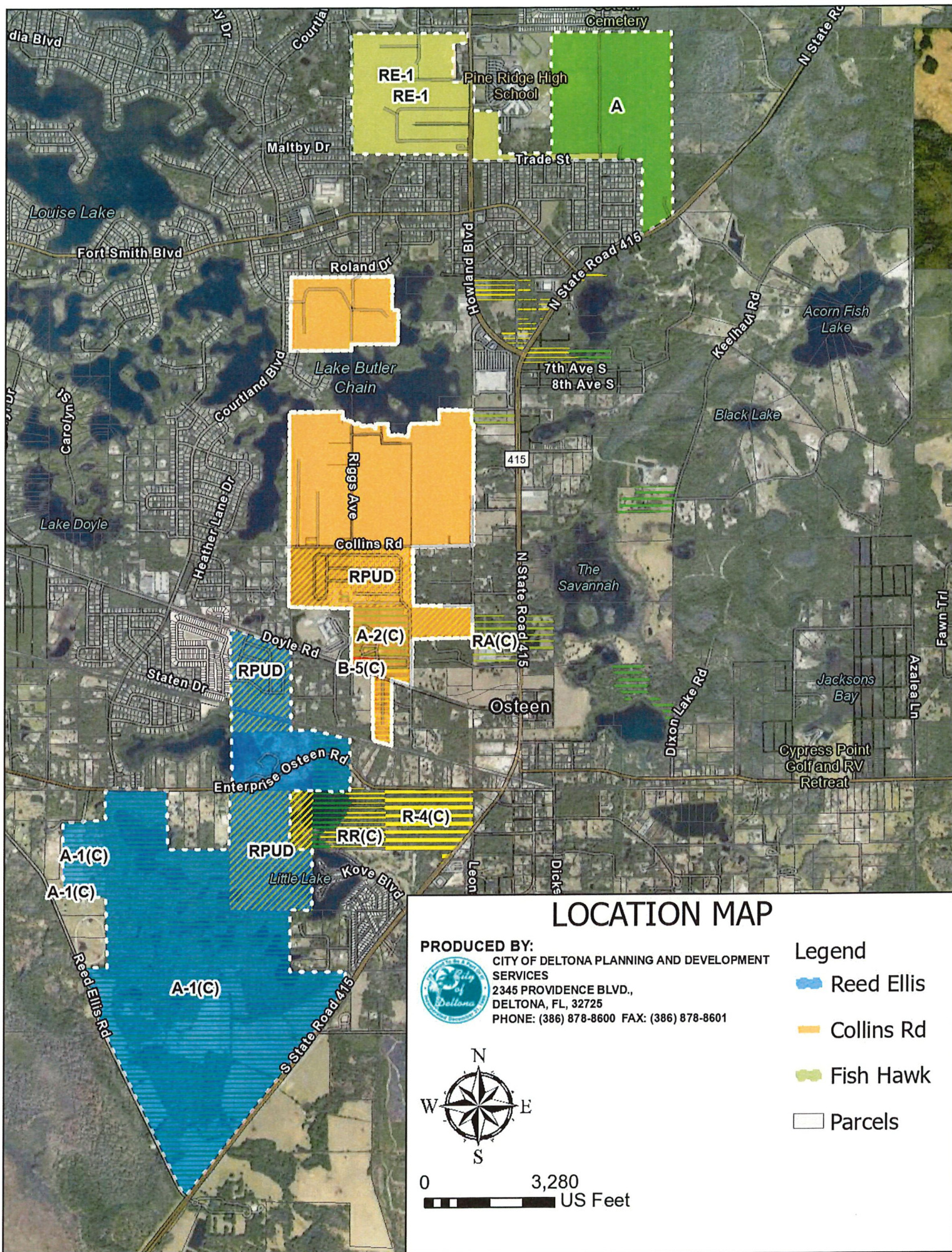
DATE: March 29, 2025  
TO: City Commission  
FROM: Jordan Smith, AICP, PP Planning and Development Services Director  
THRU: Doc Dougherty, City Manager  
SUBJECT: Zoning Overlay

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**DISCUSSION:** What is a Zoning Overlay? A zoning overlay is a special zoning district placed on top of an existing base zoning district, adding specific regulations or requirements to the existing regulations, often to protect specific resources or encourage certain types of development. Proposed Overlay Zones/District for the City of Deltona:

- Reed Ellis Overlay
- Collins Road Overlay
- Fish Hawk Overlay
- Activity Center Overlay





## LOCATION MAP

### PRODUCED BY:

CITY OF DELTONA PLANNING AND DEVELOPMENT  
SERVICES  
2345 PROVIDENCE BLVD.,  
DELTONA, FL, 32725  
PHONE: (386) 878-8600 FAX: (386) 878-8601

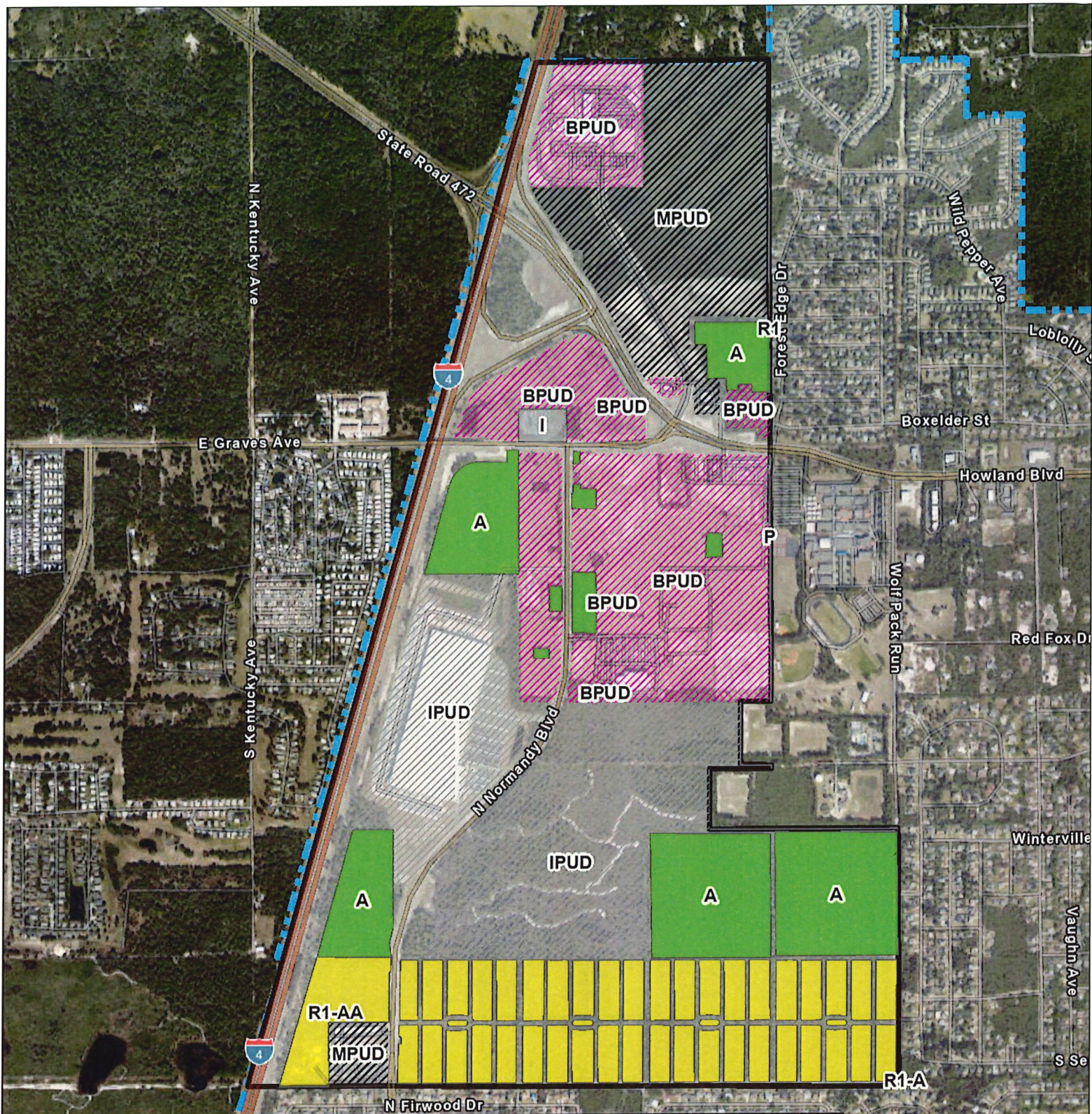


0 3,280  
US Feet

### Legend

- Reed Ellis
- Collins Rd
- Fish Hawk
- Parcels





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## LOCATION MAP

### Legend

Deltona City Boundary

Activity Center

### Zoning

A  
 BPUD

I

IPUD

MPUD

P

R1

R1-A

R1-AA



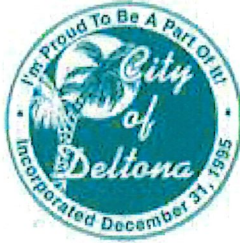
0 2,760 Feet

The Deltona Club  
 Technologies, Inc. MET/NASA, USGS,  
 Bus Bureau, USDA, USFWS, Maxar









# MEMORANDUM

DATE: March 29, 2025  
TO: City Commission  
FROM: Jordan Smith, AICP, PP Planning and Development Services Director  
THRU: Doc Dougherty, City Manager  
SUBJECT: Downtown Plaza

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## DISCUSSION:

The City of Deltona had four community workshops for the Deltona 2050: A Vision for Tomorrow. Seven guiding principles were developed. Two of the seven principles focused on creating mixed-use environments:

- Support Deltona's family friendly identity by offering a range of activities, event, amenities, businesses, and housing serving all age groups.
  - Current Conditions: While the City of Deltona has a community center and occasional events, the residents desire a stronger sense of community and a family-friendly image.
  - Key Takeaway: Establish a city center in Northwest Deltona that leverages the area's existing entertainment venues (i.e. The Center of Deltona and Epic Theatres of West Volusia) and includes a diverse mix of retail, dining and lodging options.
- Cultivate a walkable, mixed-used environment where people of all life stages can safely access opportunities to live, work, play, shop and grow within walking distances of their homes.
  - Current Conditions: Deltona has limited walkability to few community assets like schools, places of worship, and public attraction within a 5-15 minute walk.
  - Key Takeaway: Establish well-connected major activity centers, enhance pedestrian and bike friendly corridors, and integrate public facilities with green infrastructure. The major priority is to create a more accessible, sustainable, and vibrant Deltona.

Goal and intent is to create places within the City of Deltona for residents to "Live, Work and Play". Downtowns are the heart and soul of a community. Possible downtown locations/mixed use environments include:

- Activity Center – The Activity Center is an Overlay District. Most of the development in the Deltona Activity Center has proceeded on an ad hoc basis. While the movie theater was a pioneer in the area, the area surrounding it remained largely vacant until a local developer and his group were finally able to consolidate ownership of the area on the north side of Howland and move forward with Halifax Hospital as their anchor. Amazon and Portland Industrial brought more activity to the area in the late 2010s/early 2020s and the ancillary retail/restaurant development has followed.
- Vacant 17.96 acres of Commercial property located along the north side of Howland Boulevard, approximately 162 feet east of Howland Boulevard and Dr Martin Luther King Jr Boulevard.

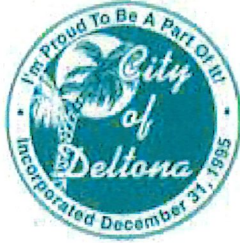


- Establish mixed-use redevelopment nodes across the city to provide local goods, services, housing and jobs. Key locations include Lake Monroe, Providence and Normandy Boulevard and Doyle Road and Courtland Boulevard.









# MEMORANDUM

DATE: March 29, 2025  
TO: City Commission  
FROM: Jordan Smith, AICP, PP Planning and Development Services Director  
THRU: Doc Dougherty, City Manager  
SUBJECT: Osteen Local Plan Joint Planning Agreement (JPA)

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**DISCUSSION:** What is a Joint Planning Agreement (JPA)? A JPA is a formal agreement between two or more government entities (like a city and a county) to cooperate in planning for future growth and development in a designated area, often near their shared boundaries, ensuring coordinated land use and service provision.

The Osteen Local Plan Joint Planning Agreement was executed by the City of Deltona and Volusia County on December 5, 2008. The Osteen Local Plan area is located in southwest Volusia County along the SR 415 corridor between Lemon Bluff Road and Acorn Lake Road and includes 3,990 acres. The plan was a result of extensive intergovernmental coordination between the City of Deltona, Volusia County and community stakeholders. The JPA requires the local plan to be adopted into the respective Comprehensive plan of each local government.

The intent of the Osteen Local Plan is to recognize and enhance the urban opportunities for the area while protecting the rural and environmental characteristics that make up a significant portion of the Osteen area. Development will be aesthetically pleasing, functional and adequately supported by infrastructure. The Osteen Local Plan includes a land use map featuring land use designation that are unique to the Osteen area. The Osteen Land Use designations are as follows:

- Osteen Commercial Village (OCV) – The purpose of the OCV category is to facilitate a mixed use, neo-traditional, development pattern featuring various commercial (office, retail, etc.) and residential uses.
- Mixed Use Village (MUV) - The MUV is intended to facilitate a variety of housing choices along SR 415. Housing types in the MUV can include single-family dwellings on individual lots, townhomes, or medium density, low rise multi-family formats. Strip commercial uses along major roads, including SR 415 are not allowed in the MUV. However, commercial uses such as a community shopping center may be allowed within compact nodes associated with the intersections of major roads. Where possible commercial and residential development should be combined into single buildings or otherwise mixed.
- Tech Center (TC) – The purpose and intent is to create a high value employment center featuring light industrial, office, research facilities, and flex office space uses.
- Urban Residential (UR) – The UR category is primarily a residential designation that allows single-family dwellings on individual lots.
- Transitional Residential (TR) – The TR designation is intended to provide a transition between more intense urban uses planned for the SR 415 corridor and the rural and environmental characteristics of the land located in east Osteen. Single family homes on



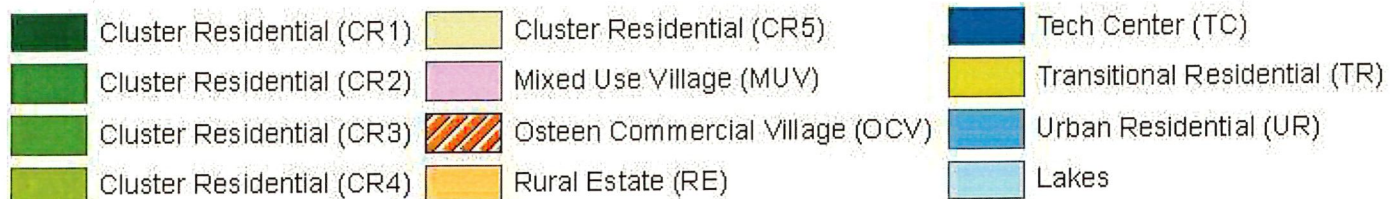
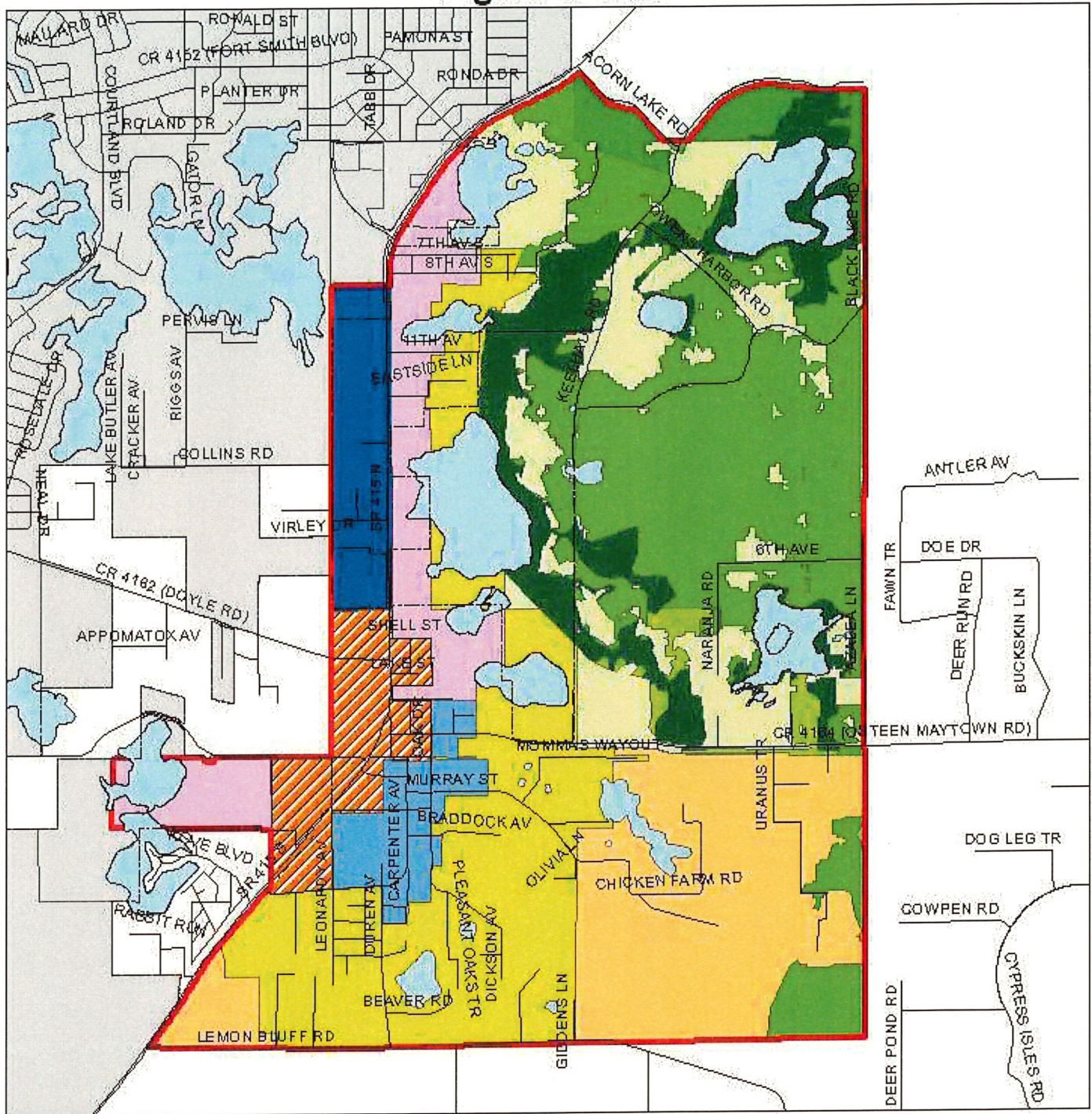
individual lots will be the principal use. However, townhome and duplex dwelling formats may be allowed.

- Rural Estate (RE) – The RE designation generally allows a large lot, rural type development pattern. Single family dwellings on acreage oriented lots with either personal use or agribusiness is the preferred use.
- Cluster Residential (CR) – The intent of the CR designation is to allow low density residential development while affording protection to environmental resources. Cluster subdivisions are to be used to direct development away from natural resources.

Volusia County's Planning and Development Services Division will be hosting a community workshop regarding the Osteen Local Plan from 5 pm to 7 pm, Wednesday, April 9, 2025 in the Osteen Elementary School cafeteria located at 500 Doyle Road, Osteen.



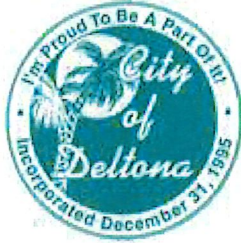
# Osteen Local Plan Future Land Use Figure 1-12M











# MEMORANDUM

DATE: March 29, 2025  
TO: City Commission  
FROM: Jordan Smith, AICP, PP Planning and Development Services Director  
THRU: Doc Dougherty, City Manager  
SUBJECT: State Housing Initiatives Partnership Program (SHIP)

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**DISCUSSION:** What is the State Housing Initiatives Partnership (SHIP) Program? SHIP provides funds to local governments as an incentive to create partnership that produce and preserve affordable homeownership and multi-family housing. The program was designed to serve very low, low and moderate income families. SHIP offers assistance for home purchases, repairs, and various housing needs.

What are the City of Deltona's future options for SHIP?

- Returning SHIP funds to the State for reallocation

Or the city can adopt some of the recommendations made by the Affordable Housing Advisory Committee (AHAC) that will ensure continued affordable housing:

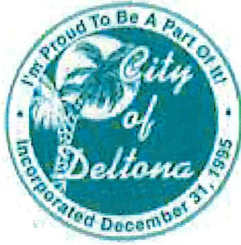
- Develop Community Land Trusts providing for 50 to 100 year affordability,
- Partner with an Affordable Multi-Family developer, provides for a 20-30 year affordability.

Staff's recommendation is to explore the development of Community Land Trusts (CLT).

A CLT is a non-profit organization that acquires and holds land to ensure long-term affordability and accessibility for low to moderate income individuals and families, often through a system of ground leases that separate land ownership from home ownership. CLTs acquire and hold land in perpetuity, preventing it from being sold for speculative purposes or development that would drive up housing costs. CLTs lease the land to individuals or developers, who then build homes or other housing units on the land. The ground leases are structured to ensure that the housing units remain affordable for low to moderate income residents, even as property values increase. CLTs are designed to provide long-term affordability, meaning that housing remains affordable for generations, even as the land and home changes hands.







# MEMORANDUM

DATE: March 29, 2025  
TO: City Commission  
FROM: Jordan Smith, AICP, PP Planning and Development Services Director  
THRU: Doc Dougherty, City Manager  
SUBJECT: Social Services/Homelessness

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**DISCUSSION:** The City of Deltona has 9 food pantries within the city's boundaries. There are two churches that provide assistance with utility bills. The library offers free computer and internet access for individuals. Through the library's free computer access, individuals can apply to LIHEAP for utility services, Volusia County for Housing Resources, Career Source for employment, Children's Services, Medical Services, Legal Services, Government Services and seek counseling services. In addition, the library has a program that allows individuals to check out mobile hot spots for "anywhere" internet services. The library has a social worker available to speak with all day on Thursday and the City of Deltona Social Liaison is available at the library on Wednesday mornings and at City Hall upon request.

There are a variety of social services addressing homelessness which include organizations like Family Renew Community, Salvation Army, Rescue Outreach Mission, Volusia County Human Services, Neighborhood Center of West Volusia, Visitation House, First Step Shelter and the Commission on Homelessness which offer resources like housing, shelter and support services for individual and families.

- Family Renew Community - Bring together religious congregations, businesses, civic and charitable organizations, and individual to address homelessness in Volusia County, providing housing and support for homeless parent to support their families.
- Salvation Army - Provides shelter for homeless men and women, as well as short-term financial assistance and social activities for low-income families and the elderly.
- Rescue Outreach mission - A human resources agency that provides a safe, supportive, and healing environment for disadvantaged or homeless people, offering emergency resources like food, shelter and counseling.
- Volusia County Human Services - Offers assistance with rent, mortgage, and water bills as well as electric bill assistance.
- Neighborhood Center of West Volusia - Center offers wrap-around services, a food pantry, and emergency and transitional housing for homeless individuals and families.
- Visitation House – Temporary home for pregnant women in crisis during pregnancy and after childbirth. Residents gain access to vital community resources and develop skills in budgeting, parenting, employment, and other essential life skills.
- First Step Shelter – Homeless shelter for single adults in Volusia County. They not only provide a place to sleep and get a hot meal, but offer health, addiction, and counseling services as well as helping residents find jobs and housing.



- Commission on Homelessness and Housing (COHH) for Volusia and Flagler Counties – Serves as the FL-504 Continuum of Care. The COHH is a collaboration of agencies, stakeholders and individuals who share a common goal – to end homelessness. The COHH is responsible for the governance, planning, and allocation of all funding for homeless services in our area.







# MEMORANDUM

DATE: March 29, 2025  
TO: City Commission  
FROM: Jordan Smith, AICP, PP Planning and Development Services Director  
THRU: Doc Dougherty, City Manager  
SUBJECT: Development 101

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**DISCUSSION:** The City of Deltona Department of Planning and Development Services oversees the administration, maintenance and updates of the City of Deltona's Comprehensive Plan and Land Development Code in order to promote appropriate land use as well as conducting development reviews including residential/commercial development orders, land use verifications, site plans, subdivisions, conditional uses and variances. The Planning Department continues to make changes to the City's Land Development Code in order to streamline the development and approval process and to promote economic development.

## Attachments

- Overview of the City of Deltona Land Development Approval Process
- Workflow of all Plans – Annexation, Comprehensive Plan Amendment, Rezones, Final Site Plans, Preliminary Plat, Final Plat, Final Plat, Conditional Use, Abandonment of Right of Way or Vacation of Easements, Zoning Variance, Combination of Lots and Subdivision Exemptions and appeals for denied applications.

# Deltona

## FLORIDA



### Development Review



(If found Acceptable)

Applicant submits application for one of the following:  
1. Rezoning  
2. Final Plat  
3. Final Site Plan

**7 Business Day Acceptance Review**  
Project Manager reviews the submittal to ensure all applicable paperwork is included

**20 Business Day Review Cycle**  
Review by DRC consisting of Engineering, Planning and Development, Fire, Building, and Public Works.

(If applicable)

Development Review Committee:  
Final Plat - Recommendation Only  
Final Site Plan - Final Approval Only

(If applicable)

**Mandatory Community Meeting**

Permit is processed and prepared to be issued. Permit tech ensures all fees are paid, reviews are approved, and scans documents for records.

Review cycle repeats until all comments have been addressed.

(If applicable) Project is sent to be reviewed by 3rd Part Consultant and/or VC Traffic & Utilities

Applicant works to address comments. Review cycle repeats until all comments have been addressed.

Planning and Zoning board: Rezones - Recommendation Only, Final Plat - Recommendation Only. (Not required if under 200 lots)

Applicant picks up Permit, and pays impact fees. Construction begins

**30 Business Day Permit Review**  
Permit Tech checks for document completeness and sends permit for review

Infrastructure is developed and inspections are conducted.

Pre-Construction Meeting is scheduled and held by Public Works with the Applicant

**City Commission: Rezones - 2 Meetings, Final Plat - 1 Meeting**

Inspections are scheduled and completed

Building Permit is applied for by applicant and fees paid

Infrastructure is Approved and moves to Building.

Final Site Plan - Proceeds to Infrastructure Review

Approved Documents are signed, recorded, and distributed for filing and record keeping purposes.

Permit Review

Certificate of Occupancy is issued.

Rezoning will require a Plat or Final Site Plan, with a new application.



# **Workflows of all plans**

**All applications must go to a pre-application meeting held by the Development Review Committee (DRC).**

## **Annexation:**

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. Planning and Zoning Board Recommendation
4. First Reading at City Commission
5. Adoption Hearing City Commission
  - a. Once a project is annexed into the City it will require a Comprehensive Plan Amendment and Rezone to follow the City of Deltona's zoning. The County has their own zoning codes and regulations, that's why all property annexed has to go through a Comp. Plan Amendment and Rezone.

## **Comprehensive Plan Amendment:**

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. Planning and Zoning Board Recommendation
4. First Reading at City Commission
5. Adoption Hearing City Commission
  - a. A Comp. Plan Amendment is a request to change the Future Land Use Map and is always followed with a Rezone application.

Notes: Volusia County, Department of Economic Opportunity (DEO), and others approval is required.

## **Rezones including Planned Unit Development (PUD) applications:**

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. Planning and Zoning Recommendation
4. First Reading at City Commission
5. Adoption Hearing City Commission
  - a. All Residential PUD applications will require a Final Plat, which will come back to the City Commission for acceptance. Any issues with the Plat will be resolved during review with the DRC.

## **Final Site Plans (Retail, Dollar Store, Fast Food, Restaurants, Multi-family)**

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. DRC Approval.

## **Preliminary Plat:**

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. DRC Approval.
  - a. Preliminary Plats are used with subdivisions are built in phases, or if they are wanting to put in horizontal infrastructure first.

**Final Plat (Over 200 lots):** Final Plat's come after the land has been zoned to allow over 200 lots. The zoning has to allow the amount of homes, or it would need to go through a rezone.

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. DRC Recommendation.
4. Planning and Zoning Recommendation. \* If its under 200 lots it does not go to P&Z.
5. City Commission Hearing is for acceptance per Florida Statute, as the Preliminary Plat has already been approved and/or the land is already zoned to allow this.

**Final Plat (Under 200 lots):**

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. DRC Recommendation.
4. City Commission Hearing is for acceptance per Florida Statute, as the Preliminary Plat has already been approved and/or the land is already zoned to allow this.

**Conditional Use:**

1. Application Sufficiency- 7 business days
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. Planning and Zoning Board Recommendation
4. City Commission Hearing. **Requires a 5 vote for approval.**

Notes: Conditional Use must begin to serve its' purpose within 12 months or it expires. Minor Amendments to the CU may be approved by the "zoning enforcement official", major amendments shall require a new application. These applications are used for churches or schools being built in a Residential zoning, or for Oil Change uses.

**Abandonment of Right of Way:**

1. Application Sufficiency- 7 business days.
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. City Commission Hearing.

**Zoning Variance:**

1. Application Sufficiency- 7 business days.
2. Staff Review- 20 business days, this repeats until sufficiently accepted by staff.
3. Planning and Zoning Recommendation.
4. City Commission Hearing.

**Combination of Lots & Subdivision Exemptions:**

1. Application review
2. Property Agreement draft and sign
3. Record with Volusia County
4. Send recorded property agreement to applicant
5. Send updated address information to contacts
6. This is done completely in house.

**Appeal – Denied applications:**

1. Staff sends a rendition letter to applicant regarding application outcome.
  - a. Staff receives an appeal letter within 30 days of rendition letter.
    - i. City Commission Hearing scheduled for the applicant to request a rehearing.
  - b. If applicant does not request an appeal, they are unable to resubmit for one year.