

ORDINANCE NO. 12-2024

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO REZONE ±36.46 ACRES OF LAND LOCATED ALONG THE NORTH NORMANDY BOULEVARD CORRIDOR SOUTH AND EAST OF THE I-4 LOGISTICS PARK WITHIN THE ACTIVITY CENTER FROM SINGLE-FAMILY RESIDENTIAL (R1-AA) TO MIXED USE PLANNED UNIT DEVELOPMENT (MPUD); PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Deltona, Florida, has received an application to rezone ±36.46-acres from Single-Family Residential (R1-AA) to Mixed Use Planned Unit Development (MPUD); and,

WHEREAS, the City of Deltona, Florida, and its Land Planning Agency have complied with the requirements of the Municipal Home Rule Powers Act, sections 166.011 et. seq., Florida Statutes, in considering the proposed MPUD rezoning; and

WHEREAS, after said public hearing, the City Commission of the City of Deltona, Florida, has determined that the MPUD zoning is consistent with the Comprehensive Plan of the City of Deltona, Florida.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:

Section 1: Located in the City of Deltona, Florida this North Normandy Boulevard Corridor property zoning amendment includes Exhibit “A”, Development Agreement as a written agreement for the Mixed-Use Planned Unit Development, Exhibit “B”, Legal Description depicting the land hereby rezoned from R1-AA to MPUD, Exhibit “C”, Master Development Plan, Exhibit “D”, Perimeter and Entry Signage Locations, Exhibit “E”, Traffic Impact Analysis, Exhibit “F” Site Access and Driveway Locations, and Exhibit “G” Right-of-Way

Map. The following identification numbers are included for this zoning amendment:
8118-01-03-0010, 8118-01-04-0210, 8118-01-04-0010, 8118-01-04-0350, 8118-01-09-0010, 8118-01-09-0170, 8118-01-01-0010, 8118-01-01-0050, 8118-01-01-0240, 8118-01-01-0280, 8118-01-02-0010, 8118-01-10-0010, 8118-01-10-0150, 8118-01-10-0250, 8118-01-05-0010, and 8118-01-04-0180.

Section 2: This Ordinance is adopted in conformity with and pursuant to the Comprehensive Plan of the City of Deltona, the Local Government Planning and Development Act, Sections 163.161 et. Seq., Florida Statutes, and the Municipal Home Rule Power Act, Sections 166.011 et. seq., Florida Statutes.

Section 3. Conflicts. Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application.

Section 5. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

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**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
DELTONA, FLORIDA THIS _____ DAY OF _____, 2024.**

First Reading: _____

Advertised: _____

Second Reading: _____

BY: _____

Santiago Aliva, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality
for use and reliance of the City of
Deltona, Florida

TG Law, PLLC, CITY ATTORNEY