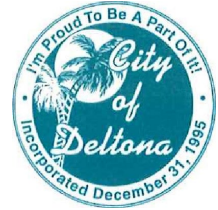


Staff Report



To: Planning and Zoning Board

From: Jessica Entwistle, Planning and Development Services

Date: September 18, 2024

Re: **RZ24-0004, Ordinance No. 12-2024, 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).**

Summary of Application:

Applicant: Scott Banta / Telesis Services, LLC

Request: The City has received an application to amend the Official Zoning Map from Single Family Residential (R1-AA) to Mixed-Use Planned Unit Development (MPUD).

Tax Parcel Nos.: 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.

Property Acreage: ± 36.46-acres

Property Location: North Normandy Boulevard, directly across from Gold Choice Assisted Living and Memory Care at 2310 N. Normandy Blvd.

Legal Description: See attached Exhibit “B” – Legal Description

Zoning:

1. Subject Property:

Existing: R1-AA with Activity Center overlay.

Requested: MPUD.

2. Adjacent Properties:

North: I-4 Logistics Park IPUD.

South: R1-AA.

East: R1-AA with Activity Center Overlay.

West: MPUD and R1-AA with Activity Center Overlay.

Zoning Description:

Currently, the subject property is zoned R1-AA, Single Family Residential with Activity Center Overlay and has a Future Land Designation of Activity Center. The applicant would like to rezone the Subject property to MPUD, Mixed-Use Planned Development to make the property more viable for development.

Per the City's Comprehensive Plan, the MPUD zoning district is compatible with the Activity Center land use; therefore, the proposed rezoning is compatible with the existing land use.

Additionally, future development within the Activity Center requires rezoning to a PUD, Planned Unit Development or amendment to an existing PUD. The Activity Center is intended to serve a portion of the retail/service/office/park/industrial needs generated by mixed-use residential development within the southwest Volusia Sub-Region.

A request to rezone 36.46 acres from R1-AA, Single Family Residential with Activity Center Overlay to MPUD, Mixed-Use Planned Development. Rezoning the property from R1-AA to MPUD would provide consistency with the Comprehensive Plan.

Background:

The subject property is current vacant and wooded and is inconsistent with the Future Land Use of Activity Center Mixed Use. The applicant proposes to rezone the subject parcels to MPUD, to allow a mix of warehouses, office space, retail, and 343 multi-family dwelling units. Approximately 52% or 19.26 acres of the MPUD are proposed for light industrial, office or retail type uses.

The applicant has worked with Volusia County and City staff to ensure the MPUD would attract employment opportunities, while providing new housing opportunities that will allow residents to live, work, and play in the area.

There is a dedication of a 30-foot strip of land along the northern boundary for the future expansion of Rhode Island and additional land on North Normandy for Volusia County to straighten the existing right-of-way. An approved proportionate fair share agreement will be required before any certificate of occupancy can be issued.

The allowable permitted principal uses on Lots 1, 2, 4, and 6 include light industrial uses, manufacturing, general offices, restaurants, retail, etc. The minimum parcel size is 1.5-acres. Indoor or outdoor storage facilities and other similar types uses will be prohibited. The buildings will be visually appealing with complementary aesthetics and will be a positive addition to the area. Truck traffic will be contained and will not interfere with the multi-family.

Lot 5 is proposed for the multi-family dwelling units on 17.20 acres. The multi-family will be gated and developed with several buildings within a single complex. Buildings may be up to four stories in height. The maximum gross yield will be

343 units, however, the developer plans on building 320 units, with the following breakdown:

- 1 Bedroom: 120 units
- 2 Bedrooms: 166 units
- 3 Bedrooms: 34 units

Upscale amenities proposed for the multi-family include a 4,000 to 6,000 foot clubhouse with a resort style pool, grills, tv's, game room, fitness center, and other community features to include:

- Pocket parks with cornhole courts, lounging areas, charcoal grills, fire pits, picnic tables, arbor-type settings.
- Open space areas, to include plaza areas that contain charcoal grills, fire pits, picnic tables, and benches.
- Tot lot with a playground and benches.
- Pet-park with seating areas, Pet Grooming spa, Dog Park with dog agility station, dog wash off area with hose bib, dog and owner drinking fountain, black vinyl chain-link fence with dog capture entry gates. Dog walks throughout the community.
- EV car charging stations. A car care / car wash station.
- Bike shop, secure interior bike storage, bike fix-it station, bike racks, and community-wide bike parking throughout.
- Mail center with USPS and Secure Room for Package Dropoff.
- Perimeter security with gated entrances, six (6) foot high aluminum fence.

Features in the multi-family units include the following:

- Wood cabinetry with stainless steel appliance package, including smooth cook top and microwave.
- Stone countertops.
- 9-foot ceilings.
- Walk-in closets, pantries, linen closets, and extra storage.
- Hardwood-style floors through entire unit (except bedrooms) in all units.
- 2-inch blinds.
- Washers and dryers in every unit.
- Energy efficient a/c units with heat pumps.
- Covered detached garages available for rent.
- Private fenced yards.
- Attached garages available for rent.

Support Information:

Public Facilities:

- a Potable Water: DelNorth, Volusia County Utilities
- b Sanitary Sewer: DelNorth, Volusia County Utilities

- c Fire Protection: Deltona Fire Station 65
- d Law Enforcement: Volusia Sheriff's Office (VSO)
- e Electricity: Duke Energy

Matters for Consideration:

Section 110-1101, Code of City Ordinances, states that the City shall consider the following matters when reviewing applications for amendments to the Official Zoning Map:

1. *Whether it is consistent with all adopted elements of the Comprehensive Plan.*

The Comprehensive Plan is the City's long range master planning document. The Plan includes numerous policies intended to guide growth and development to achieve City goals, including viable land use patterns, a sustainable economy, and the efficient use of City infrastructure. The proposed MPUD use has been reviewed by Staff and is compatible with the Activity Center land use therefore, the proposed rezoning is compatible with the existing land use and will have a positive impact on the surrounding area. The proposed rezoning furthers the following goals, objectives and policies of the Comprehensive Plan:

Policy FLU2-1.5

Future development within the Activity Center shall require rezoning to a Planned Unit Development (PUD) or amendment to an existing PUD. Provided, however, that any development of an existing parcel that is 0.5 acres or less in size and which is permissible by the existing zoning classification assigned the parcel shall not require rezoning to PUD if the existing zoning classification is consistent with the Activity Center Plan future land use designation.

The subject MPUD rezoning request is consistent with the above policy. The intent of requiring development be processed as a Planned Unit Development is to ensure the provisions of the Activity Center are implemented.

Policy FLU1-7.5

All new development shall provide the appropriate on-site parking for the proposed use in conjunction with providing safe and efficient traffic flow, consistent with City land development regulations.

Adequate parking for all proposed uses can be found within the Master Development Plan (MDP), as well as being referenced in the Development Agreement.

Policy FLU1-7.7

Appropriate buffers and transition areas shall be utilized to ensure compatibility between residential areas and commercial and industrial developments in a manner that balances neighborhood protection and economic development goals.

The MPUD provides adequate buffers near the residential neighborhood to the south, with multifamily apartments abutting. There will be no access to the neighborhood and all traffic will be self-contained with entrances and exits on North Normandy Boulevard and Rhode Island Avenue.

Policy FLU1-7.23

The City shall encourage and promote strategies to ensure that new development and redevelopment contains a strong mixed-use component, defined as a mixture of at least two different land uses in a design-unified, vertically and/or horizontally integrated, pedestrian friendly environment, or otherwise demonstrably furthers the achievement of specific goals, objectives and/or policies of the Comprehensive Plan.

Use proposed for the MPUD include multi-family, mix of warehouses, office space and retail.

Policy FLU1-7.24

The City shall seek to expand commercial, industrial and mixed-use development at appropriate locations.

Expanding the commercial, industrial, and mixed-use development within the Activity center is an appropriate location for these uses, as this is a designated employment hub for the City.

Policy FLU1-7.22

The City shall seek to ensure that its Future Land Use Plan Map provides for a minimum fifteen acres of commercial lands and two acres of industrial lands per 1,000 residents.

While the City has nearly 100,000 residents, many residents travel outside of the City for employment. The light industrial uses and retail uses within the MPUD will provide an area for residents to live, work and play.

Policy FLU1-8.5

The City shall seek opportunities through the Housing Element to provide for multi-family or other higher density residential uses in appropriate locations in order to provide additional opportunities for rental, workforce and/or affordable housing, and housing appropriate for residents and households at all stages of life.

The City currently, does not have enough multi-family housing for residents. The multi-family complex will be beneficial to the workers within the Activity Center. This includes, both Amazon Facilities, the future I-4 Logistics Industrial Park, and the light industrial use for this site.

OBJECTIVE FLU2-1

Achieve an integrated and well-planned mixture of urban land uses within The Deltona Activity Center that encourages the creation of an employment center.

Policy FLU2-1.3

The Deltona Activity Center is intended to serve a portion of the retail/service/office/park/industrial needs generated by mixed use residential development within the southwest Volusia Sub-region.

The Synergy at Normandy MPUD will serve the Activity Center as an multi-faceted employment center, by creating jobs and also providing walkable multi-family housing within the same area.

2. Its impact upon the environment or natural resources

The habitat is not suitable for gopher tortoise due to a lack of herbaceous ground cover. Three (3) burrows were observed while walking along the north and south transects: one Abandoned and two potentially occupied. However, because the surrounding properties are being disturbed, tortoise from other sites may become mobile and enter this property. Therefore, 90 days prior to any land clearing a complete survey should be conducted to ensure no active burrows will be disturbed.

Five (5) site visits were conducted during March 2022 and tapes of Florida Scrub Jay vocalizations were played to determine if any Scrub Jays were defending territory or were present along the edges of the dense pine forest. Another survey for Scrub Jays was conducted in March 2023. No Scrub Jays were found on the subject property during any survey or site inspection

3. Its impact upon the economy of any affected area.

The proposed zoning will change the subject property from residential to a MPUD allowing the applicant to provide light industrial, retail, and residential uses. The proposed project will have a positive impact on the local economy by creating jobs. Staff reviewed the Comprehensive Plan and found that the MPUD proposal is in alignment with the following policies and goals:

GOAL ED1

Develop strategic resources to foster a healthy and stable economic environment, which will increase employment opportunities, provide for economic balance, improve, and expand public services, enhance the quality of life for both Deltona's citizens and the citizens of southwest Volusia County,

and encourage the expansion of existing businesses within the City, concurrent with public services including full utility provision.

GOAL ED2

Focus economic development efforts within major City corridors, such as commercially zoned areas along Howland Boulevard and the Activity Center, as well as other non-residential zoned areas, with full concurrency.

Policy ED2-1.4

For the promotion of mixed-use development, the City shall encourage proposed projects within the Deltona Activity Center to be accompanied by a mix of uses, including multi-family residential.

Policy FLU2-1.25

Promote development which enhances the economic base of the City.

4. Notwithstanding the provisions of Article XIV of the Land Development Code, Ordinance No. 92-25 [Chapter 86, Code of Ordinances], as it may be amended from time to time, its impact upon necessary governmental services, such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste, or transportation systems.

- a. **Schools:** Volusia County School Board presented the applicant with a school capacity level stating they had no objections to the proposed development plan. The letter from April 25, 2024, stated “pursuant to School Board Policy 612 and Section 206 of the County Charter, the school district has determined at this time that school capacity is adequate to serve the proposed increase in residential density.
- b. **Sewage Disposal:** DelNorth, Volusia County Utilities.
- c. **Potable Water:** DelNorth, Volusia County Utilities.
- d. **Drainage:** Appropriately designed and constructed master on-site drainage facilities will address stormwater run-off.
- e. **Transportation Systems:** The subject area fronts North Normandy Boulevard, a two (2) lane County thoroughfare. The area proposed for rezoning is surrounded by existing developments which include a new Amazon warehouse and residential homes. Additional entrances and exits will be built once the Rhode Island Avenue Extension is built. The chart below shows the ITE Trip Generation for the proposed uses:

Use Trip Generation Comparison Chart				
Use	Sq. Ft.	A.M. Peak Hour Trips	P.M. Peak Hour Trips	Total Daily Trips
General Light Industrial	230.6 KSF	171	150	1,123
Multi-Family (mid-rise)	320 Units	138	125	1,478
Gas Station with Convenience Market	14 FPs	225	258	3,712

A full Traffic Impact Analysis (TIA) will be provided for review. The TIA is currently being reviewed by Volusia County and the City's Traffic Consultant; both have provided comments to the applicant. There is language added to the Development Agreement to ensure the Developers will follow any recommendations made by the County and the City.

5. Any changes in circumstances or conditions affecting the area.

There are no known circumstances or conditions affecting the area.

6. Any mistakes in the original classification.

No known mistakes.

7. Its effect upon the use or value of the affected area.

The area proposed for the MPUD is located within the Deltona Activity Center. This area has been designated for retail, office, and employment-based development per the Future Land Use designation. The Activity Center has been rapidly developing within recent years with service commercial, medical uses, and industrial/warehouse projects. The current development pattern meets the intent of the City's Comprehensive Plan with regard to the Activity Center. The MPUD complements the existing and planned development pattern by establishing a land use linkage between the I-4 Industrial Park and the residential neighborhood. Therefore, the MPUD represents a logical implementation of the Activity Center vision.

8. Its impact upon the public health, safety, or welfare.

Policy FLU1-7.7

Appropriate buffer and transition areas shall be utilized to ensure compatibility between residential areas and commercial and industrial developments in a manner that balances neighborhood protection and economic development goals.

Land use compatibility and neighborhood protection are important tools of the City Comprehensive Plan and Land Development Code to determine the land

use changes that can coexist with other land uses nearby. The land shall follow setbacks and buffers provided within the Development Agreement.

CONCLUSION/STAFF RECOMMENDATION:

Based on decision-making criteria, staff supports the Planning and Zoning Board recommending the City Commission approve Ordinance No. 12-2024, amending the Official Zoning Map to rezone 36.46-acres of land from R1-AA to MPUD, for the Synergy at Normandy MPUD.