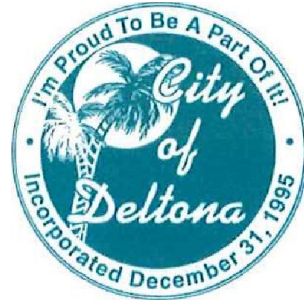


Staff Report



To: Planning & Zoning Board

From: Joseph Ruiz, Interim Director, Community Services

Date: March 7, 2023

Re: **Ordinance No. 04-2023, An ordinance of the City of Deltona, Florida, providing for an amendment to the Deltona Village Business Planned Unit Development (BPUD) Overall Development Plan/Master Development Plan increasing the number of multi-family unit allocation for the BPUD from 414 units to 652 units; amendment to the development agreement approved by Ordinance No. 21-2009; and rezone an additional ±26.57 acres of land to be included within the Deltona Village BPUD; providing for severability; and providing for an effective date.**

Summary of Application:

Applicant:

Frank DeMarsh, Deltona Retail Holdings, LLC,

Request:

To amend the Deltona Village BPUD Overall Development Plan/Master Development Plan (ODP/MDP) to increase the multi-family unit cap to 652 units, amend the written Development Agreement approved by Ordinance No. 21-2009, and to include additional land totaling approximately 26.57 acres to the BPUD. The parcels to be included within the Deltona Village BPUD are as follows:

Reference	Tax ID	Description	Size
Exception "B"	8107-04-11-0120	Lots 12 - 15, BLK 11, Davis Park, 16 th Add. Including Clara Street & Florida Ave. ROWs	0.61 Acre
Former Interchange Commercial Center	8106-04-00-0542	Refer to attached survey	

BPUD Parcel (Ordinance No. 22-2004)			25.96 Acres
Former Interchange Commercial Center BPUD Parcel (Ordinance No. 22-2004)	8106-04-00-0691	Refer to attached survey	

Tax Parcel Numbers:

The following parcel numbers are associated with the original and previously amended, approximately 140-acre, Deltona Village BPUD property:

Lot 1: 8107-06-00-0010 – Vacant, east side of N. Normandy Blvd.

Lot 2: 8107-06-00-0020 – Vacant, east side of N. Normandy Blvd.

Lot 3: 8107-06-00-0030 – Vacant, east side of N. Normandy Blvd.

Lot 4: 8107-06-00-0040 – Epic Theater site

Tract A: 8107-06-00-0001 – Roadway Access – John Wayne Tr.

Tract B: 8107-06-00-0002 – Stormwater site

Lot 5: 8107-06-00-0050 – Vacant, large tract extending south of Graves Av.

Lot 7: 8106-06-00-0070 – Vacant, east of the N. Normandy corridor.

Exception “F”: 8107-04-04-0240

Exception “H”: 8107-03-06-0160

Exception “I”: 8107-03-04-0200

Exception “J”: 8107-01-03-0060

Exception “K”: 8107-01-04-0010

Exception “M”: 8107-03-03-0150

Exception “Q”: A portion of 8107-06-00-0050

Exception “R”: A portion of 8107-04-02-0010

Property Acreage:

BPUD is approximately 140 acres. Total land proposed to be added to the BPUD site is approximately 26.57 acres. This will bring the BPUD to a total of approximately 166.57 acres.

Property Location:

The three (3) subject parcels to be added to the Deltona Village BPUD are located 1.) east of John Wayne Trail and south of Lot 4 of Deltona Village, and 2.) North of Graves Avenue adjacent to the Maschmeyer Properties concrete plant site.

Legal Descriptions: See attached Exhibit “A”

Existing & Proposed Zoning:

Existing: Agriculture (Parcel ID: 8107-04-11-0120) & Interstate Commerce Center (ICC) BPUD (Parcel IDs: 8106-04-00-0542 & 8106-04-00-0691). The Agriculture classification represents a placeholder zoning. The ICC BPUD parcels were previously rezoned; however, the development agreement was never recorded.

The City Comprehensive Plan Future Land Use Map has the subject three (3) parcels being located within the City of Deltona Activity Center. Under the Activity Center guidelines, the land ideally would be used for commercial or office type uses. However, under the Activity Center uses, certain residential formats can be contemplated through the Planned Unit Development zoning process.

Proposed: The applicant proposes to include the three (3) parcels within the Deltona Village BPUD Zoning Designation via this ordinance.

Background:

The property within the Deltona Village has a long history with regard to development. The majority of the Deltona Village property was once envisioned as a residential subdivision. The subdivision known as Davis Park was platted in the 1920’s. Davis Park consisted of numerous roughly 40-acre areas referred to as ‘additions’ and was designed as a traditional grid subdivision with lots accessed by a network of north/south aligned roadways. The lots were either (depending on addition) 25 feet or 30 feet in width and mostly had 135 feet of depth.

The Davis Park subdivision for many decades did not develop. In the 1980’s and 1990’s before the incorporation of the City, the County established plans for the

area that would become Deltona Village and surrounding vacant land on both sides of Interstate 4 associated with the Interstate 4 and SR 472 interchange. The goal, in recognition of the strategic interchange location, was to earmark the area as a future employment and service hub which would become known as the Southwest Volusia Activity Center. After incorporation, Deltona's first Comprehensive Plan recognized the Activity Center with special planning provisions and land use guidelines. In the early 2000's, with the intent of promoting development within the Activity Center, the County of Volusia sponsored an area wide Development of Regional Impact (DRI) for an approximately 1,400-acre area. The 1,400-acre area wide DRI was located on both east and west sides of Interstate 4. The DRI was approved but contrary to expectations, the DRI designation did not encourage development within the Activity Center. By 2010, based on inactivity, the DRI incorporated area east of Interstate 4 was determined by the City of Deltona to be expired. However, the City Activity Center planning provisions were maintained within the City's Comprehensive Plan.

In 2004, the City Commission approved an ordinance for the Interchange Commercial Center Business Planned Unit Development located north of Graves Avenue and south of the I-4 exit ramp. This PUD development agreement, although approved via Ordinance No. 22-2004, was never executed or recorded. Therefore, although the zoning map reflects the zoning, the land use entitlements were voided.

On February 15, 2010, the Deltona Village Business Planned Unit Development (BPUD) was approved via Ordinance No. 21-2009. The approved BPUD uses include traditional retail, office, service commercial, and also allowed light industrial uses. Finally, there were Conditional Use options including an allocation of up to 414 multi-family units. The intensity of the Deltona Village BPUD was capped at 900,000 square feet of retail. The 900,000 square-foot cap was also extended to a 38-acre parcel (ICC BPUD site) under similar ownership located north of Graves Av. and south of the I-4/SR 472 eastbound interchange off-ramp. The square-foot cap regarding allowed uses such as multi-family residential was reconciled through an equivalency matrix. The equivalency matrix is a tool used to convert densities and intensities so the overall intensity cap is not exceeded.

In 2018, the Deltona Village BPUD (Ordinance No. 10-2018) was amended by the City to modify minimum lot width and sizes. In addition, the 2018 amendment changed the 414-unit multi-family conditional use entitlement to a permitted use within the BPUD.

In 2021, the City Commission approved a second amendment to the Deltona Village BPUD to include an additional 10.3 acres of Deltona Retail Holdings, LLC, acquired properties by rezoning into the BPUD with no additional intensity/density entitlements.

To date, Deltona Village has developed the Epic movie theater, Race Trac gas station, and a Burger King fast-food restaurant. Various site plans have been approved for a Starbucks immediately west of Burger King (SP21-0011), a 301 multi-family unit complex (currently under construction) for Integra Myst (SP21-0004), and a 52,800 square-foot light manufacturing facility (SP22-0007).

The current requested amendment via Ordinance No. 04-2023, requests the following:

- 1.) Amendment to the Overall Development Plan/Master Development Plan to increase the number of multi-family unit allocation for the BPUD from 414 units to 652 units;
- 2.) Amendment to the development agreement approved by Ordinance No. 21-2009, to update the multi-family unit cap, include the 26.57 acres, and to clarify remaining entitlements between the landowner and the City; and
- 3.) Rezone an additional ±26.57 acres of land to be rezoned and included within the Deltona Village BPUD.

Multi-family Unit Allocation:

The applicant requests to increase the multi-family unit cap to 652 units from the existing 414 units allowed. The Deltona Village BPUD vested a total of 900,000 square-feet of commercial retail, for the original BPUD land and the ICC BPUD area referenced above. Based on the amount of retail square-footage vested, the average daily trips allocated for this project was capped at 17,808 average daily trips, and 1,141 PM Peak Hour Trips. Based on (City & County) calculations of the current buildouts of the Deltona Village BPUD, which include Race Trac, Burger King, Epic Theater, and Integra Myst (301 multi-family units), the average daily trip count is currently anticipated well below the 17,808 trip cap and PM Peak Hour Trips are anticipated to be 767. These totals are currently within the trip allocations vested within the approved Deltona Village BPUD Traffic Impact Analysis and outlined within the development agreement approved via Ordinance No. 21-2009. A proposal for an additional 351 multi-family units from the 301 units already under construction, will produce approximately 1,598 average daily trips and 137 PM Peak Hour Trips. Adequate trips are available per the Deltona Village trip vestiges.

Development Agreement Amendment:

The applicant is amending the development agreement to update the multi-family unit cap of the project. The amended document has also been requested to be revised to incorporate clarification to the land owner's proportionate fair share obligations.

Rezone and Inclusion of Property

When the Deltona Village BPUD was approved, there were several property inholdings/hold out parcels located within and along the margin of the BPUD property not included within the PUD. These inholdings/hold out parcels represent legacies of the past that can be traced to the original 1920's vintage Davis Park subdivision. As part of the 2010 Deltona Village BPUD, these inholdings were referred to as "exception" parcels. There was recognition the Deltona Village owner would continue to better unify the BPUD project by acquiring the exception parcels. However, although these parcels have come under unified ownership, a rezoning to incorporate them within the PUD is required. Part of the intent of this amendment to the Deltona Village BPUD is to incorporate one (1) exception parcel into the BPUD and a portion of the former ICC property. According to the City Land Development Code Sec. 110-319(k)(5)d., the addition of acreage to a Planned Unit Development constitutes a major amendment. A major PUD amendment needs to be reviewed by the City and ultimately decided by the City Commission. The process involves the approval of an ordinance and requires due public notice (advertising) and a minimum of three (3) public hearings (One (1) hearing with the Planning and Zoning Board and two (2) hearings with the City Commission).

The request to add the one (1) inholding/Exception "B" parcel will essentially add approximately 0.61-acre of land to the Deltona Village BPUD. The two (2) former ICC BPUD parcels will approximately add an additional 25.96 acres. The addition of land to the project will better unify the project and allow for greater control over development in the area. While the addition of extra land does materially alter the BPUD, the applicant/owner is not requesting the uses, intensity cap of 900,000 square feet, nor any other development parameter be altered to account for the additional acreage. If incorporated into the Deltona Village BPUD, the 26.57 acres of land would be subject to the current BPUD use allocations, dimensional requirements, density/intensity controls, etc.

Support Information:

Public Facilities:

- a. Potable Water: Volusia County Utilities
- b. Sanitary Sewer: 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 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. Staff reviewed the proposed amendment to the Deltona Village BPUD in light of the Comprehensive Plan and deems the request consistent per the following goal and policies:

Goal FLU2 – Specific Land Use Guidelines

5. MULTIFAMILY RESIDENTIAL DENSITY GUIDELINE: Multi-family may be permissible along the periphery of the Deltona Activity Center or as ancillary uses for non-residential development. The density for standalone multifamily uses should be a minimum of eight dwelling units per acre to a maximum of 20 dwelling units; however density maybe less when residential uses are considered as ancillary to commercial development. In any case, density may not exceed 20 units per acre. The total area to be used for multi-family shall not exceed 15% of the area designated for the Deltona Activity Center.

The guideline listed above provides for a limitation of land that can be allocated for multi-family built in to the provisions of the Activity Center. “The total area to be used for multi-family shall not exceed 15% of the area designated for the Deltona Activity Center.” The Deltona Activity Center

consists of approximately 800 acres of land. Therefore, no more than approximately 120 acres shall be designated or constructed for multi-family uses. The Integra Myst development encompasses 17.76 acres of land. The Halifax Crossings Mixed Planned Unit Development designated another 57.5 acres of various types of multi-family uses. This is a net total of 75.26 acres, leaving approximately 45 acres of Deltona Activity Center land available for multi-family uses. Therefore, lands still remain within the activity center to allow more multi-family development consistent with the above guideline.

Policy FLU1-2.3

The City shall expand commercial, industrial, and mixed-use developments in appropriate locations in order to discourage sprawl and to promote energy efficient development patterns.

The increase in multi-family units and the addition of the 26.57 acres will result in a more unified and efficient development pattern, and therefore, further this provision. The mixed-use nature of this request will further attract synergy of uses and accommodate live, work, and play concepts. Furthermore, it unifies the former ICC PUD property, originally contemplated together within the Deltona Village BPUD property for vested square-footage and trip allocations per the original development agreement, will not add any additional entitlements.

Policy FLU1-7.16

Applicants requesting amendments to the Zoning and/or Future Land Use Map shall be evaluated with respect to consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- a. Satisfy a deficiency in the Future Land Use Map to accommodate projected population or economic growth of the City;*
- b. Maintain and/or improve the City's ratio of non-residential lands to residential lands available for economic use. Support efforts to increase the provision of a viable mixture of land uses in a compact, walkable area that is accessible to the full range of feasible non-motorized and motorized transportation modes;*
- c. Enhance or impede the provision of services at adopted LOS Standards;*
- d. Be compatible with abutting and nearby land uses;*
- e. Enhance or degrade environmental resources; and*

- f. *Based on the ability to provide adequate potable water and/or sanitary sewer resources.*

The request to increase in the multi-family unit cap to 652 multi-family units is a direct correlation of the population and economic growth occurring within the City (subsection a.). The unit increase will provide greater opportunity for job creation in an area of great development interest where urban housing opportunities are available.

The inclusion of the subject parcels within the Deltona Village BPUD will ensure a more unified and master planned development. Greater unification of the Deltona Village area will encourage a more viable mixture of land uses (subsection c.), protect adopted LOS standards (subsection d.), improve land use compatibility (subsection e.). The Activity Center area utilities are provided and serviced by Volusia County Utilities (subsection f.).

Policy FLU1-7.19

Zoning on specific parcels of land shall be consistent with the Future Land Use Map.

The multi-family unit cap increase, and incorporating the subject parcels within the Deltona Village BPUD is consistent with the Activity Center Future Land Use designation.

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.

Including the subject parcels within the Deltona Village BPUD through a major amendment to the BPUD constitutes a rezoning of the parcels to a PUD and is consistent with the above policy.

Policy FLU2-1.10

The City shall require the use of common access arrangements, shared parking and internal access during the development review process for the Activity Center.

A more unified development pattern will result in greater opportunity for internal access, shared parking, etc. The 0.61-acre Exception “B” parcel is adjacent to the private internal roadway known as John Wayne Trail. The 25.96 acres of the former ICC PUD property will likely have limited access points off of Graves Avenue only. Due to the irregular shape of this piece of land, it will require the design to incorporate common access and internal arrangements.

The request to increase the multi-family unit cap is anticipated to accommodate a second phase to the Integra Myst project. Phase 1 access is internally through the Epic Movie Theater’s Hollywood Boulevard and Energy Avenue (private roads). Per discussions with the land owner, Phase 2 of multi-family development is proposed immediately adjacent to the east of Phase 1. Therefore, accomplishing internal and shared access.

Policy ED1-2.1

The City shall pursue land use entitlements that are appropriately allocated to promote economic development.

Inclusion of the 26.57 acres within the Deltona Village BPUD will appropriately grant land use entitlements to the subject parcels. However, the addition of land does not provide an overall increase in vested intensities/densities for the Deltona Activity Center BPUD.

The multi-family cap increase promotes greater living opportunities adjacent to growing job opportunities within the developing area.

Policy ED2-1.2

The City shall ensure the integrity of the land uses within the Deltona Activity Center are maintained, and include any uses deemed beneficial to the Activity Center, and maintain concurrency.

The request to increase the multi-family unit cap allowed within the project to 652, is a request for an additional 238 units more than originally granted. The increase in multi-family entitlements prompts concurrency concerns for aspects such as traffic and schools. The applicant has submitted a school concurrency application to Volusia County Schools for a finding of adequate capacity. Staff anticipates the School Board determining there is adequate capacity. In regards to traffic concurrency, a proposal for an additional 351 multi-family units from the 301 units already under construction, will produce approximately 1,598 average daily trips and 137 PM Peak Hour Trips. The trip generation numbers along with the original development equivalency matrix

approved for Deltona Village in 2009, still maintains the project within the vested allocations for square-footage and trips (900,000 sf, 1,141 PM Peak, & 17,808 average daily trips).

Incorporation of the subject parcels will promote greater land use integrity by incorporating the adjacent and internal land into the greater Deltona Village development plan.

2. *Its impact upon the environment or natural resources*

The subject parcels requested for inclusion within the BPUD are vacant and undeveloped. The parcels remain in a natural condition represent remnant forested sites and are fragmented from other natural areas by roadways, development, and agricultural activity. While these small areas are habitat for small birds and mammals, these areas may also provide cover for larger animals like deer. Listed species that could utilize these properties include gopher tortoises and scrub jays. While the pastured parcels are utilized for active agriculture, these areas could also support gopher tortoises. In some cases, tortoise populations per acre can be quite high within improved and semi-improved pasture landscapes. While the habitat associated with exception parcels is not conducive scrub jay habitat, the interface of the scrub and pasture area may support jays. It is not uncommon for jays to occupy these transition areas, however, these edge areas represent marginal jay habitat.

With regard to listed species, individual developments will be responsible for the surveying of listed species, and if present, formulating habitat management plans.

A portion of the ICC site proposed is situated within the 100-year floodplain, Zone A, along the northeast portion of the property. The 'A' flood zone designation does not disqualify the land from development, however, requires a professional determination of a base flood elevation by a surveyor or engineer. This is normally reviewed at time of site plan/subdivision review.

Topography of the parcels is generally flat to mildly rolling. All of the parcels' soils are sandy and well drained.

3. *Its impact upon the economy of any effected area.*

The request to increase the multi-family unit cap to 652 units from the original 414 units approved within Ordinance No. 21-2009, is reflective of the modern-day state of the economy and growth within the area. The 414 multi-family unit

allocation was granted prior to the development of the Amazon Warehouse facility, and Portland Industrial site located directly west and south, respectively, of the Deltona Village BPUD. With more than two (2) million square feet of industrial uses built and under construction providing for thousands of jobs, the economy of scale has changed significantly in regards to multi-family needs within this area. The mix of apartments with large job creators and retail services provided and to be provided within the Deltona Village PUD is anticipated to impact the area's economy in a beneficial and significant way.

The inclusion of the 26.57 acres of subject parcels within the Deltona Village BPUD will facilitate a more unified development pattern with larger less interrupted land masses available to support modern development formats. The provision of infrastructure, including internal access, will be more linear and efficient. While the BPUD entitlement package will not change as a result of the inclusion of the 26.57-acre net total of parcels, the addition of the property will represent a much less constrained Deltona Village development package. Also, adding the subject parcels to the BPUD will better position the Deltona Village project for development. Therefore, the inclusion of the exception parcel within the Deltona Village BPUD will be economically beneficial for the City by facilitating a more complete development package able to support larger, more unified development products and patterns.

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*: The addition of the 238 multi-family units is anticipated to produce an additional 30 students based on the current student generation rate (.127) per multi-family unit. The applicant is awaiting a confirmation of finding of adequate capacity from Volusia County Schools.
- b. *Sewage Disposal*: Sanitary sewer (Volusia County Utilities).
- c. *Potable Water*: Central water (Volusia County Utilities).
- d. *Drainage*: Appropriately designed and constructed on-site drainage facilities will address stormwater run-off.
- e. *Transportation Systems*: Traffic studies were established within the Activity Center DRI and Deltona Village BPUD. The end result was a square foot cap for the entire project of 900,000 square feet, including

1,141 PM Peak Hour and 17,808 average daily trip caps. The 900,000 square-foot threshold was extended to include property also owned by the applicant located north of Graves Av. south of the eastbound Interstate 4 off-ramp (Former ICC BPUD property). As part of the Deltona Village BPUD a development equivalency matrix is used to convert entitlements while maintaining adherence to the 900,000 square-foot entitlement cap.

The increase to the multi-family unit cap will be within the vested allocations of the approved Deltona Village TIA and Development Agreement, as demonstrated above within Matter of Consideration No. 1. It is also important to note, design improvements required for the future phase of development will dictate whether the total units can be developed. Engineering plans have not been developed at this time by the applicant and/or representative.

The addition of the subject parcels to the Deltona Village BPUD will increase the size of the project by 26.57 acres. However, the entitlements of the project will not change and the addition of extra area to the BPUD will essentially reduce the intensity of the project. Therefore, traffic generation volumes will not change.

Furthermore, incorporation of the parcels within the BPUD will more readily facilitate cross access and connection to an internal roadway network. The result will be more efficient traffic patterns, greater opportunity for internalized traffic and less impacts on the City roadway network.

The following transportation-oriented provisions from the Comprehensive Plan are applicable:

Policy T1-1.4

The City of Deltona shall maintain land use regulations, including, but not limited to, access control/management and cross access easements, to facilitate safe and efficient mobility on the City transportation network.

Policy T1-3.2

The City of Deltona shall maintain land use regulations, including access management, which provide for the continued safe and efficient movement of local traffic. Such regulations also maintain and enhance roadway level of service, capacity, and mobility.

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

The acquisition of the one (1) exception parcel by the applicant/Deltona Village owner, and the decision to include a portion of the former ICC PUD does represent a change of circumstances. Unifying these parcels under the Deltona Village BPUD is logical and represents appropriate method to ensure a more functional development pattern.

6. *Any mistakes in the original classification.*

The existing Agriculture zoning classification was intended to represent a place holder type of zoning with the expectation the Deltona Activity Center sub-element urban oriented land use guidelines would be applied through a Planned Unit Development zoning action. The ICC BPUD rezoning, which occurred through a City Commission action (Ordinance No. 22-2004), never achieved execution or recording of development agreement, therefore, voiding the land use entitlements. The request to bring the subject parcels under the Deltona Village BPUD development plan does not represent a mistake or oversight but is an orderly transition of land use entitlement.

7. *Its effect upon the public health, safety, or welfare.*

Ordinance No. 04-2023 represents an amendment to Ordinance No. 21-2009, Ordinance No. 10-2018, and lastly Ordinance No. 06-2021. As previously stated, Ordinance No. 04-2023 adds approximately 26.57 acres of land to the Deltona Village BPUD through the addition of one (1) inholding parcel, and the former ICC BPUD parcels.

With the exception of Exception “B”, and a portion of the land directly east of the Maschmeyer concrete plant, the majority of land requested for inclusion was previously cleared under agricultural exemptions. Therefore, any impacts to the environment will be minimal upon development.

CONCLUSION/STAFF RECOMMENDATION:

The Deltona Village BPUD is a significant element of the City of Deltona Activity Center. The Deltona Village project is allocated for a range of commercial service uses, potential residential opportunities, and employment-oriented development, including general and medical office. The request is to increase the multi-family unit cap to 652 units, amend the development agreement to memorialize changes approved, and add 26.57 acres of land to the Deltona Village BPUD. These parcels have been over the years obtained by the applicant/owner. The multi-family unit cap will increase the units permitted, however the increase will comply with the vested square-footage and trips approved within the original BPUD. Because of the added land, there will be no increase of density/intensity, the use allocation will not change

nor will other parameters of the Deltona Village BPUD. The BPUD amendment will create opportunity for a more unified and integrated development pattern being managed by a single entity. More functional development patterns offered by the amendment is consistent with the Comprehensive Plan and furthers City economic development goals for a greater service sector presence and expanded employment opportunity.

Staff recommends the Planning & Zoning Board recommend approval to the City Commission of Ordinance No. 04-2023 for the amendment to the Deltona Village BPUD to increase the multi-family unit cap to 652 units, amend the written Development Agreement and the Overall Development Plan/Master Development Plan (ODP/MDP) approved by Ordinance No. 21-2009, and include additional land totaling approximately 26.57 acres to the BPUD.

Attachments:

Map Series

Ordinance No. 04-2023

Exhibit 'A' – Deltona Village DA Amendment (Staff Edit)

Exhibit 'B' – Legal Description

Exhibit 'C' - Deltona Village ODP/MDP dated March 3, 2023

Exhibit D – Deltona Village DA dated February 15, 2010