

Deltona Village BPUD Major Amendment Ordinance No. 02-2024

RZ23-0025

CITY OF DELTONA CITY COMMISSION

MARCH 25, 2024

BPUD Amendment Application Request

A request to amend the Business Planned Unit Development to:

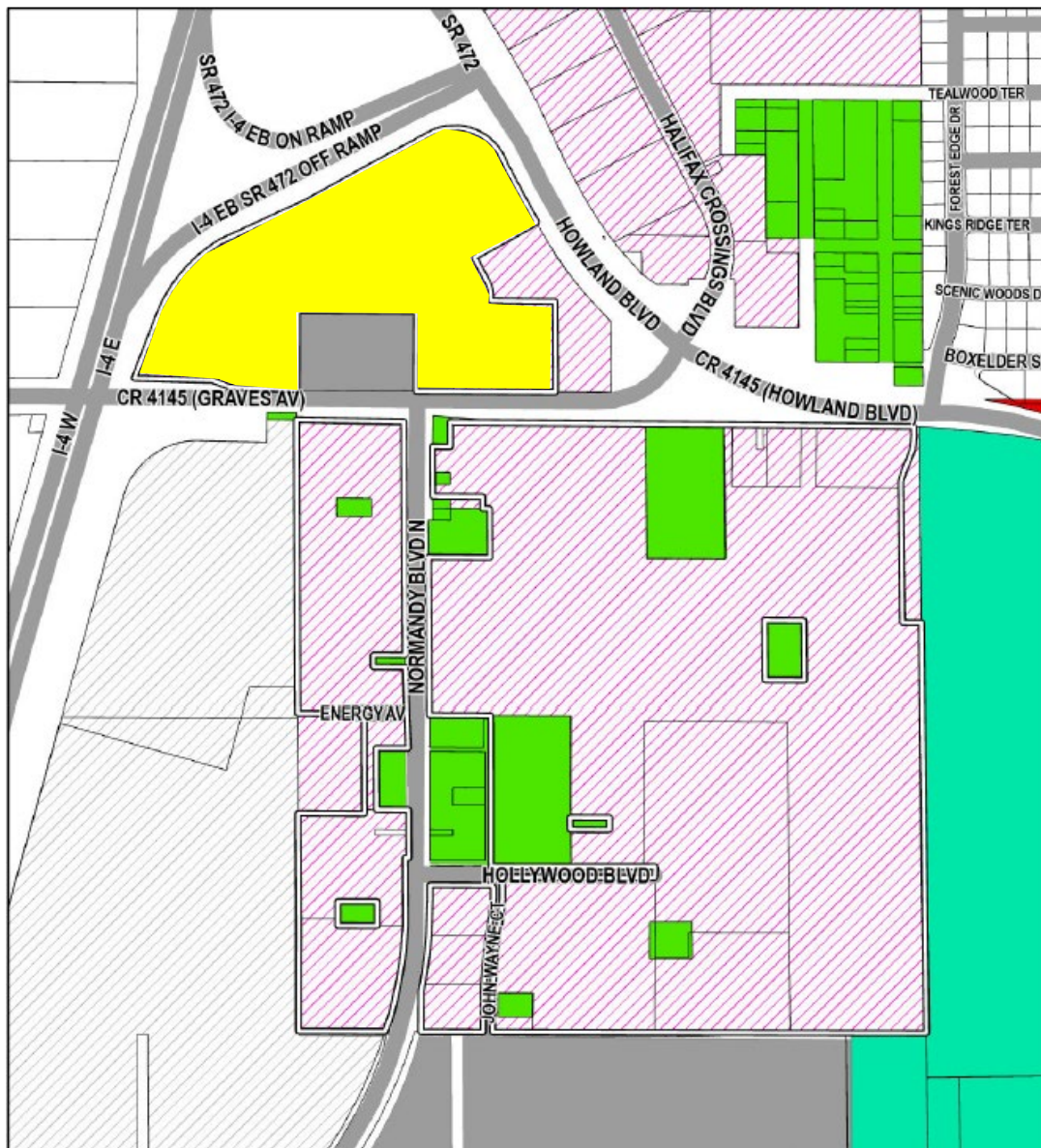
- ❑ to rezone and include additional land totaling ± 25.96 acres to the BPUD.
- ❑ The ± 25.96 acres was approved at first reading at the January 16, 2024, City Commission Meeting.

Background

- ❑ **Site:** 939 Hollywood Boulevard
- ❑ **Size:** ±140.61-acres (10 acres included in 2nd Amendment, and 0.61 acres in the 3rd Amendment)
- ❑ **Zoning:** Deltona Village Business Planned Unit Development (BPUD) (Ordinance No. 21-2009, adopted on February 15, 2010)
- ❑ **Original BPUD Approval:**
 - ❑ Commercial, Retail, Service, and Light Industrial Uses (Amongst Others)

History of this request:

- ❑ March 15, 2023 – Planning and Zoning Board recommended approval 6 to 1.
- ❑ April 3, 2023 – City Commission denied Ordinance No. 04-2023.
- ❑ May 1, 2023 – The applicant requested a rehearing at City Commission.
- ❑ May 22, 2023 – Applicant requested the item to be continued to the next meeting.
- ❑ June 19, 2023 – City Commission tabled the 25.96 acres.
- ❑ July 17, 2023 – The City Commission approved Ordinance No. 04-2023.
- ❑ October 18, 2023 – Applicant requested to take the 25.96 acres off the table.
- ❑ December 13, 2023 – Planning and Zoning Board recommended approval 6 to 1.
- ❑ January 16, 2024 – City Commission recommended approval 4 to 1.



Parcels to be added are in yellow

Previous Deltona Village BPUD Amendments

1st Amendment (RZ18-003)

- ❑ Request to modify the minimum lot size standards within the BPUD and change the 414 multi-family units from a conditional use to permitted use
- ❑ Adopted **July 2, 2018**, via **Ordinance No. 10-2018**

2nd Amendment (RZ21-0005)

- ❑ Request to rezone and add 8 parcels into the BPUD and vacation of certain Right-of-Ways
- ❑ Adopted **December 13, 2021**, via **Ordinance No. 06-2021**

3rd Amendment (RZ22-0002)

- ❑ Update the Overall/Master Development Plan, amend the DA to update the multi-family cap from 414 to 652 units, and rezone and include 0.61 acres of land.
- ❑ Adopted **June 19, 2023**, via **Ordinance No. 04-2023**

Deltona Village BPUD

- ❑ Traffic studies were established within the Activity Center DRI and Deltona Village BPUD. The result was a square footage cap for the entire project for 900,000 square feet, which includes 1,141 PM Peak Hour and 17,808 average daily trip caps.
- ❑ The rezone and addition of the approximate 25.96 acres does not add or change to trip cap for the Deltona Village BPUD. This will only add acreage to the BPUD.
- ❑ The applicant will likely pay more than 8 million dollars for the traffic impact fees for future projects going into the BPUD. This money will go to the County and City.

Matters for Consideration

- ❑ Whether it is consistent with all adopted elements of the Comprehensive Plan.
- ❑ Its impact upon the environment or natural resources
- ❑ Its impact upon the economy of any effected area.
- ❑ 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
- ❑ Any changes in circumstances or conditions affecting the area.
- ❑ Any mistakes in the original classification
- ❑ Its effect upon the public health, safety, or welfare.

Matters of Consideration Highlights

- ❑ The rezone and addition of the approximate 25.96 acres is consistent with the Comprehensive Plan.
- ❑ The additional 25.96 will result in a more unified and efficient development pattern and ICC PUD property.
- ❑ The request is consistent with the Activity Center Future Land Designation.
- ❑ The inclusion of the 25.96 acres 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.

Staff Recommendation

Staff recommends the City Commission approve Ordinance No. 02-2024, for the amendment to the Deltona Village BPUD to rezone and include additional land totaling approximately 25.96 acres to the BPUD.

Any Questions ?

