



MEMORANDUM

DATE: June 16, 2025

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 12-2024, A Rehearing request to amend 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). (Quasi-judicial Hearing) (Jessica Entwistle, Project Manager) (Applicant, Scott Banta)

REFERENCES: Code of Ordinances Section 106-30 and 106-31

REQUEST: The applicant requests a rehearing of Ordinance No. 12-2024 request to amend 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).

DISCUSSION:

Subject Property and Background: The subject property consists of approximately 36.46 acres, is currently vacant and wooded, and is zoned R1-AA (Single Family Residential) with an Activity Center Overlay. Its Future Land Use (FLU) designation is Activity Center. The existing zoning is inconsistent with the long-range vision of the City's Comprehensive Plan.

Per the City's Comprehensive Plan, any future development within the designated Activity Center must proceed through a Planned Unit Development (PUD) or an amendment to an existing PUD. The proposed rezoning to Mixed-Use Planned Unit Development (MPUD) fulfills this requirement and advances the City's objective to encourage integrated, mixed-use developments in key areas.

The proposal includes:

- Approximately 19.26 acres (52%) designated for non-residential uses, including industrial, office, and retail spaces to support economic development and job creation.
 - Lots 1-4: Permitted principal uses include flex space, offices, showrooms, restaurants and retail establishments.
 - Minimum lot size: 1.5 acres
 - Prohibited uses: Indoor/outdoor storage and similar uses to preserve quality and aesthetics.
 - Architectural standards will be enforced and truck traffic will be managed to avoid interference with residential areas.
- Lot 5 (17.20 acres): Reserved for the multi-family component, designed as a complex of buildings up to four stories in height.

- Maximum density: 343 units.
- Current plan: Construction of 320 units.

Denial of Rezoning and Rehearing Request: On April 21, 2025, the Deltona City Commission voted 6 to 1 to approve Ordinance No. 12-2024, at first reading. The ordinance proposed the rezoning of approximately 36.46 acres of land located along the North Normandy Boulevard corridor, situated south and east of the I-4 Logistics Park within the designated Activity Center, from Single-Family Residential (R1-AA) to Mixed-Use Planned Unit Development (MPUD). At the second reading held on May 18, 2025, the City Commission voted 4 to 3 to deny Ordinance No. 12-2024. As a result, the proposed rezoning did not receive final approval.

Following this decision, the applicant submitted a request for rehearing on May 28, 2025, citing that the City Commission overlooked or misapprehended certain facts or points of law in reaching its decision.

In accordance with Section 110-1005 “Rehearing and Administrative Res Judicata of the City’s Code of Ordinances, a rehearing may be granted under the following conditions:

- A rehearing may be initiated by any member of the City Commission who voted on the prevailing side, or
- By an aggrieved party, provided it is alleged that relevant facts or points of law were overlooked or misinterpreted.

If the City Commission grants the motion for rehearing, it must:

- State the reasons for granting the rehearing, and
- Set a time, date, and location for a new public hearing, with due public notice provided.

NEXT STEPS: If the Mayor and City Commission approve the motion for rehearing, the matter will be scheduled for consideration during the Regular City Commission meeting on Monday, July 7, 2025.

ATTACHMENTS:

- Cobb Cole Attorneys At Law Letter Request for Rehearing