



MEMORANDUM

DATE: June 16, 2025

TO: City Commission

FROM: Jessica Entwistle, Assistant Director, Planning and Development Services

THRU: Doc Dougherty, City Manager

Re: RZ25-0002, Ordinance No. 14-2025, amending the Halifax Crossings Mixed Planned Unit Development (MPUD) for ±109.71 acres of land located along the Halifax Crossings Boulevard corridor south and east of Halifax Hospital Complex within the Activity Center to include the provision of master development map alternative and a reduction in the minimum lot size for commercial parcels. (Quasi-judicial Hearing) (Jessica Entwistle, Project Manager) (Applicant, Alex Springfellow)

REFERENCES: City Comprehensive Plan, Code of Ordinances, Halifax Crossing MPUD Development Agreement from 2022.

REQUEST: An application has been submitted to amend the Halifax Crossing Mixed-Used Planned Unit Development (MPUD). The proposed amendment includes the introduction of a new Development Map Alternative (Option B) and a reduction in the minimum lot size requirements for commercial parcels to support future development opportunities.

DISCUSSION:

Location: The subject property lies along the Halifax Crossing Boulevard corridor, east of UF/Halifax Health Hospital complex, within the Deltona Activity Center – a designated area intended to support a mix of land uses and regional economic development initiatives.

The subject area consists of the following parcels: 8106-08-00-0100, 8106-09-00-0020, 8106-08-00-0010, 8106-08-00-0020, 8106-08-00-0030, 8106-08-00-0040, 8106-08-00-0050, 8106-08-00-0060, 8106-08-00-0070, 8106-05-03-0010, 8106-08-00-0081, 8106-08-00-0002, 8106-08-00-0110, and 8106-08-00-0001.

Background: The Halifax Crossing Planned Unit Development was originally approved as a Business Planned Unit Development (BPUD) on September 15, 2014. At that time, the Development Agreement allocated a maximum of 17,415 daily external trips and established a fair share agreement with Volusia County and the City of Deltona. The agreement also included commitments for roadway infrastructure improvements.

In 2022, the property was amended to a Mixed-Use Planned Unit Development (MPUD) to support a broader development vision. This amendment retained the original trip cap and infrastructure commitments and introduced new planning districts:

District	Acreage	Units Allowed
Commercial	21.1 acres	---
Wellness Center	3.8 acres	---
Medical Support Facilities	15.0 acres	Up to 350 beds
Multi-Family (Primary)	13.5 acres	Up to 275 units
Multi-Family (Age Restricted)	25 acres	Up to 420 units (Max 17 units/acre)
Cluster Residential (Age Restricted)	19 acres	Up to 114 units (Max 6 units/acres)

The applicant submitted a request in 2025 to amend the existing MPUD to introduce enhanced development flexibility. The amendment includes the following key components:

1. Development Map Alternatives – Option B:
 - Revises land use allocation
 - Commercial Uses: 75.71 acres
 - Multi-Family Residential: 34 acres (up to 575 units)
 - Represents a reduction of 584 multi-family units—including age-restricted and medically supported housing—alongside an increase of 54.61 acres of commercial land, compared to the current plan (Option A).
 - The Master Development Plan for Option B illustrates modifications limited to the eastern section of the site; the western portion remains consistent with Option A, including 275 residential units and designated commercial parcels.
2. Reduction in Minimum Lot Size for Commercial Parcels:
 - Seeks to modify current development standards to allow for smaller commercial parcel sizes, facilitating a boarder range of commercial development opportunities.

Development Option	Multi-Family Units	Age-Restricted Units	Commercial Acreage	Multi-Family Acreage
Option A (Current)	275	884	21.1 acres	57.5 acres
Option B (Proposed)	575	0	75.71	34 acres

Transportation Considerations: Staff, in coordination with Volusia County Traffic Engineering, reviewed the transportation impacts of the proposed amendment. Key provisions under the updated Development Agreement include:

- The applicant must update their traffic study and maintain coordination with both Volusia County and the City of Deltona.
- The applicant shall provide an updated accounting of external daily trips for each development phase, using the most current edition of the ITE Trip Generation Manual to determine applicable trip generation rates.
- Should daily trips exceed the existing cap of 17,415, a new fair share agreement will be required.
- If trips exceed 15,500 per day, the applicant is required to pay \$792,071.16 to Volusia County as a fair share contribution.

STANDARDS FOR REZONING:

The requested amendment to the PUD constitutes a rezoning request. Per Section 74-14, all development within the City must conform to the Comprehensive Plan and the regulations of Chapter 74, Land Development Code. Section 74 (4) requests that rezoning proposals be analyzed based on the following criteria:

- a. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of the Comprehensive Plan.**

The proposed MPUD amendment is consistent with the intent, goals, objectives, policies of the Deltona Comprehensive Plan. Specifically, it supports the Future Land Use Element's objectives for promoting mixed-use development in designated activity centers and aligns with the City's vision for compact, economically diverse, and infrastructure-efficient growth. It also advances Economic Development and Transportation Element goals by promoting job creation, expanding commercial opportunities, and ensuring transportation concurrency through fair share contributions.

- b. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses.**

The proposed changes remain compatible with existing and future land use designations. The subject property is located within the Deltona Activity Center, a strategic location intended for a blend of residential, commercial, and institutional uses. The amendment reflects a logical intensification of commercial use while still providing for residential development in alignment with regional growth trends.

- c. Whether the proposed change would have an impact on the availability of adequate public facilities, services and infrastructure consistent with the level of service standards adopted in the Comprehensive Plan.**

Public facilities and services, including transportation infrastructure, are adequate to support the proposed change. The development remains subject to an external trip cap of 17,415 daily trips. Coordination with Volusia County and the City of Deltona ensures that any impacts on road capacity will be mitigated, and the applicant is obligated to provide updated traffic studies and a financial contribution if certain thresholds are exceeded. Other essential services (water, sewer) will be addressed through the standard development review procedures.

- d. Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

The current district boundaries are not illogically drawn but reflect past planning efforts. The proposed amendment adjusts internal land use allocations within the MPUD without altering the outer boundaries, which remain logical in relation to existing development patterns and site conditions.

- e. Whether the proposed change will adversely influence living conditions in the neighborhood.**

The amendment is not anticipated to negatively affect living conditions in the surrounding area. Rather, the increased commercial allocation could enhance nearby residential areas by improving access to retail, services, and employment.

- f. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.**

While the property can be used under the existing zoning, the proposed changes enhance development flexibility and market responsiveness, particularly for commercial development. The amendment facilitates a more balanced land use mix suited to current economic demands.

Whether the proposed change would create adverse impacts in the adjacent area or the City in general.

There are no anticipated adverse impacts to adjacent areas or the City as a whole. The proposal reflects a responsible intensification of development in an area already designated for growth and is supported by existing and planned infrastructure.

g. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

The subject property is of adequate size and configuration to accommodate the proposed changes. The site is large, contiguous, and appropriately shaped for the revised land use allocations.

h. Whether ingress and egress to the subject parcel and internal circulation would adversely affect traffic flow or safety or control, or create types of traffic deemed incompatible with surrounding land uses.

Ingress and egress will be reviewed and approved during site development, ensuring alignment with traffic flow and safety standards. Traffic will continue to be managed under the trip cap and in coordination with County and City engineering staff. The introduction of more commercial use is compatible with the site's location along a key corridor and is not expected to create traffic incompatible with surrounding land uses.

i. Whether school capacity has been adequately addressed, including on-and off-site improvements.

The reduction in residential units, particularly the elimination of age-restricted units and the overall decrease in multi-family density, may reduce potential school aged population impacts. School capacity will be evaluated in coordination with Volusia County Schools during future stages. At this stage, the amendment is not expected to adversely affect school capacity.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed amendment to the Halifax Crossing Master Planned Unit Development (MPUD) has been reviewed and found to be consistent with the City of Deltona Comprehensive Plan. The amendment advances the City's long-term planning goals by promoting compact, mixed-use development, supporting strategic economic growth within the Deltona Activity Center, and maintaining concurrency with infrastructure and transportation systems.

Key elements of the Comprehensive Plan supported by this amendment include:

- Future Land Use Element: Encourages energy-efficient, mixed-use development, infrastructure alignment, and land use compatibility while discouraging sprawl.
- Transportation Element: Promotes multimodal connectivity, infill development, and coordination with regional transportation agencies.
- Housing Element: Supports a variety of housing types in areas with adequate infrastructure, promoting compact community design.

- Economic Development Element: Aligns with goals for business retention, job creation, and infrastructure readiness in a targeted economic development zone.

The amendment is in line with the City's vision for the Deltona Activity Center and contributes to a flexible infrastructure-supported, and economically viable development pattern.

RECOMMENDATION:

It is the recommendation of staff that the Mayor and City Commission approve Ordinance No. 14-2025 at first reading, amending the Halifax Crossing MPUD. The proposed amendment has been thoroughly reviewed and found to be consistent with the City of Deltona's Comprehensive Plan as well as the applicable Land Development Regulations.

NEXT STEPS:

Staff will schedule the adoption hearing following any recommendations from the Mayor and City Commission based on the discussion during the first reading.

ATTACHMENTS:

- Ordinance No. 14-2025 with Exhibits A-F
- Redline Halifax Crossings MPUD Development Agreements
- Maps