

# Deltona Village BPUD Major Amendment Ordinance No. 04-2023

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RZ22-0006

CITY OF DELTONA CITY COMMISSION

APRIL 3, 2023

# BPUD Amendment Application Request

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A request to amend the Business Planned Unit Development 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

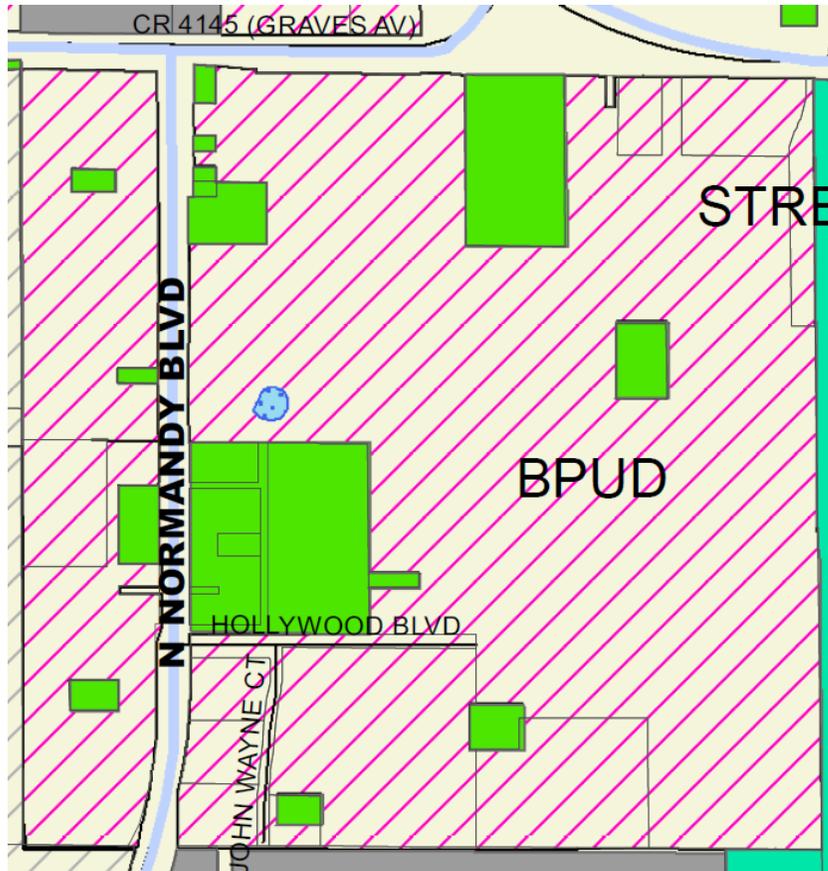
# Background

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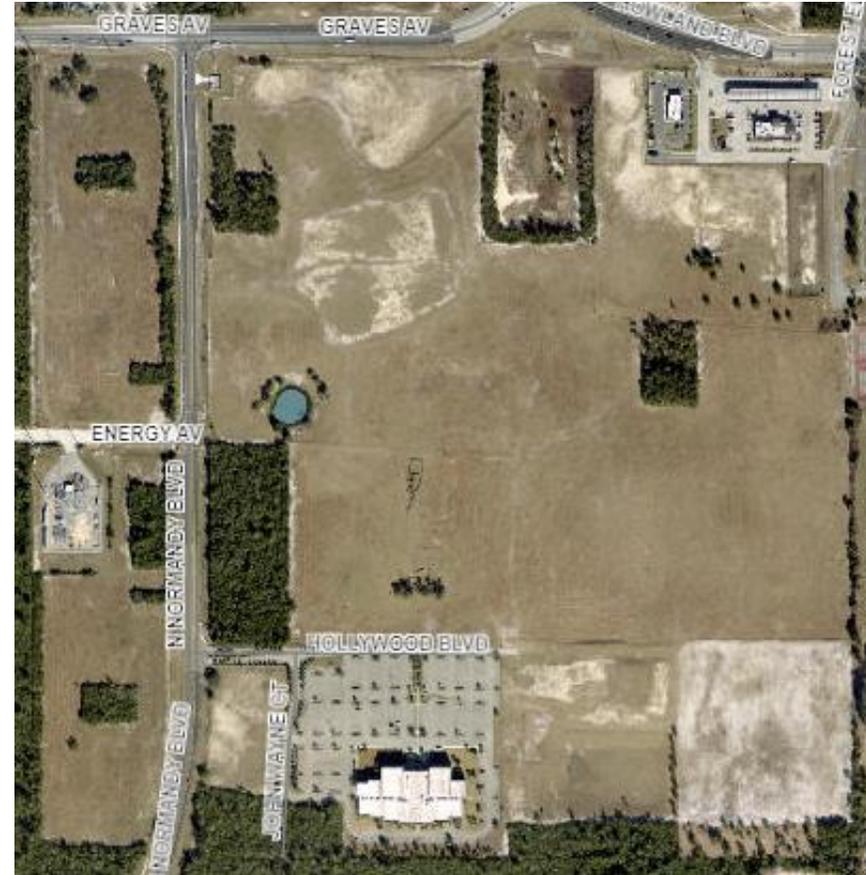
- ❑ **Site:** 939 Hollywood Boulevard
- ❑ **Size:** ±140-acres (10 acres included in 2<sup>nd</sup> Amendment)
- ❑ **Zoning:** Deltona Village Business Planned Unit Development (BPUD)  
(Ordinance No. 21-2009, adopted on February 15, 2010)
- ❑ **Original BPUD Approval:**
  - ❑ Commercial, Retail, Service, and Light Industrial Uses (Amongst Others)
  - ❑ 414 Multi-family units as a Conditional Use
  - ❑ TIA allowed for 17,808 ADTs, 1,141 PM Peak Hour Trips per the 900,000 square-footage of retail allocated based on the previous DRI\*

\*Southwest Volusia Development of Regional Impact

# Existing Deltona Village BPUD Site



Zoning Map



Aerial Imagery

# Previous Deltona Village BPUD Amendments

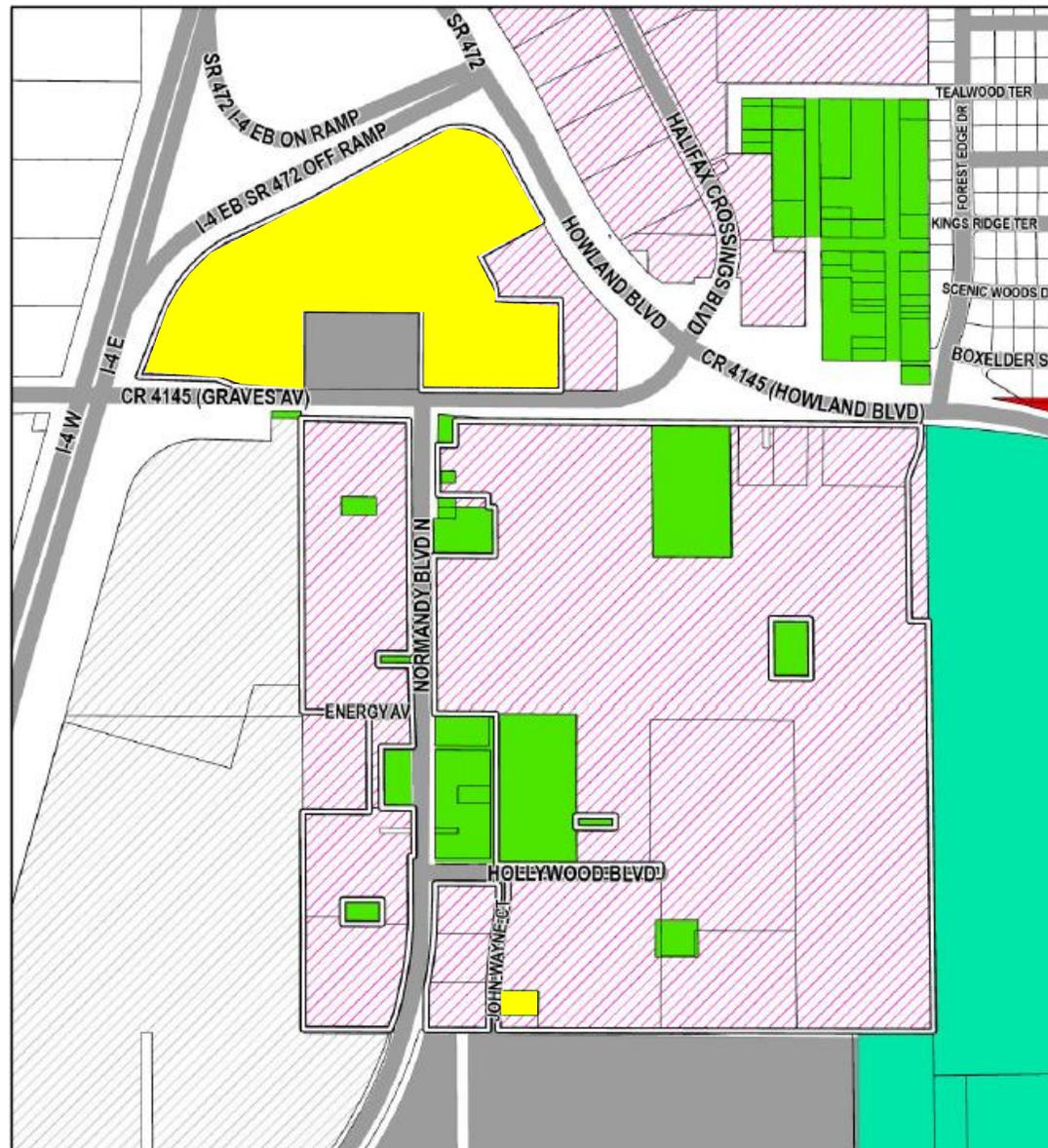
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## 1<sup>st</sup> Amendment (RZ18-003)

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

## 2<sup>nd</sup> 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**



Expansion Parcels

# Matters for Consideration

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- ❑ 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

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- ❑ The request to increase the multi-family unit cap is consistent with the Comprehensive Plan as well as current market demands of the local economy
- ❑ The staff recommended DA amendment is consistent with the request and meets the intent of the original BPUD approval regarding uses, square-footage and trip caps.
- ❑ The rezone and addition of the approximate 26.57 acres is consistent with the Comprehensive Plan and does not provide additional trips from the original vested entitlements.

# Staff Recommendation

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Staff recommends the City Commission approve 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.

# Any Questions ?

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