

Deltona Village BPUD Major Amendment Ordinance No. 04-2023

RZ22-0006

CITY OF DELTONA CITY COMMISSION

APRIL 3, 2023



BPUD Amendment Application Request

A request to amend the Business Planned Unit Development to:

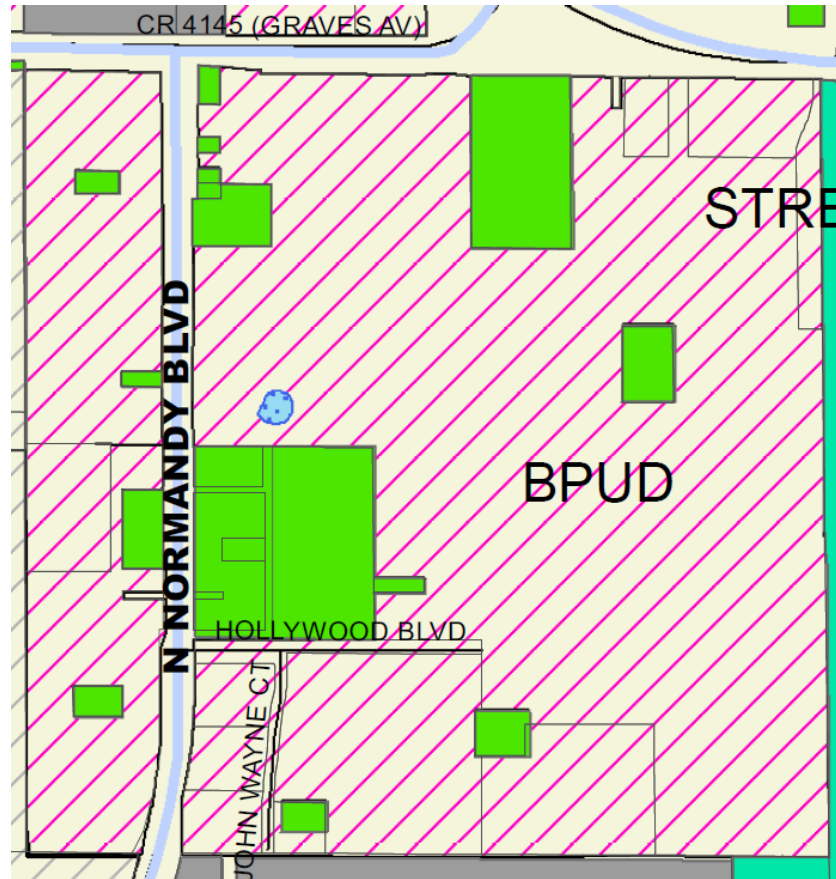
- ☐ amend the Deltona Village BPUD Overall Development Plan/Master Development Plan (ODP/MDP) to increase the multi-family unit cap to 652 units,
- ☐ amend the written Development Agreement approved by Ordinance No. 21-2009, and
- ☐ to include additional land totaling approximately 26.57 acres to the BPUD

Background

- ❑ **Site:** 939 Hollywood Boulevard
- ❑ **Size:** ±140-acres (10 acres included in 2nd 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

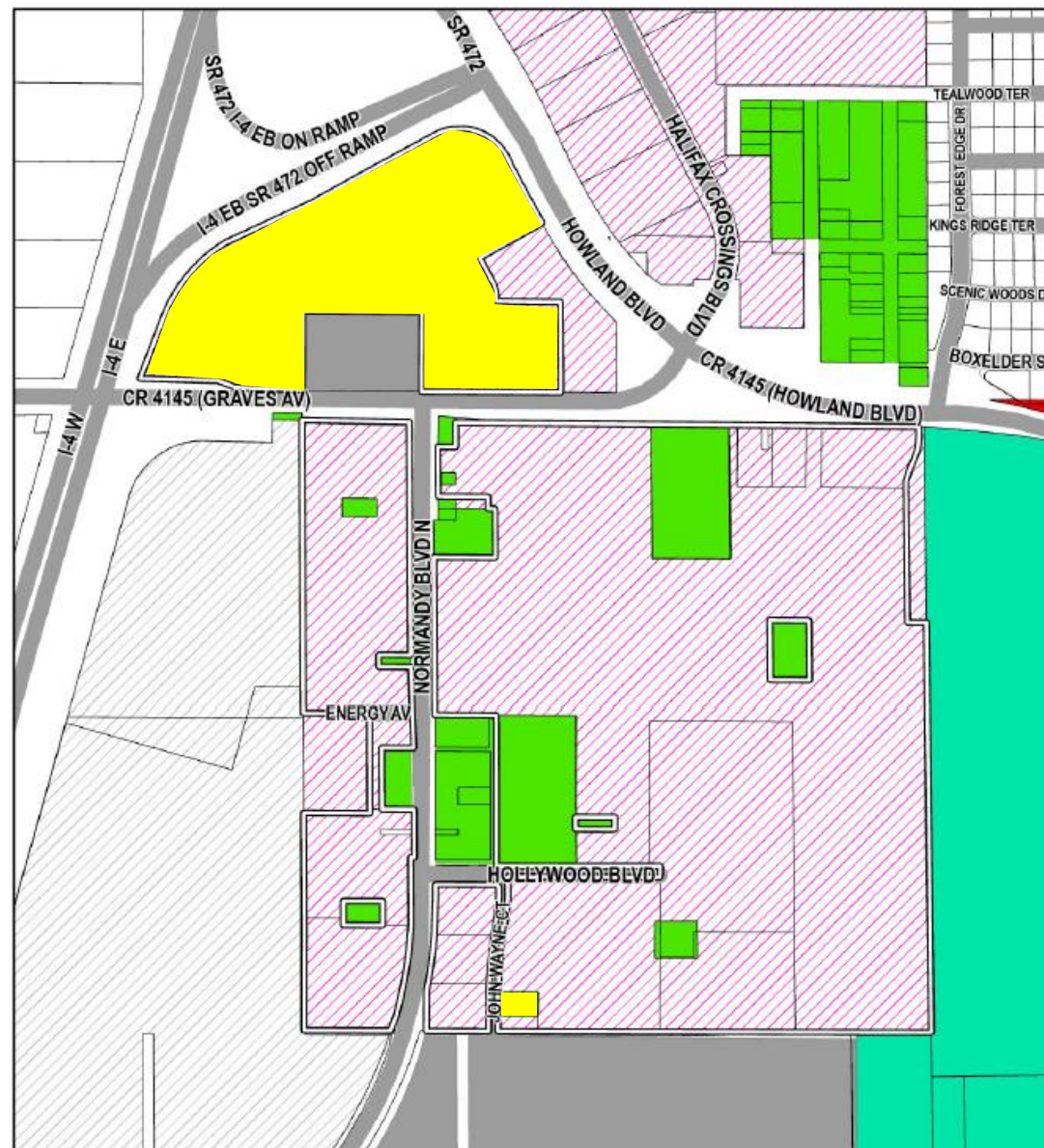
Previous Deltona Village BPUD Amendments

1st 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**

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**



Expansion Parcels

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 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

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 ?

