

Fernanda Place Phase 3

Residential Rezone Application

Ordinance No. 08-2024

RZ23-0026

PLANNING AND ZONING BOARD

MAY 15, 2024

Rezone Application Request

- ❖ The applicant is requesting to amend the Official Zoning Map from Agriculture (A) to Single-Family Residential (R1) for \pm 43.55 acres of land located on the southside of Fernanda Drive and directly east of Pine Ridge High School.
- ❖ The rezone would allow Fernanda Place Phase 3 to have 101 single-family homes with a minimum lot size of 7,400 square feet. Over 90% of the lots will be 9,000 square feet.

Background

- ❖ **Parcel No.'s:** 8231-00-00-0020 & 8231-00-00-0032
- ❖ **Size:** ± 43.55 acres
- ❖ **Existing Zoning:** Agriculture (A)
- ❖ **Proposed Zoning:** Single-Family Residential (R1)
- ❖ **Future Land Use:** Low Density Residential (0-4 units per acre)
- ❖ The applicant will follow the R1 zoning, which is the typical zoning for most Deltona Lakes lots in Deltona.
- ❖ The minimum lot size is 7,400.

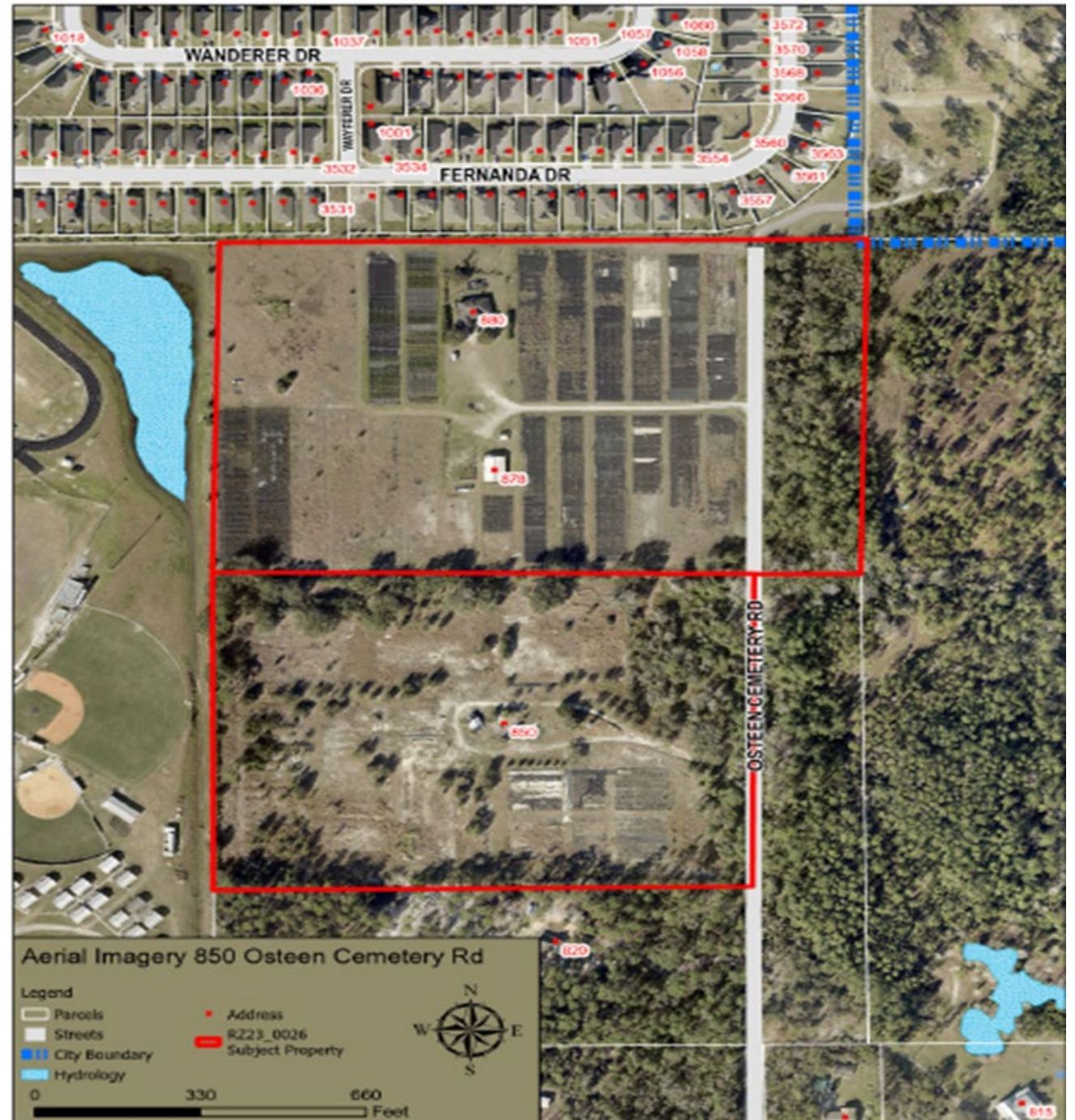
Fernanda Place Phase 3 Layout

- No impacts to wetlands and provides adequate wetland setbacks per the LDC.
- Provides trails for residents.
- 101 Dwelling Units
 - 2 units- 7,400 sq. ft.
 - 7 units - 8,250 sq. ft
 - 92 units - 9,000 sq. ft



Current State of the Property

- ❖ The property currently has a single-family home on the northern portion and was used as a nursery in the past.



Matters of Consideration:

- ❖ The Future Land Use designation of the property is Low Density Residential (LDR) which allows up to six (6) dwelling units per acre. Phase 3 proposes a max density of 2.32 units per acre.
- ❖ Phase 3 will be designed so no lots or improvements will be platted or created within the 100-year floodplain or wetlands. There will be a 25-foot upland buffer afforded as per City Wetland Protection Regulations.
- ❖ The Concept Plan will maintain the aesthetic characteristics of the existing Fernanda Place model but have larger lots typical to the Deltona Lakes lots. Phase 3 will be an extension of the Fernanda RPUD, although it will have a different zoning (R1).
- ❖ The Fernanda Place Phase 3 rezone maximizes existing land resources and does not constitute urban sprawl.

Matters of Consideration Continued

- ❖ The project is designed to promote land use compatibility with existing uses, developing adjacent to Residential and Public-School uses.
- ❖ The applicant will be required to perform an environmental analysis of the entire property with the Plat. The previous analysis was done in December 2020.
- ❖ VCSB capacity letter states there will be 27 students generated from the 101 new dwelling units, and the surrounding schools have the capacity.
- ❖ The applicant will connect to central water and sanitary sewer provided by Deltona Water.

Transportation

- ❖ The TIA stated the project will generate 1,018 new daily trips, of which 75 will occur in the AM peak hour and 100 will occur in the PM peak hour.
- ❖ TPD, performed a Signal Warrant Analysis to determine the need of a signal at the intersection of Howland Boulevard and Fernanda Drive/Goldenhills Street, and the minimum volume threshold did not trigger a signal to be installed.
- ❖ Staff is recommending the applicant perform a field review and a signal warrant analysis after the Phase 3 Dwelling Units are fully occupied.
- ❖ Volusia County is requesting an analysis of safety and access management issues will be required to include an analysis of crash data at the intersection of Howland Boulevard and Fernanda Drive to identify trends and patterns and calculate crash rates, frequency, and severity, while considering factors such as time of day, weather conditions, and roadway characteristics.

Conclusion

- ❖ The minimum lot size is 7,400 square feet, although many of the lots are 9,000 square feet which are typical sizes of Deltona lots. The minimum lot size of the R1 zoning is 7,400 square feet. The applicant is suggesting having 1,600 square feet over the minimum lot size required by the City's Land Development Code.
- ❖ The project at 2.32 units per acre is consistent with the Comprehensive Plan and the Low-Density Residential land use designation. Furthermore, the project at the density requested will create more compact development patterns and more efficiently use existing City public infrastructure and land resources.
- ❖ Approximately 2.53 acres of the Fernanda Place Phase 3 property is considered wetland. There will be no impacts to the wetlands.

Staff Recommendation

City staff recommends the Planning and Zoning Board to recommend the City Commission approve the Fernanda Place Phase 3 rezoning request from Agriculture to R1 with the following condition:

1. The developer shall perform a field review and a signal warrant analysis after the Phase 3 dwelling units are fully occupied. The analysis shall include crash data at the intersection of Howland Boulevard and Fernanda Drive to identify trends and patterns, and calculate crash rates, frequency, and severity while considering factors such as time of day, weather conditions, and roadway characteristics.



Any Questions?