



**Growth and Resource Management Department
Planning and Development Services**

June 16, 2020

Ron Paradise, Planning Director
City of Deltona
2345 Providence Boulevard
Deltona, FL 32725

**RE: City of Deltona Project No. CP20-0024 and CP19-0002
Enterprise Osteen East and West Large Scale Comprehensive Plan Amendment**

Dear Ron:

The County staff appreciates the opportunity to review the proposed large scale comprehensive plan amendments in advance of your public hearing schedule. Staff has reviewed the amendment and provides the following comments:

CP20-0024

Approximately 119 acres of the proposed amendment is within the Osteen Joint Planning Agreement (JPA) adopted by the City and County on December 5th, 2008. Approval of amendments within the jurisdiction of Deltona requires written approval by the county pursuant to Section E. of the JPA. This letter provides a written request for additional information before we can provide written approval.

The property is currently designated Osteen Commercial Village (OCV) and Mixed Use Village (MUV). Both land uses contemplate a mix of residential and non-residential uses as follows:

OCV Development Intensities/Densities

Dwelling Units – Max 12 dwelling units per acre/Min 8 dwelling units per acre
Intensity – Max FAR 0.5/Min FAR 0.25
Development Mix – 80% non-residential/20% residential

MUV Development Intensities/Densities

Dwelling Units – Max 8 Dwelling units per acre/Min 4 dwelling units per acre
Wetlands: 1 du/10 acres
Intensity – Max FAR 0.35

The proposed amendment includes changing the land use to Transitional Residential (TR), which allows a maximum density of 4 dwelling units per acre, and does not provide for a non-residential mix of uses. This has the potential for altering the mix of uses on the property. This may be in conflict with Policy 1.1.9 of the Osteen Local Plan (see following).

Policy OST 1.1.9: Both the City and the County shall maintain intensity and density calculations for each development and shall reconcile these number annually to ensure the overall development mix is achieved at build out. The County Planning Department shall maintain the annual density and intensity calculations report as agreed upon by the City and County.

1. The county staff acknowledges that the proposed amendment will result in a net reduction in the overall density and intensity of development on this parcel. The concern is that the land use amendment results in a residential project without the commercial uses typically associated with a neo-traditional land use pattern. Please clarify how the City will address the appropriate mix of non-residential uses in order to be consistent with Policy 1.1.9.

CP19-0002

This amendment proposes a change from the current designation of Volusia County Rural to City Low Density Residential (LDR). This proposes an increase from 34 to 445 dwelling units. A companion rezoning proposes a restriction of 226 dwelling units.

This amendment results in a significant increase in development within an area designated for rural uses. Please clarify how the proposed amendment will not have an impact to the existing rural areas east of Little Lake. The concern is with the increased density and ability to protect the Enterprise Community.

The staff report reflects that this is part of a proposed development project that includes the other comprehensive plan amendment (CP 20-0024). The associated application for rezoning to PUD will result in residential development that provides for future housing demand. The plan is to allow for intensified densities on this parcel combined with a reduction in density/intensity on the other parcel to provide for a transition between the rural areas and the intensive areas within the Osteen Local Plan. The following are recommendations and concerns that need to be addressed:

1. Establish a parcel specific limitation on the amount of development that may occur on this property consistent with the proposed PUD.
2. Clarify if the boundary of the Osteen Local Plan area needs to be expanded to incorporate the subject property.
3. The staff report states that future population projections are not met by current and projected lot inventories, which implies that only single family lots are deemed suitable to accommodate future populations. However, the sister amendment contemplates a reduction in allowable density from 380 dwelling units to 329 units. Please expand the analysis of how the proposed amendment does not create urban sprawl. The analysis needs to reflect that the intensified residential development will be assimilated into the supportive land uses within the Osteen Local Plan.

4. It is recommended that a general set of policies be added to address how the city will address future requests for map amendments for lands immediately adjacent to the Osteen Local Plan area.

The county looks forward to working with the city on these proposed amendments. Please do not hesitate to contact me to discuss these comments.

Sincerely,



Clay Ervin
Growth and Resource Management Director

cc: Suzanne Konchan, AICP, Deputy County Manager
Palmer Panton, Director, Planning and Development Services
Susan Jackson, Senior Planning Manager
Paolo Soria, Senior Assistant County Attorney