



Legislation Text

File #: 507-2015, **Version:** 1

TO: Mayor and Commission

AGENDA DATE: 3/25/2024

FROM: Interim City Manager

AGENDA ITEM: 7 - B

SUBJECT:

Public Hearing - Ordinance No. 03-2024- Amending the official Zoning Map to Rezone an approximately 1.37 - acre parcel of land located at 3150 Howland Boulevard from Professional Business Zoning District (PB) to the City of Deltona Retail Commercial District (C-1). - Planning & Development Services (386) 878-8600.

Strategic Goal: Economic Development

LOCATION:

3150 Howland Boulevard; the property is generally located north of the Howland Boulevard corridor. Situated west of the Howland Boulevard and Roseapple Avenue intersection.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

Planning and Development Services

STAFF RECOMMENDATION PRESENTED BY:

Jessica Entwistle, Planner II

POTENTIAL MOTION:

"I hereby move to approve Ordinance No. 03-2024, amending the Official Zoning Map to rezone a ±1.37-acre parcel located at 3150 Howland Boulevard from Professional Business to Retail Commercial at first rehearing."

BACKGROUND:

The City received an application to rezone a ±1.37-acre parcel located at 3150 Howland Boulevard, from PB to C-1. The Future Land Use Designation is Commercial, which is consistent with the request. The parcel is currently wooded, vacant parcel between two development parcels, a House of Worship and Dunkin Donuts.

This application came before the City Commission on August 26, 2023. The Commission voted to send the rezone back to the Planning and Zoning Board to allow the applicant to work through some

issues and supply sufficient information regarding an end user. On December 13, 2023, the Planning and Zoning Board unanimously recommended approval. On January 16, 2024, the City Commission voted 2-3 for approval, causing the Ordinance to fail. On January 29, 2024, the applicant requested a rehearing, and on February 9, 2024, the Commission voted to allow the applicant to bring the application back with a 4 to 2 vote.

The applicant is requesting to build a \pm 5,000 square foot Take 5 Oil Change and a \pm 5,000 square foot retail building. The applicant has provided Exhibit B, prohibited uses to ensure certain uses cannot go into this location. The preliminary Site Plan has been provided for review. The Site Plan illustrates a cross access with the Dunkin Donuts and internal circulation. It's important to note that the application will come back before the City Commission because an Oil Change requires a Conditional Use application within the C-1 zoning. The applicant will be required to do a Traffic Study during the Conditional Use process for approval.

Staff has reviewed the rezoning application using the Land Development Code Section 110-1011 for consistency with the Comprehensive Plan, environmental requirements, traffic concurrency, and public health, safety, and welfare.