



Legislation Text

File #: 505-2015, **Version:** 1

TO: Mayor and Commission

AGENDA DATE: 3/25/2024

FROM: Interim City Manager

AGENDA ITEM: 7 - A

SUBJECT:

Public Hearing - Ordinance No. 02-2024, amending the Deltona Village Business Planned Unit Development (BPUD) to rezone an additional \pm 25.96 acres of land to be included within the BPUD - Planning and Development Services (386) 878-8600.

Strategic Goal: Community Development

LOCATION:

Deltona Village BPUD

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 02-2024, amending the Deltona Village BPUD to rezone and include an additional \pm 25.96 acres of land to the Deltona Village BPUD."

BACKGROUND:

This item was included in Ordinance No. 04-2023 with the following meetings and dates:

- March 15, 2023 - Planning and Zoning Board recommended approval 6 to 1.
- April 3, 2023 - City Commission denied Ordinance No. 04-2023 with a 4 to 3 vote.
- May 1, 2023 - The applicant requested a rehearing at City Commission.
- May 22, 2023 - Applicant requested the item to be continued to the next meeting.
- June 19, 2023 - City Commission tabled 25.96 acres, but approved Ordinance No. 04-2023 at first reading.
- July 17, 2023 - City Commission approved Ordinance No. 04-2023 at Final Reading,

amending the ODP/MDP, amending the DA to update the multifamily cap from 414 to 652 units, and to rezone and include 0.61 acres at first hearing.

- October 18, 2023 - Applicant requested to take the 25.96 acres off the table.
- December 13, 2023 - Planning and Zoning Board recommended approval 6 to 1.
- January 16, 2024 - City Commission approved Ordinance No. 02-2024 4 to 1 at first hearing.

In 2018 the first amendment for the Deltona Village BPUD was approved, to modify the minimum lot size standards and changed the 414 multi-family units from Conditional Use to a Permitted Use. In 2021, the second amendment was approved to add eight (8) parcels into the BPUD and vacate certain rights-of-way. In 2023, the third amendment was approved to update the overall Master Development Plan, amend the DA to update the multi-family cap to 652 units, and rezone and include \pm 0.61 acres of land into the BPUD.

To date, Deltona Village has developed the Epic movie theater, Race Trac gas station, Burger King, and a Starbucks. Various Site Plans have been approved, including a 52,800 square-foot Nutty Bavarian light manufacturing facility (SP22-0007) and a 2,600 square-foot Panda Express restaurant (SP23-0005). Staff is currently reviewing a 96,080 Store Space Self-Storage facility (SP23-0006).

The request is consistent with the Comprehensive Plan and does not add or request any additional trips from the original vested entitlements. The additional land will result in a more integrated and efficient development pattern, while unifying the former ICC PUD property. The request is consistent with the Activity Center Future Land Use designation, and provides a more complete package, able to support larger, more unified development products.

On December 13, 2023, the Planning and Zoning Board voted to recommend the City Commission approve Ordinance No. 02-2024, with a 6 to 1 vote. The City Commission approved Ordinance No. 02-2024 at first reading with a 4 to 1 vote.

For more information, please refer to the attached staff report and attachments.