



Legislation Text

File #: 355-2015, **Version:** 1

TO: Mayor and Commission

AGENDA DATE: 10/5/2020

FROM: Dr. Marc-Antonie Cooper, Interim City Manager

AGENDA ITEM: 6 - A

SUBJECT:

Public Hearing - Ordinance No. 05-2020, Large Scale Comprehensive Plan Future Land Use Map Amendment (CP19-0002) for a ±95.34 acre parcel from Volusia County Rural to City Low Density Residential (LDR) and adding Future Land Use Element Goal FLU4, Objective FLU4-1, and Policy FLU4-1.1, at first reading - Ron A. Paradise, Interim Deputy City Manager/Director, Planning and Development Services, (386) 878-8610.

Strategic Goal: Economic Development - Create more diversified & high-quality housing opportunities to provide for all market demands.

LOCATION:

The property is located off of Enterprise Osteen Road, west of SR415 situated in the southeastern section of the City near the community of Osteen.

BACKGROUND:

The City of Deltona received an application to amend the City's Future Land Use Map by changing the Future Land Use designation on a +/-95.34 acre parcel from Volusia County Rural (Rural category Density Range: One (1) unit per acre to one (1) unit per ten (10) acres. The preferred density of the Rural category is one unit per 5 acres. The one unit per one acre density is applied to areas that meet vicinity criteria associated with nearby existing urban development or entitlements. Approximately 30 acres of the Rural designated amendment area does meet the criteria for a one unit per acre density allotment. The remaining Rural area is figured at a density of one unit per 5 acres.) to City Low Density Residential (LDR) (0-6 dwelling units per acre). In addition, this Ordinance amends the Future Land Use Element of the City of Deltona's Comprehensive Plan by adding Goal FLU4, Objective FLU4-1, and Policy FLU4-1.1 to address the development on individual properties within the City. The aforementioned provisions proposed to be added to the Comprehensive Plan will limit density on the property to 226 units. Please refer to the attached staff report for further details.

On August 19, 2020, the Planning and Zoning Board heard the Enterprise Osteen West Comprehensive Plan Future Land Use Map amendment request. The Planning and Zoning Board voted five (5) to two (2) to forward this ordinance to the City Commission with a recommendation to deny the FLUM amendment request. Reasons cited by the Planning and Zoning Board for the recommendation of denial was the project was too dense and the proposal was incompatible with the surrounding area.

This meeting is for a first reading of Ordinance No. 05-2020. The first reading also represents a

transmittal hearing to advance the amendment to the Volusia County Growth Management Commission and the Florida Department of Economic Opportunity for review. Based on the review process and related procedure, the second and final reading on this ordinance should occur during the first quarter of 2021.

Approval of this item authorizes any and all necessary actions, documents or budget transfers to facilitate Commission approval and further authorizes the Interim City Manager to sign any documents necessary to implement Commission approval of this item.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

Planning and Development Services

STAFF RECOMMENDATION PRESENTED BY:

Ron A. Paradise, Interim Deputy City Manager/Director, Planning and Development Services - Staff recommends the City Commission transmit Ordinance No. 05-2020 to the Florida Department of Economic Opportunity (DEO) and the Volusia County Growth management Commission changing the Future Land Use Designation on a ±95.34 acre property from Volusia County Rural to City Low Density Residential. Furthermore, staff is recommending as part of this amendment package a new Goal FLU4, Objective FLU4-1, and Policy FLU4-1.1 be added to the text of the City Comprehensive Plan to address the development on individual properties within the City at first reading.

POTENTIAL MOTION:

"I hereby move to transmit Ordinance No. 05-2020 to the Florida Department of Economic Opportunity (DEO) and the Volusia County Growth management Commission changing the Future Land Use Designation on a ±95.34 acre property from Volusia County Rural to City Low Density Residential and adding Future Land Use Element Goal FLU4, Objective FLU4-1, and Policy FLU4-1.1 at first reading.

Upon approval of this item authorizes any and all necessary actions, documents or budget transfers to facilitate Commission approval and further authorizes the Interim City Manager to sign any documents necessary to further Commission approval of this item.