



Legislation Text

File #: 360-2015, **Version:** 1

TO: Mayor and Commission

AGENDA DATE: 1/19/2021

FROM: Mr. John A. Peters, III, P.E., Interim City Manager

AGENDA ITEM: 6 - B

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 second and final reading - Ron A. Paradise, Director, Planning and Development Services, (386) 878-8610.

Strategic Goal: Economic Development - Create more diversified and 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 to City Low Density Residential. The 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 density allotment of the City Low Density Residential (LDR) is 0-6 dwelling units per acre. This Ordinance also 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.

On October 5, 2020, the City Commission approved on first reading Ordinance No. 05-2020, and authorized City staff to transmit the proposed Comprehensive Plan amendment to the Florida Department of Economic Opportunity (DEO) and Volusia County Growth Management Commission (VGMC). On November 19, 2020, the VGMC issued the Consistency Certification. On November 12, the DEO made their Objections, Recommendation, and Comments Report with no comment on the

proposed amendment. This meeting is for the adoption of Ordinance No. 05-2020. The adoption hearing also represents a submittal hearing to the Florida Department of Economic Opportunity for review and issuance of the Notice of Intent (NOI).

The City Manager has the authority to make corrections of scrivener's errors and the like.

COST:

N/A

SOURCE OF FUNDS:

N/A

ORIGINATING DEPARTMENT:

Planning and Development Services

STAFF RECOMMENDATION PRESENTED BY:

Ron A. Paradise, Director, Planning and Development Services - Staff recommends the City Commission adopt Ordinance No. 05-2020 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 Future Land Use Element to address the development on individual properties within the City at second and final reading.

POTENTIAL MOTION:

"I hereby move to adopt Ordinance No. 05-2020 changing the Future Land Use Designation on a ±95.34 acre property from Volusia County Rural to City Low Density Residential, adding to the text of the City Comprehensive Plan Future Land Use Element Goal FLU4, Objective FLU4-1, and Policy FLU4-1.1, and submit the package to the Florida Department of Economic Opportunity, at second and final reading. The Acting City Manager has the authority to make corrections of scrivener's errors and the like."