

Catalina Pointe Commercial Rezoning Application Ordinance No. 05-2023

RZ23-0001

CITY OF DELTONA - CITY COMMISSION

MAY 15, 2023

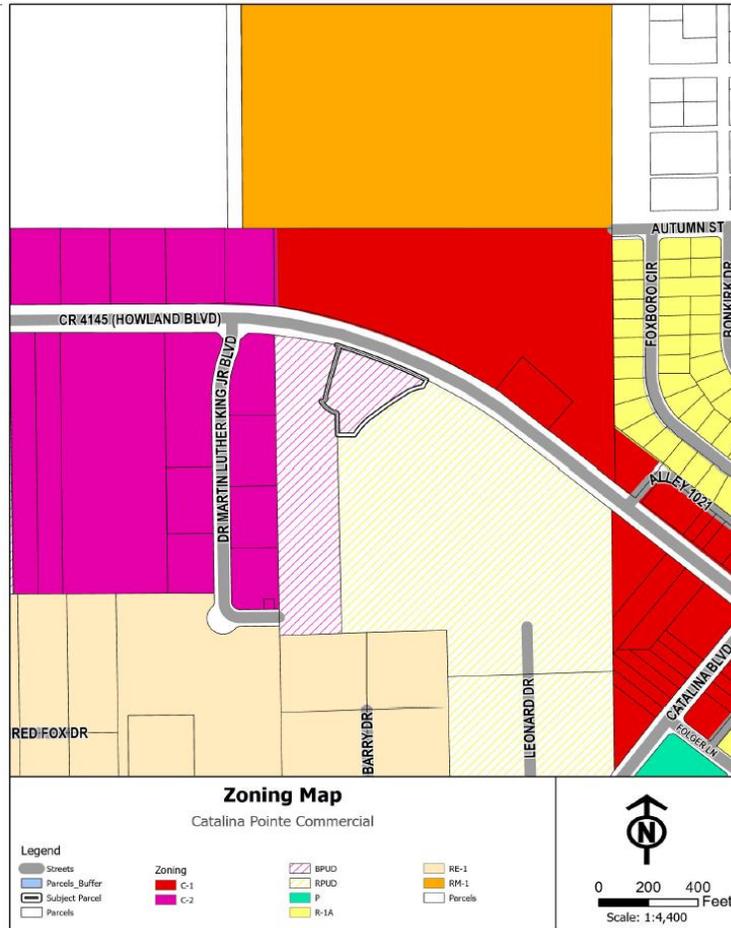
Rezoning Application Request

- A request to amend the Official Zoning Map from Business Planned Unit Development (BPUD) to Retail Commercial (C-1) for approximately 1.76 acres of land located at 2965 Howland Boulevard.

Background

- ❑ **Site:** Portion of Parcel 8109-00-00-0064 located at 2965 Howland Boulevard
- ❑ **Size:** ±1.76 acres
- ❑ **Zoning:** Business Planned Unit Development (BPUD) (Ordinance No. 06-2001, adopted on April 16, 2001)
- ❑ **Proposed Zoning:** Retail Commercial District (C-1)
- ❑ **Future Land Use:** Commercial

Existing 2965 Howland Boulevard Site



Previous Site Rezoning Requests

2001 - Rezoning Request (00-BPUDRZ-003)

- ❑ Request to rezone from County Transitional Agriculture (A-3) to City of Deltona Business Planned Unit Development (BPUD).
- ❑ Subject Parcels: 8109-00-00-0064 (Subject parcel to be rezoned) and 8109-00-00-0070.
- ❑ BPUD with commercial uses (shopping center and out-parcels) and a self-storage facility.
- ❑ Adopted April 16, 2001, via **Ordinance No. 06-2001**

2003 – City-wide Administrative Rezoning

- ❑ In 2003 the zoning classification for parcel 8109-00-00-0070 was changed from BPUD to C-1. This change to C-1 was part of a larger City-wide administrative rezoning effort.
- ❑ Parcel 8109-00-00-0070 was part of the rezoning request to BPUD on 2001, Ordinance No. 06-2001.

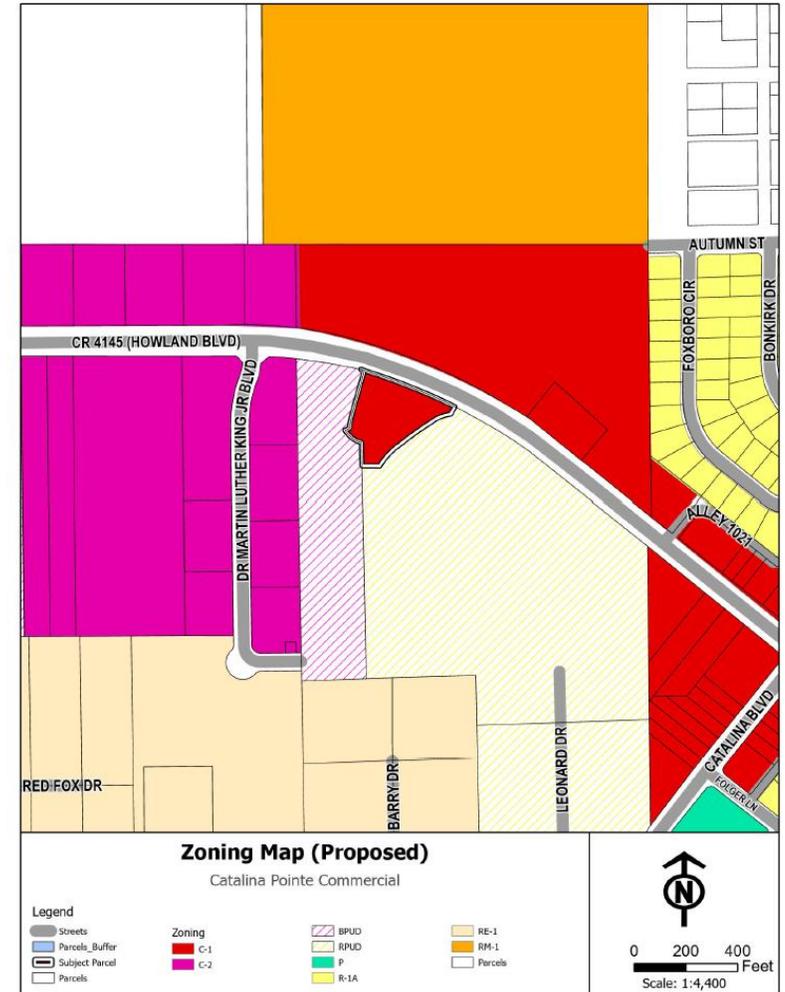
Previous Site Rezoning Requests (cont.)

2022 – Rezoning Request (RZ22-0019)

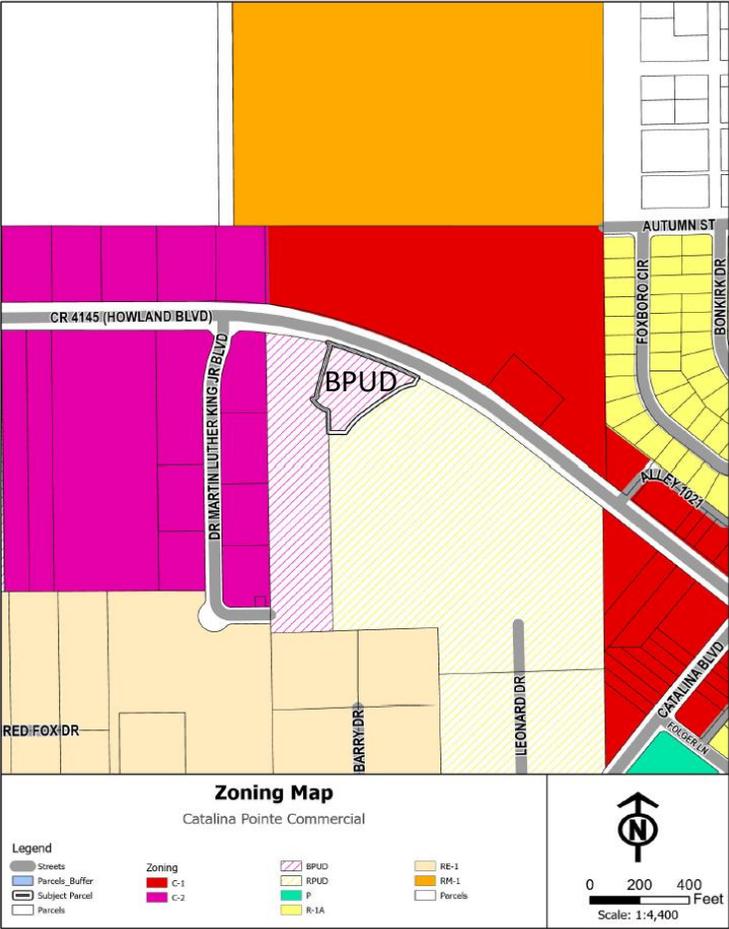
- ❑ Request to rezone the larger portion of parcel 8109-00-00-0064 (2965 Howland Blvd.) and parcel 8109-00-00-0070 from BPUD and C-1 respectively to Catalina Pointe Residential Planned Unit Development (RPUD).
- ❑ Number of Units:
 - Cottages: 187
 - Duplex/two units: 32
 - Townhomes: 64
 - Total Units: 253**
- ❑ Adopted **January 17, 2023**, via **Ordinance No. 24-2022**

Proposed Zoning

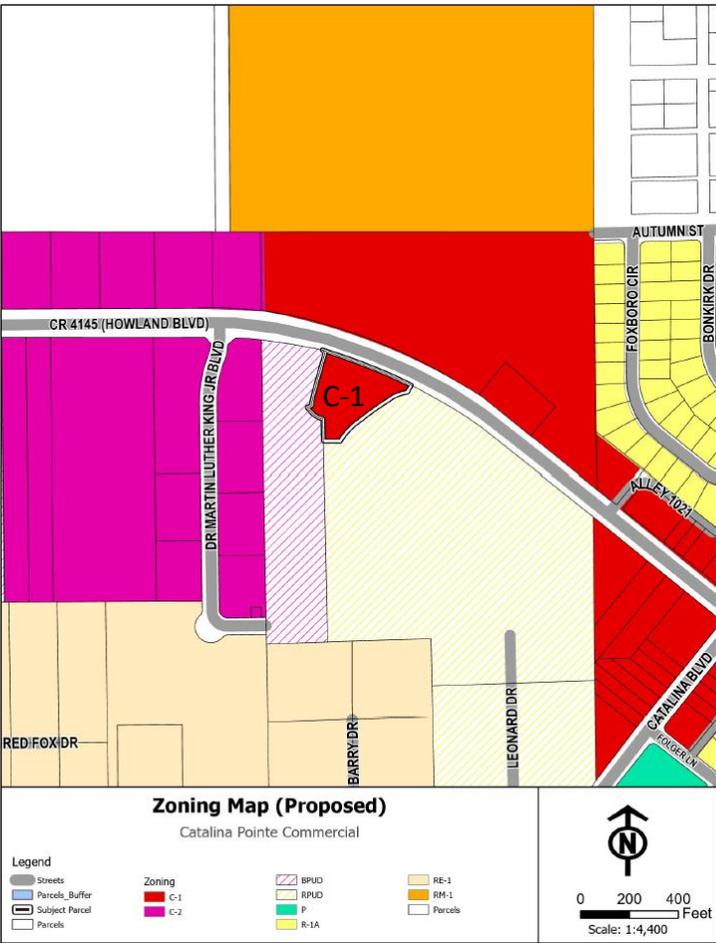
- ❑ The proposed zoning is Retail Commercial District (C-1)
- ❑ The C-1 zoning district is to establish neighborhood oriented commercial development along high-volume roads that are compatible with nearby single-family residential areas.
- ❑ The C-1 zoning district was established as part of the original Deltona Lakes Community Development Plan to serve residential uses.
- ❑ Permitted uses include, but are not limited to, restaurants, barbershops, retail sales and services, general offices, etc.



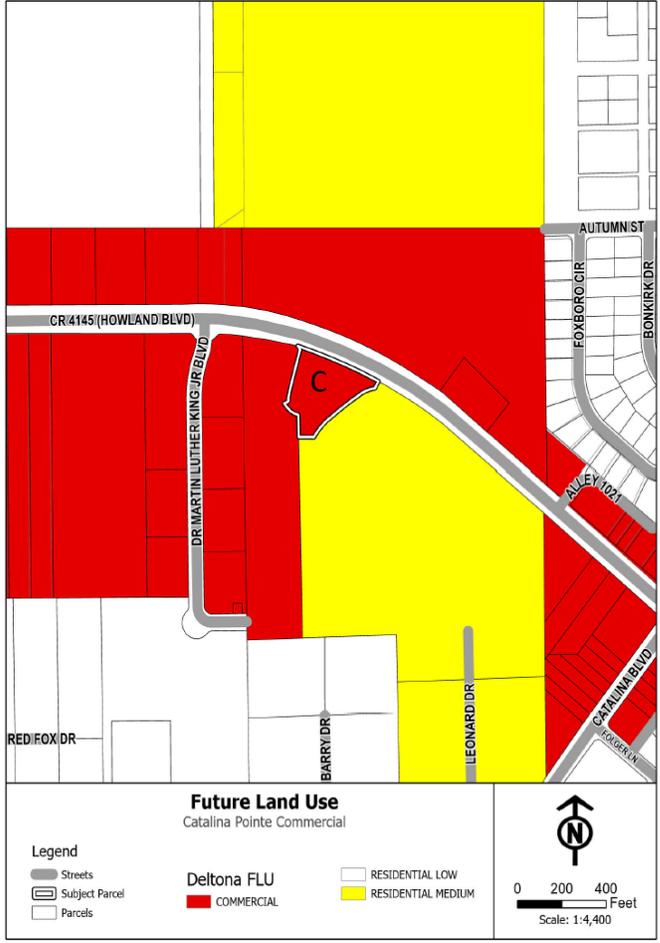
MAPS



CURRENT



PROPOSED



FUTURE LAND USE

Matters for Consideration

- ❑ Whether it is consistent with all adopted elements of the Comprehensive Plan.
- ❑ Its impact upon the environment or natural resources.
- ❑ Its impact upon the economy of any effected area.
- ❑ Notwithstanding the provisions of Article XIV of the Land Development Code, Ordinance No. 92-25 [Chapter 86, Code of Ordinances], as it may be amended from time to time, its impact upon necessary governmental services, such as schools, sewage disposal, potable water, drainage, fire and police protection, solid waste or transportation systems.
- ❑ Any changes in circumstances or conditions affecting the area.
- ❑ Any mistakes in the original classification.
- ❑ Its effect upon the use or value of the affected area.
- ❑ Its impact upon the public health, safety, or welfare.

Matters of Consideration Highlights

- ❑ The Future Land Use (FLU) designation for the amendment area is Commercial (C).
- ❑ There are no wetlands on-site. According to the September 29, 2017, FEMA FIRM maps, the property is not located within the 100-Year Flood Plain.
- ❑ The proposed rezoning to C-1 will allow the applicant to develop a quality restaurant with the required Land Development Code requirements (access management, landscaping, stormwater, etc.)
- ❑ The transportation improvements are stipulated in the Development Agreement for the Catalina Pointe RPUD (Ordinance No. 24-2022) adopted by the City Commission on January 17, 2023.
- ❑ The requested C-1 zoning classification is neighborhood oriented and represents a logical progression of land use intensity.

Recommendations

Planning and Zoning Board

On April 19, 2023, the Planning and Zoning Board heard the rezoning request. The Board voted unanimously to recommend the City Commission approve the rezoning.

Staff

Staff recommends the City Commission approve Ordinance No. 05-2023, amending the official Zoning Map to rezone an approximate 1.76-acre portion of land located at 2965 Howland Boulevard from Business Planned Unit Development (BPUD) to City of Deltona Retail Commercial District (C-1).

Any Questions ?

