

3150 Howland Blvd. Commercial Rezone Application Ordinance No. 03-2024

RZ23-0005

CITY OF DELTONA CITY COMMISSION

MAY 6, 2024



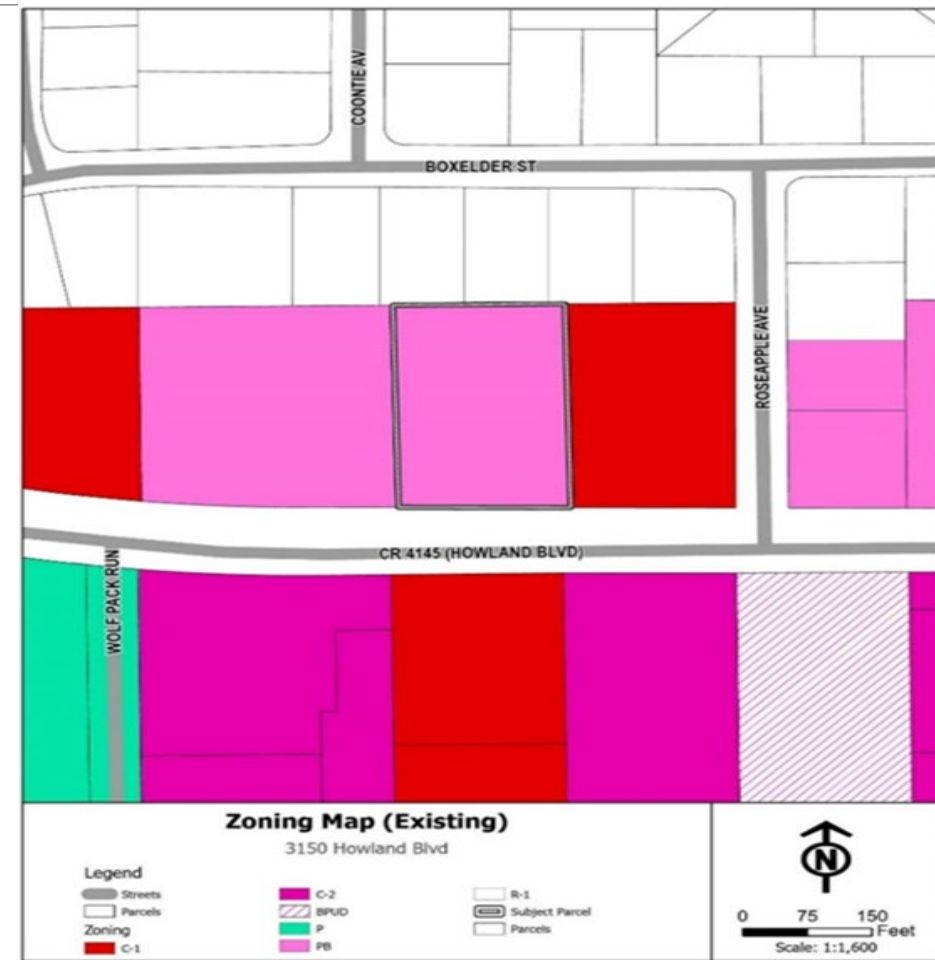
Rezoning Application Request

- ❑ A request to amend the Official Zoning Map from Professional Business (PB) to Retail Commercial (C-1) for a \pm 1.37 acres parcel located at 3150 Howland Boulevard.
- ❑ The applicant is requesting the rezone to allow a Take 5 Oil Change and a \pm 5,000 square foot retail building.
- ❑ The applicant has provided Exhibit B for Prohibited Uses on the 3150 Howland Boulevard parcel. This will be recorded with the Ordinance, to ensure it is followed.

Background

- ❑ **Site:** 3150 Howland Boulevard (PID No. 8108-00-00-0057)
- ❑ **Size:** ±1.37 acres
- ❑ **Existing Zoning:** Professional Business (PB)
- ❑ **Proposed Zoning:** Retail Commercial District (C-1)
- ❑ **Future Land Use:** Commercial
- ❑ The City Commission granted a rehearing for Ordinance No. 03-2024 on February 19, 2024.

Existing Site with Zoning



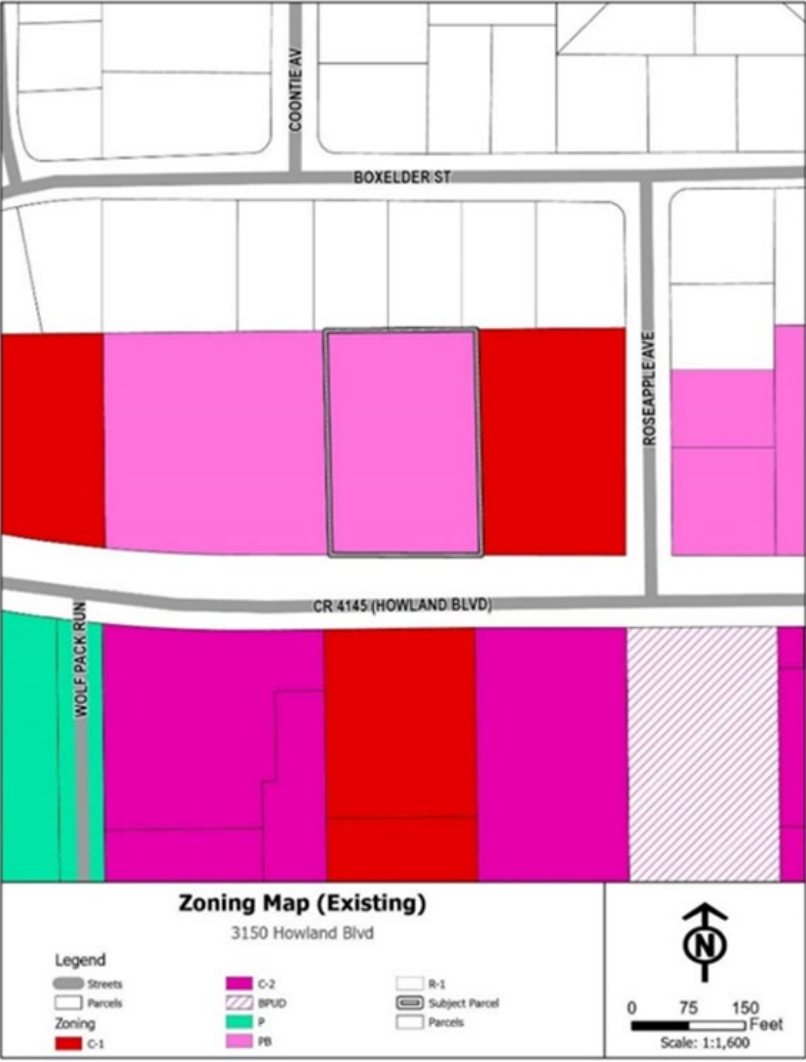
Professional Business Zoning

- ❑ The existing zoning is Professional Business, which is used to provide a transition in areas within the City.
- ❑ This zoning allows for a combination of single-family homes, compatible office development, and limited retail use.
- ❑ It was established as part of the original Deltona Lakes Community Development Plan.

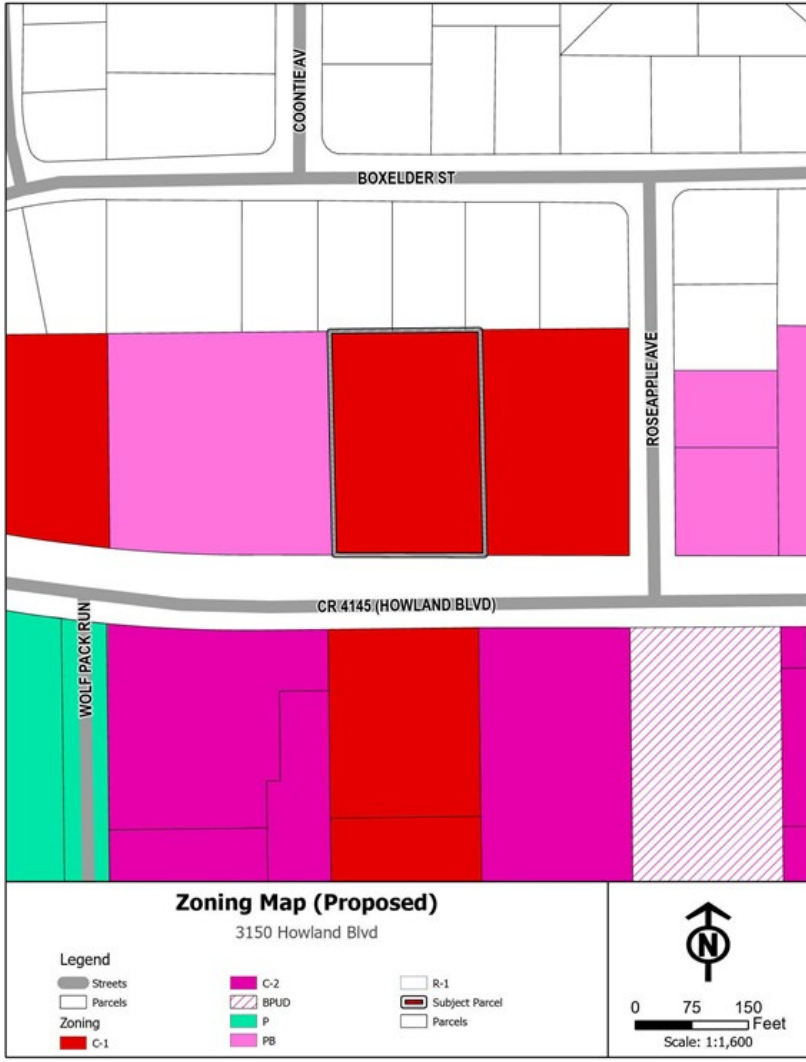
Proposed Zoning – Retail Commercial

- ❑ The C-1 zoning district allows neighborhood oriented commercial development along high-volume roads that are compatible with nearby neighborhoods.
- ❑ The zoning was established as part of the original Deltona Lakes Community Development Plan to serve residential uses.
- ❑ Permitted uses include restaurants, barbershops, retail sales and services, general offices, and much more.
- ❑ An oil change type use requires a Conditional Use application before it can be built. This means it would come back before the Planning and Zoning Board and City Commission before being able to be built.

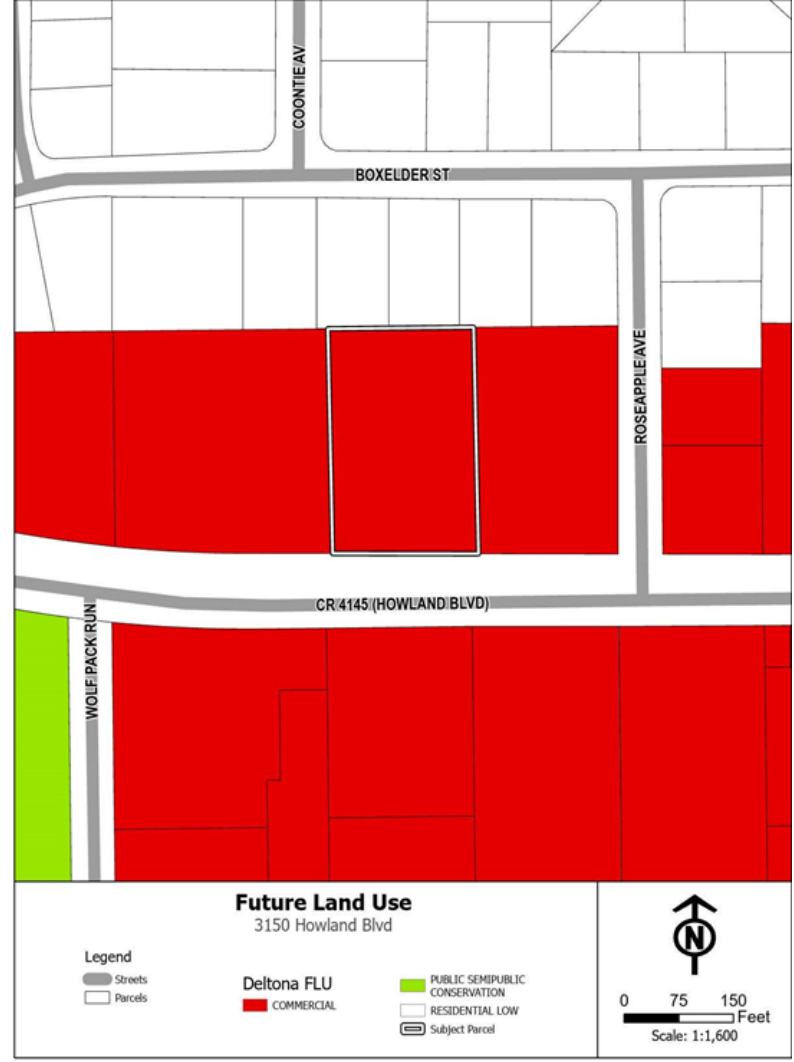
MAPS



CURRENT



PROPOSED



FUTURE LAND USE

Matters of 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 zoning request aligns with the FLUM designation for the area, which is Commercial.
- ❑ 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.
- ❑ Rezoning to Retail Commercial will allow the applicant to develop a Oil Change and Retail Store with the required Land Development Code requirements.
- ❑ The requested Commercial zoning classification is neighborhood oriented and represents a logical progression of land use intensity.
- ❑ This change will positively impact the economy by creating jobs and adding to the tax base.
- ❑ The applicant will be required to submit a full Traffic Impact Analysis at the time of the Site Plan.

Staff Recommendation

Staff recommends the City Commission 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.