



City of Deltona

December 18, 2014

Ms. Merry Chris Smith, Operations Manager
Volusia Growth Management Commission
140 South Beach Street, Suite 305
Daytona Beach, FL 32114

Subject: City of Deltona Large Scale Comprehensive Plan Amendment

Ms. Smith:

This is a written summary notice of a large scale comprehensive plan amendment package. This package includes one (1) ordinance and the summary is as follows:

City Ordinance No. 29-2014: This Comprehensive plan amendment contains +/-22.8 acres of land located north of Pine Ridge High School. In addition, this ordinance amends the Future Land Use Element of the City of Deltona's Comprehensive Plan by adding Policy FLU4-1.2 to limit the gross density on the +/-22.8 acre area to two (2) dwelling units per acre. This property was annexed in to the City of Deltona on November 1, 2004, Ordinance No. 25-2004. It retained the Volusia County Land Use designation of Agricultural Resource (1 dwelling unit per 10 acres) and Volusia County zoning classification of Agricultural Resource (A-1).

On May 5, 2014, the owner/applicant submitted a Future Land Use Map amendment application requesting to change the designation of approximately 22.8 acres from County Agricultural Resource to City Low Density Residential (0-6 units/acre). The applicant is proposing to cap the density to a maximum of two (2) dwelling units per acre (up to 45 units).

The Planning and Zoning Board heard this ordinance at their regular scheduled meeting on November 19, 2014, and voted to forward the Ordinance to the City Commission with a recommendation that the amendments be transmitted to the Florida Department of Economic Opportunity and the Volusia Growth Management Commission. The City Commission held the transmittal hearing of this ordinance at their regularly scheduled meeting on December 15, 2014. The City Commission voted unanimously to transmit this ordinance to the Florida Department of Economic Opportunity (DEO) and Volusia Growth Management Commission (VGMC). The transmittal hearing was held in the Deltona City Hall Commission Chambers located at 2345 Providence Boulevard,

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Deltona, FL 32725. The After Action Report of the December 15, 2014, transmittal hearing is also attached.

The Future Land Use Map amendment will not become effective until the City is issued a Certificate of Compliance by VGMC and a Notice of Intent from DEO.

All support documentation and attachments are provided in the complete submittal package to VGMC and adjacent governments. All documentation is available at the City of Deltona Planning & Development Services Department. The amendment is being transmitted to the Florida Department of Economic Opportunity concurrently with this certification application.

If you have any questions, please contact Ron Paradise, Planning Manager, at (386) 878-8610.

Thank you,



Chris Bowley, AICP

Director of Planning and Development Services

Attachments: VGMC Application for Comprehensive Plan Consistency Certification

Ordinance within this package contains the following:

- Notice of Public Hearing
- December 15, 2014 – After Action Agenda Report
from governing body public hearing
- Ordinance 29-2014
- Staff Report
- Maps
- Application for amendment to the Comprehensive Plan
- Letter from applicant's agent dated 10/27/2014

cc: Ms. Kelli McGee, Director, Volusia County Growth and Resource Management Department

Mr. Jason Yarborough, Interim Administrator, City of Lake Helen

Ms. Jamie Croteau, City Manager, City of Orange City

Ms. Rebecca Hammock, Planning Administrator, City of DeBary