



# City of Deltona

December 18, 2014

Mr. Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity  
Division of Community Planning and Development  
107 East Madison Street  
Tallahassee, FL 32399

**SUBJECT: TRANSMITTAL OF THE CITY OF DELTONA LARGE SCALE  
COMPREHENSIVE PLAN AMENDMENT**

Mr. Eubanks:

The intent of this letter of transmittal is to accompany the proposed comprehensive plan amendment from the City of Deltona, which contains required statements, support documents, and information pursuant to Florida Statutes Chapter 163. By copy of this transmittal letter, a complete amendment package is also being sent to each of the following review agencies: Florida Department of Transportation District 5 Office, East Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, the Department of State, and Volusia County.

The package includes one Ordinance; 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 regularly 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, Deltona, FL 32725. The After Action Report of the December 15, 2014, transmittal hearing is also attached.

The proposed Ordinance is not in an area of critical state concern.

The proposed Ordinance is not in Orange, Lake, or Seminole Counties and is not subject to the Wekiva River Protection Area.

Ordinance 29-2014 is not subject to a joint planning agreement.

The proposed Ordinance changes the Future Land Use 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; which would yield up to 45 units.

The proposed amendment is submitted under the expedited state review process. Copy of the complete amendment package including supporting data and analysis has been mailed on December 18, 2014, to the agencies identified in the introductory paragraph of this letter.

The Deltona Planning and Development Services Department is the designated location for public inspection of the transmitted plan amendment. The Planning and Development Services Department is located at 2345 Providence Boulevard, Deltona, FL 32725. Office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m., except for holidays. Mr. Ron Paradise, Planning Manager, is the designated local government contact person. Mr. Paradise's phone number is (386) 878-8610, the fax number is (386) 878-8601, and the email address is [rparadise@deltonafl.gov](mailto:rparadise@deltonafl.gov).

Sincerely,



Chris Bowley, AICP  
Director of Planning and Development Services

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

CC:

Mr. Andrew Landis, Regional Planner, East Central Florida Regional Planning Council,  
309 Cranes Roost Blvd., Suite 2000, Altamonte Springs, FL 32701  
Ms. Kathleen Linger, FDOT District 5, Orlando Urban Office, 133 South Semoran Boulevard,  
Orlando, FL 32807  
Ms. Malissa Dillon, Director, Office of Communications and Governmental Affairs, St. Johns River  
Water Management District, 4049 Reid Street, Palatka, FL 32177  
Ms. Suzanne Ray, Environmental Consultant and Reviewing Lead, Office of Intergovernmental  
Programs, Department of Environmental Protection, 3900 Commonwealth Blvd., Mail Station  
47, Tallahassee, FL 32399-3000  
Ms. Deena Woodward, Historic Preservation Planner, Department of State, Bureau of Historic  
Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250  
Ms. Kelli McGee, Director, Volusia County Growth and Resource Management Department,  
123 W. Indiana Avenue, Deland, FL 32720