

Ordinance No. 12-2024

Synergy at Normandy MPUD

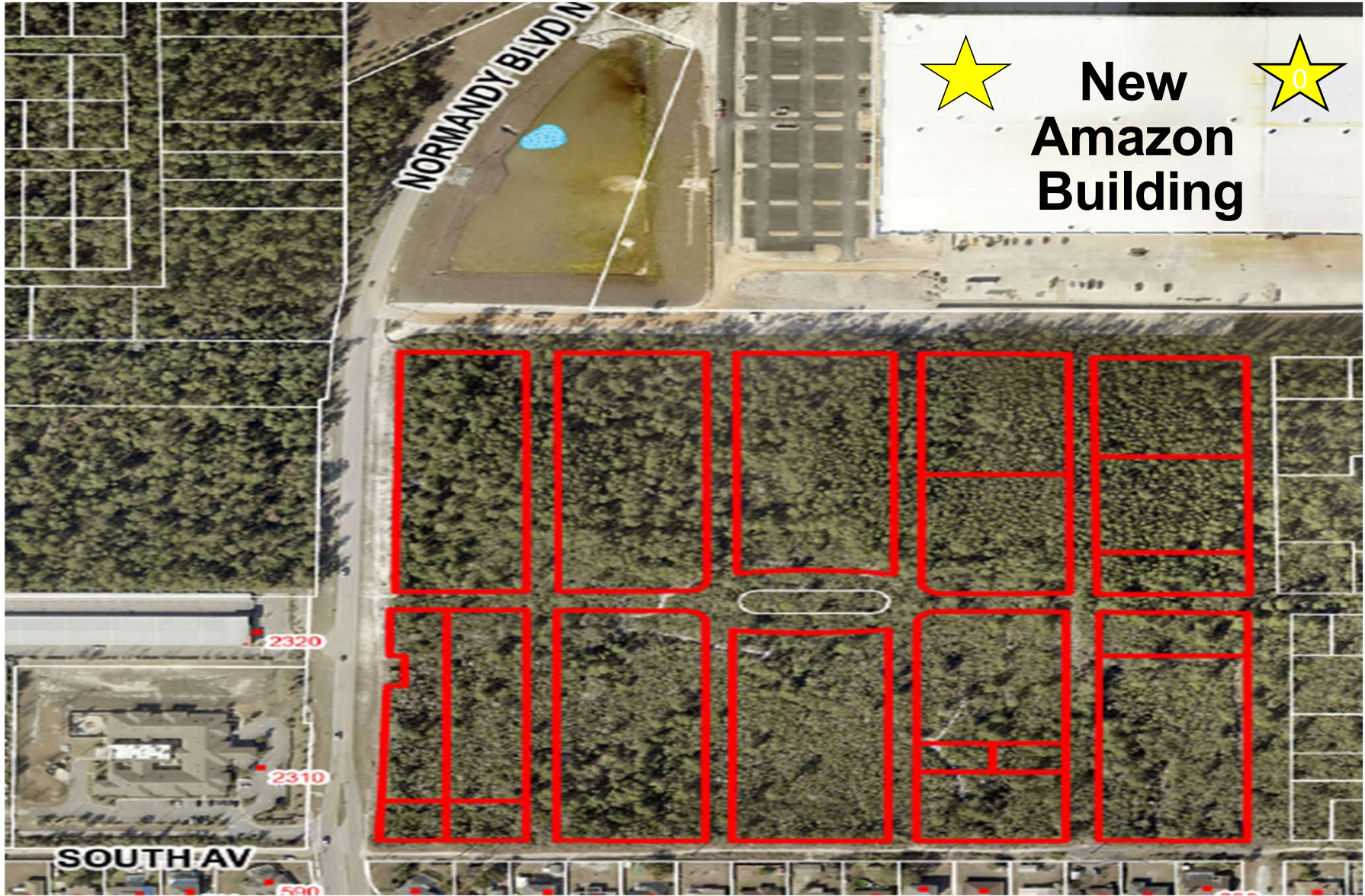
CITY COMMISSION MEETING

NOVEMBER 18, 2024

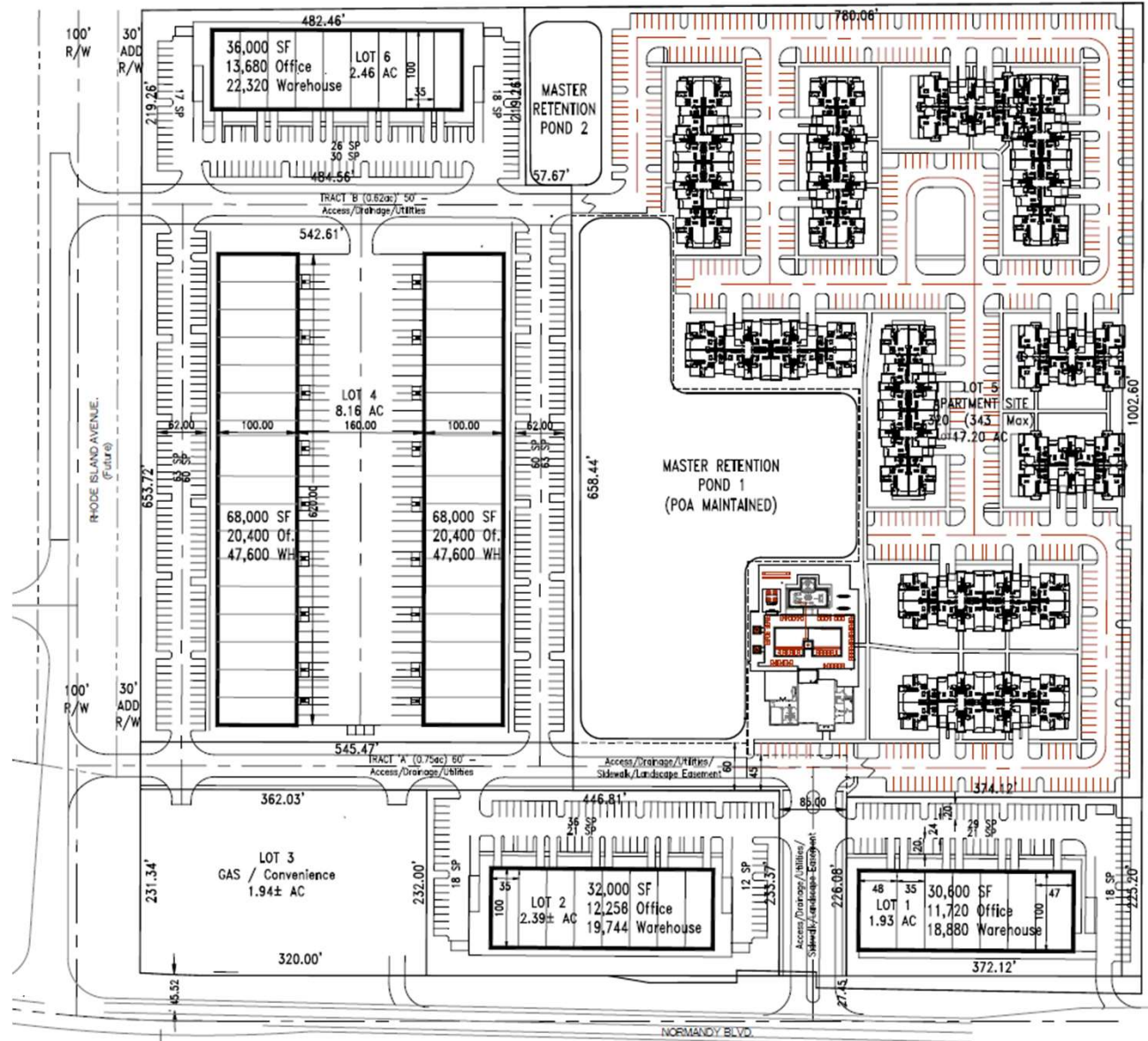


The Request:

- ❖ The applicant is requesting to rezone parcels zoned R1-AA with Activity Center Overlay to MPUD.
- ❖ The application is consistent with the Future Land Use and Section 110-319 of the LDC.
- ❖ New allowable uses will include:
 - ❖ Light Industrial.
 - ❖ Retail.
 - ❖ General Offices.
 - ❖ Flex Space.
 - ❖ 320 multi-family apartments.




Master Development Plan





Sample Designs

Matters of Consideration

1. Consistent with the Comprehensive Plan.
 2. The project will provide local jobs for residents and alternative housing within the Activity Center.
 3. The project will pay impact fees and provide commercial tax revenue.
 4. A full environmental study of the property is required before any construction can begin.
 5. There are no mistakes in the original classification.
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Comprehensive Plan

❖ The rezone is consistent with the following goals and policies of the Comprehensive Plan:

❖ Policy FLU1-7.7

❖ Policy FLU1-7.22

❖ Policy FLU1-7.23

❖ Policy FLU1-7.24

❖ Policy FLU2-1.1

❖ Policy FLU2-1.3

❖ Policy FLU2-1.14

❖ Policy FLU2-1.25

❖ Policy FLU2-2.2

Recommendation

Based on decision-making criteria, staff supports the City Commission approve Ordinance 12-2024, amending the Official Zoning Map to rezone ±36.46-acres of land located along the North Normandy Boulevard corridor, south and east of I-4 Logistics Park within the Activity Center from R1-AA to MPUD, at first reading.

