



MEMORANDUM

DATE: January 6, 2025

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Approval for the Proportionate Fair Share Agreement for LEHA Business Park Planned Unit Development

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: The applicant is requesting approval for the Proportionate Fair Share Agreement for LEHA Business Park Planned Unit Development (BPUD).

The tax parcel number for the subject property is 8108-00-00-0014.

DISCUSSION:

Location and History: The subject property is located at 3141 Howland Boulevard and is located on the south side of Howland Boulevard and directly south of the intersection with Rose Apple Avenue.

Project Description: LEHA Business Park Planned Unit Development (BPUD) was approved by the City Commission on October 7, 2024, for storage facility in the rear of the property and office and/or commercial fronting Howland Boulevard.

Per the Development Agreement, a tri-party agreement shall be drafted to provide for proportional share of proposed off-site improvements and shall be a condition of starting construction. The tri-party agreement needs to be formulated, finalized and accepted by the City and County prior to the issuance of a Certificate of Occupancy.

The Proportionate Fair Share Agreement is based on 26,250 square feet of medical-dental office buildings, and 637 units of storage facilities, including RV parking.

The amount of \$331,178.12 is the Proportionate Fair Share and is the total amount due for the project. The entire amount of the Proportionate Fair Share shall be paid to the County within thirty (30) days of execution of the Agreement. If the Developer fails to pay the Proportionate Fair Share within one (1) year of the date of the execution of the Agreement, then the Proportionate Fair Share shall be revised based on the applicable Florida Department of Transportation published inflationary rate. If the proportionate fair share amount is not paid prior to December 21, 2025, than the Traffic Impact Analysis must be updated and the proportionate fair share amount recalculated based on conditions at that time.

The City of Deltona will receive approximately \$105,818.87 in impact fees from the LEHA Business Park Planned Unit Development. Since the project is within the City limits but on a county road, the city is required to approve the Proportionate Fair Share Agreement before the county can move forward.

RECOMMENDATION:

Staff recommends the City Commission approve the Proportionate Fair Share Agreement for LEHA Business Park Planned Unit Development located at 3141 Howland Boulevard.

ATTACHMENTS:

- LEHA Business Park Planned Unit Development Proportionate Fair Share Agreement