

Ordinance No. 16-2024

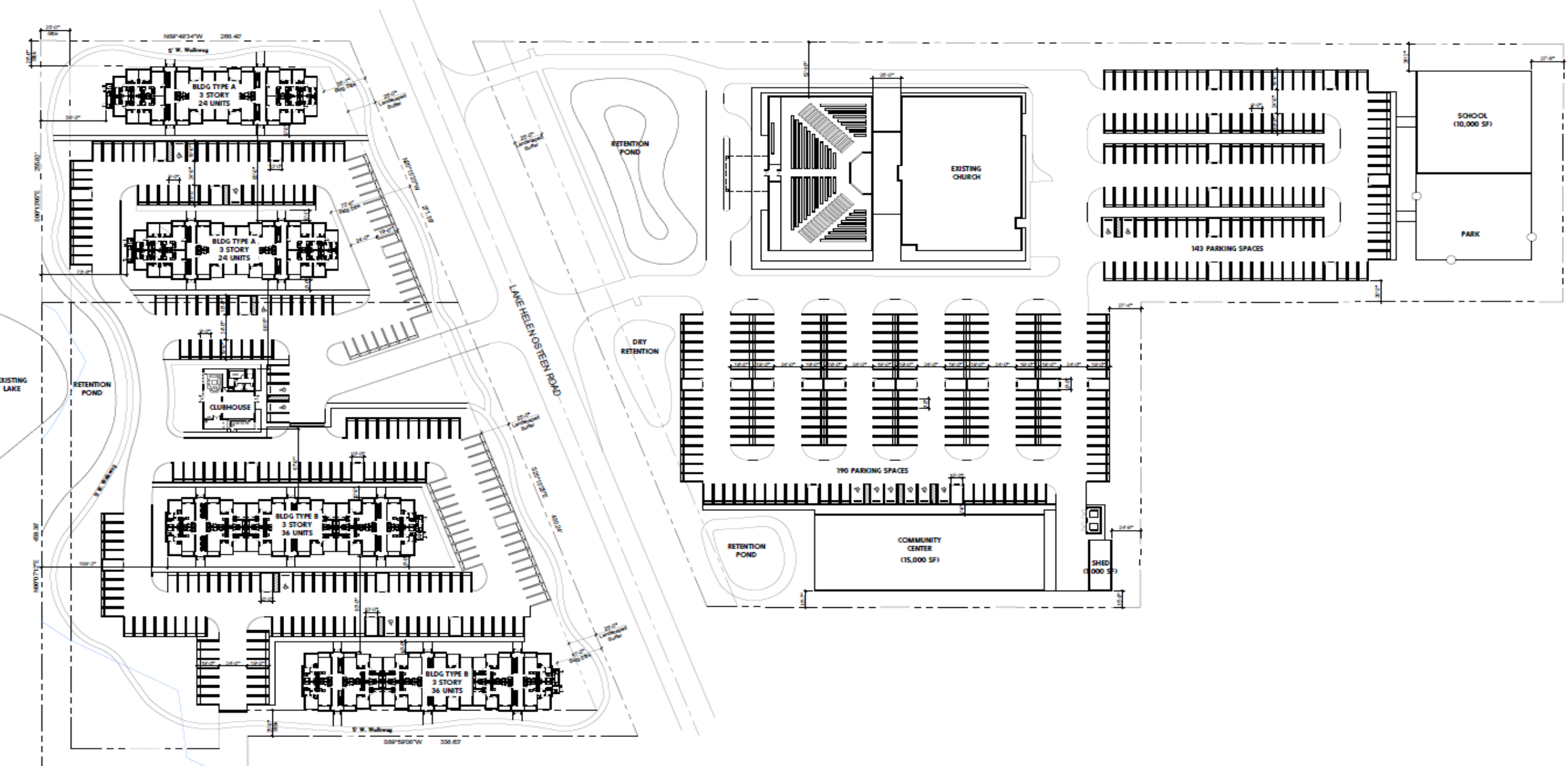
New Hope MPUD Lake Helen Osteen Road

PLANNING AND ZONING BOARD MEETING

OCTOBER 16, 2024

The Request:

- ❖ The applicant is requesting to rezone Residential Estate One (RE-1) parcels to Mixed-Use PUD.
- ❖ The application is consistent with the Future Land Use and Section 110-319 of the LDC.
- ❖ The rezone will allow the applicant to better utilize the land for affordable housing.



Current Master Development Plan



Elevations for New Hope MPUD



Matters for Consideration

1. Consistent with the Comprehensive Plan.
2. The project will provide affordable housing in Deltona, along with needed services.
3. There is adequate school capacity, water, sewer, and trips available on Lake Helen Osteen Road.
4. A full environmental study of the property is required before any construction can begin.
5. There are no mistakes in the original classification.

Comprehensive Plan Elements

- ***Policy FLU1-8.3*** - *Affordable housing is considered an allowable use within all residential zoning classifications and the City will continue to support it.*
- ***Policy FLU1-8.5*** - *The City shall seek opportunities through the Housing Element to provide for multi-family or other higher density residential uses in appropriate locations in order to provide additional opportunities for rental, workforce and/or affordable housing, and housing appropriate for residents and households at all stages of life.*
- ***Policy FLU1-7.5*** - *All new development shall provide the appropriate on-site parking for the proposed use in conjunction with providing safe and efficient traffic flow, consistent with City land development regulations.*

Recommendation

Based on decision-making criteria, staff supports the Planning and Zoning Board recommending the City Commission approve Ordinance No. 16-2024, amending the current zoning of RE-1 to MPUD at 2830, 2846, and 2855 Lake Helen Osteen Road with the following conditions:

- ❖ A Proportionate Fair Share Agreement is approved by the City Commission and County Council before a Certificate of Occupancy is issued.
- ❖ The Development Agreement is signed and recorded with Volusia County Clerks Office within 30 days of City Commission Approval.

