

Ordinance No. 09-2024

LEHA BPUD 3141 Howland Blvd.

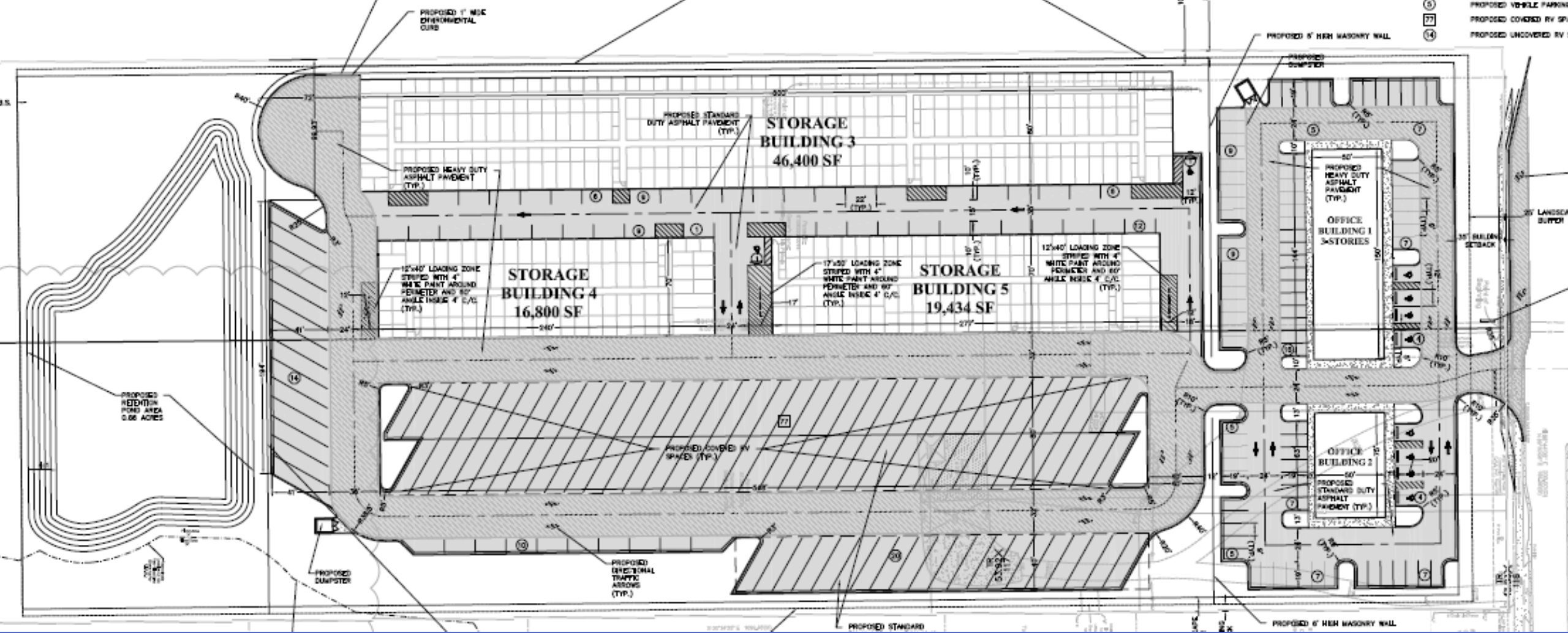
PLANNING AND ZONING BOARD MEETING

JULY 17, 2024

The Request:

- ❖ The applicant is requesting to rezone a parcel zoned C-2 (General Commercial) and BPUD to BPUD.
- ❖ 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 a Business Park.





Current Master Development Plan



Elevations for LEHA Business Park BPUD

Matters for Consideration

1. Consistent with the Comprehensive Plan.
2. The project will provide local jobs for residents.
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.



Comprehensive Plan

- ❖ The rezone is consistent with the following goals and policies of the Comprehensive Plan:
 - ❖ Policy FLU1-5.12
 - ❖ Policy FLU1-7.1
 - ❖ Policy FLU1-7.2
 - ❖ Policy FLU1-7.5
 - ❖ Policy FLU1-7.7
 - ❖ GOAL ED1
 - ❖ GOAL ED2

Recommendation

Based on decision-making criteria, staff supports the Planning and Zoning Board recommending the City Commission approve Ordinance No. 10-2024, amending the current zoning of BPUD and C-2 to BPUD at 3141 Howland Boulevard with the following conditions:

1. The developer shall perform a field review and a signal warrant analysis at the intersection of Howland Boulevard and Roseapple Avenue/Project Driveway after the development is fully occupied.
2. Proportionate Fairshare information shall be provided to staff before the rezone goes in front of the City Commission.

