



Legislation Details (With Text)

**File #:** 530-2015      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 9/23/2024      **In control:** City Commission

**On agenda:** 10/7/2024      **Final action:** 10/7/2024

**Title:** Public Hearing - Ordinance No. 09-2024, amending the Official Zoning Map to rezone + 10.10 acres of land located at 3141 Howland Boulevard from General Commercial (C-2) and Business Planned Unit Development (BPUD) to BPUD, at second and final reading.

**Sponsors:** Planning and Zoning Board, Jessica Entwistle

**Indexes:**

**Code sections:**

**Attachments:** 1. LEHA Staff Report, 2. Ordinance No. 09-2024\_Leha BPUD, 3. LEHA BPUD DA, 4. Exhibit B - Legal Description, 5. EXHIBIT C- Master Development Plan, 6. Exhibit D - Elevation renderings, 7. Maps, 8. LEHA BPUD PPT

Date	Ver.	Action By	Action	Result
10/7/2024	1	City Commission	accept	
10/7/2024	1	City Commission	adopt	Pass

**TO:** Mayor and Commission      **AGENDA DATE:** 10/7/2024

**FROM:** City Manager      **AGENDA ITEM:** 6 - B

**SUBJECT:**  
Public Hearing - Ordinance No. 09-2024, amending the Official Zoning Map to rezone ± 10.10 acres of land located at 3141 Howland Boulevard from General Commercial (C-2) and Business Planned Unit Development (BPUD) to BPUD, at second and final reading.

**LOCATION:**  
3141 Howland Boulevard, directly south of the intersection of Howland Boulevard and Rose Apple Avenue

**COST:**  
N/A

**SOURCE OF FUNDS:**  
N/A

**ORIGINATING DEPARTMENT:**  
Planning and Development Services

**POTENTIAL MOTION:**  
“I hereby move to approve Ordinance No. 09-2024 at the adoption hearing, amending the Official Zoning Map to rezone 3141 Howland Boulevard from C-2 and BPUD to BPUD.”

**BACKGROUND:**

Ordinance No. 09-2024, requests to rezone the property at 3141 Howland Boulevard from C-2 and BPUD to a BPUD. The current C-2 zoning does not allow for the RV Storage Facility. The request is consistent with the Comprehensive Plan, as the parcel is located off Howland Boulevard near other Commercial zoned properties and will provide employment opportunities for the community.

The property will provide uses that are needed within the City of Deltona. The Business Park will have not only medical-type offices but also provide RV and Boat storage. The City currently does not have any RV or Boat parking facilities, with residents having to park these in their backyards or side yards.

The uses being proposed will be beneficial for the residents of Deltona and provide jobs within the City. The requested BPUD request is neighborhood-oriented and represents a logical progression of land use intensity. As stated in the staff report, the developer will be required to perform a full environmental study during the Final Site Plan. A field review and single warrant analysis will be required for the intersection of Howland Boulevard and Roseapple Avenue to ensure no further improvements are required.