

*Board of County Commissioners*

# Public Hearings

**March 26, 2019**



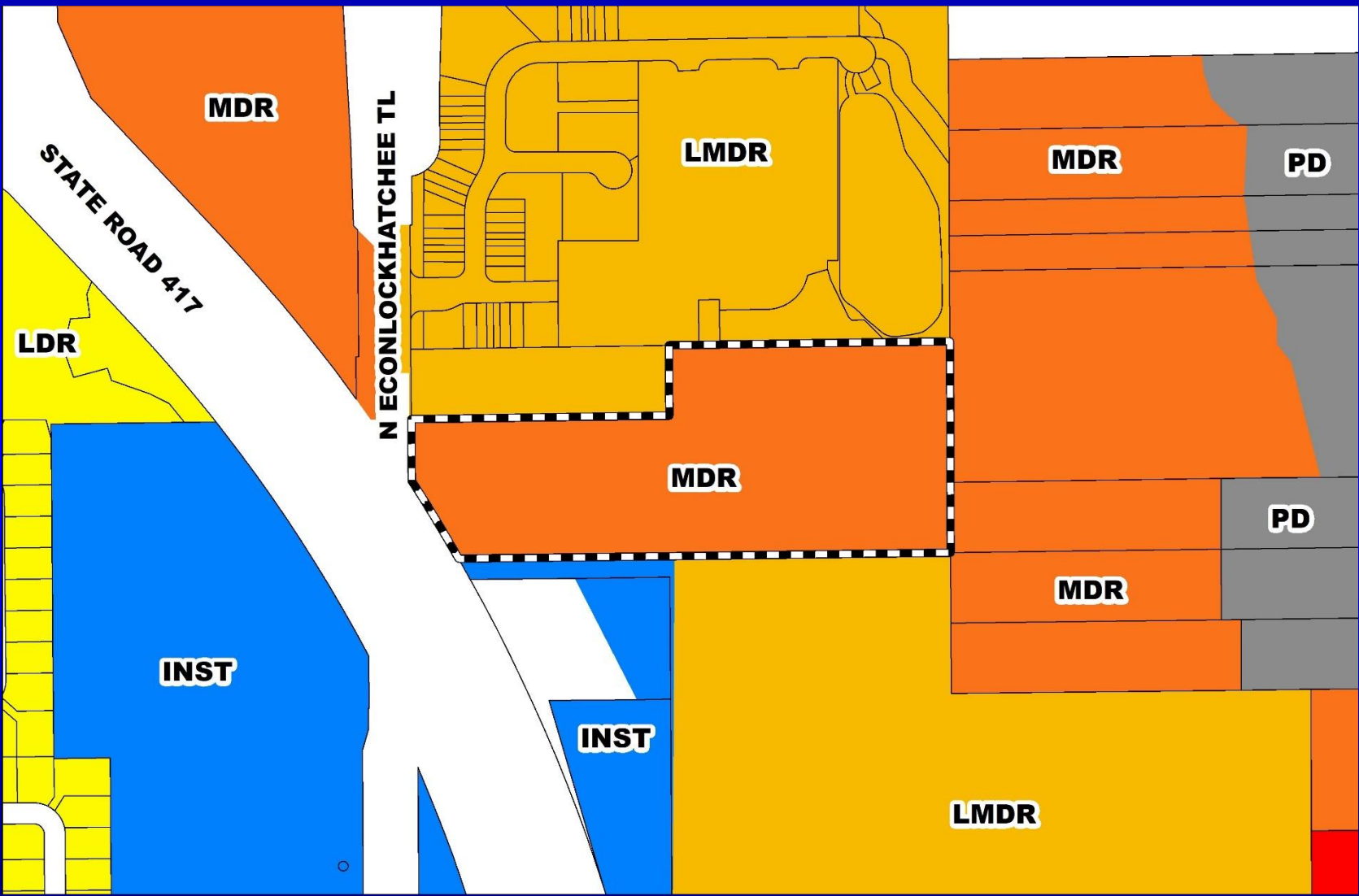
# River Run at Valencia PD / River Run at Valencia Apartments Development Plan

<b>Case:</b>	DP-18-08-257
<b>Project Name:</b>	River Run at Valencia PD / River Run at Valencia Apartments DP
<b>Applicant:</b>	Ian McCook, Nvision Development Management Services
<b>District:</b>	3
<b>Acreage:</b>	12.18 gross acres
<b>Location:</b>	North of State Road 417 / East of N. Econlockhatchee Trail
<b>Request:</b>	To construct a 456-bed student housing complex on a total of 12.18 acres.



# River Run at Valencia PD / River Run at Valencia Apartments Development Plan

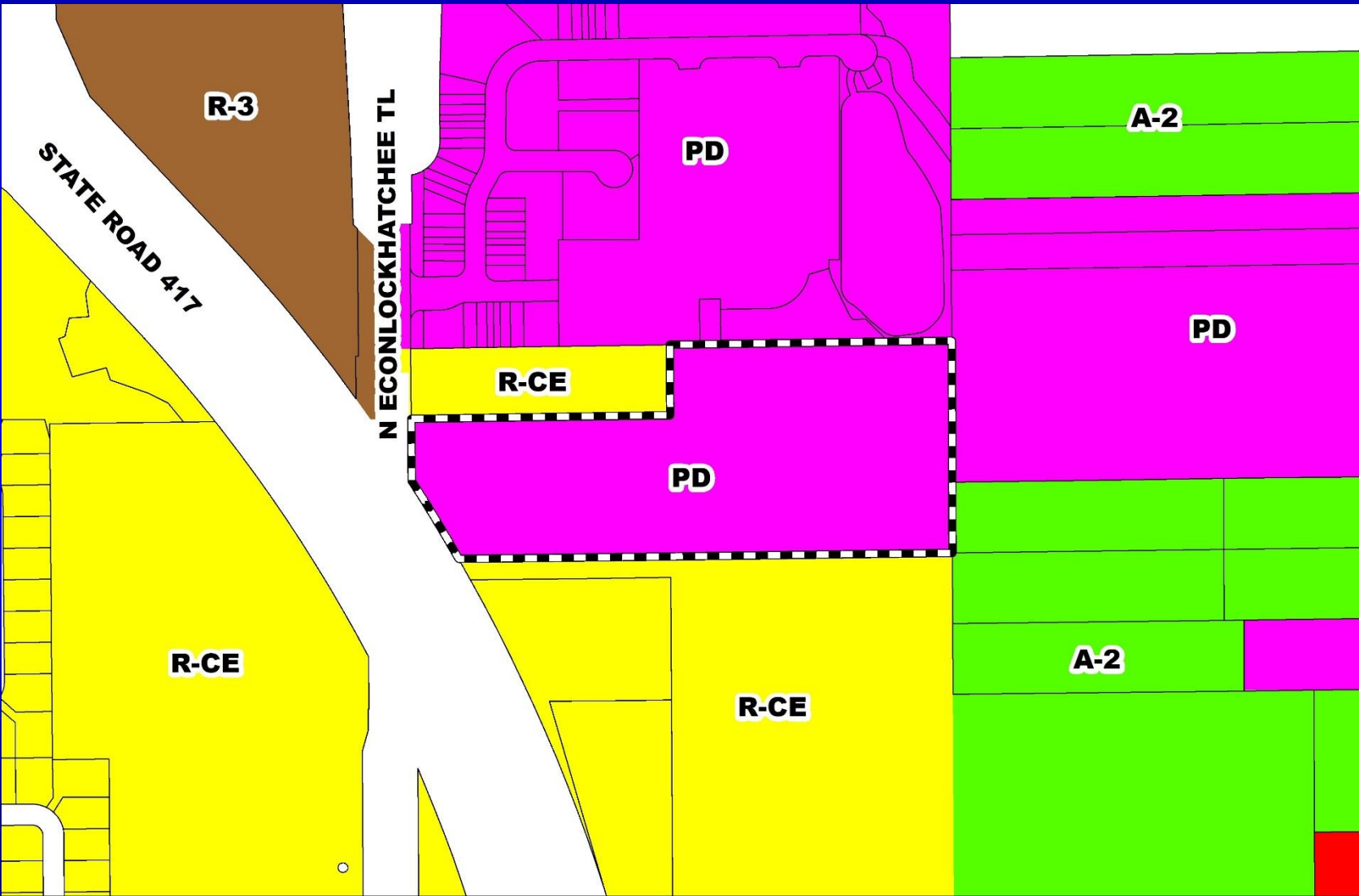
## Future Land Use Map





# River Run at Valencia PD / River Run at Valencia Apartments Development Plan

## Zoning Map







# River Run at Valencia PD / River Run at Valencia Apartments Development Plan Aerial Map









# Action Requested

**Make a finding of consistency with the Comprehensive Plan (CP) and approve the River Run at Valencia PD / River Run at Valencia Apartments DP dated “Received January 8, 2019”, subject to the conditions listed under the DRC Recommendation in the Staff Report.**

**District 3**



# **RZ-18-11-051 – Ivan Matos Planning and Zoning Commission (PZC) Appeal**

**Case:** RZ-18-11-051

**Appellant:** Ivan Matos

**Applicant:** Ivan Matos

**District:** 4

**Acreage:** 1.63 gross acres

**Location:** Generally located on the east side of Wetherbee Road, north of Jetstream Drive, and south of Palmbay Drive

**From:** I-1/I-5 (Industrial District)

**To:** I-4 (Industrial District)

**Proposed Use:** Salvage Yard

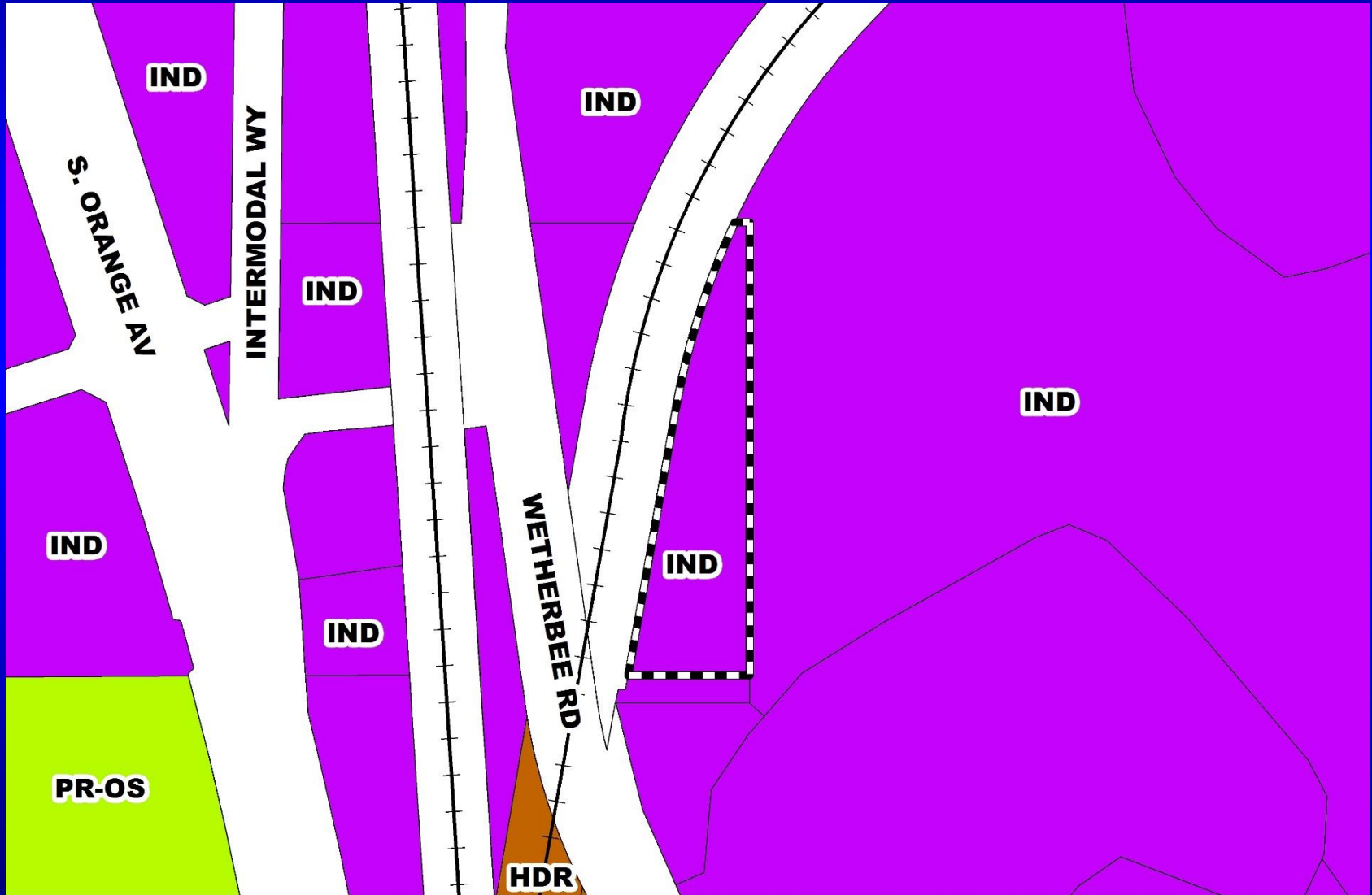




# RZ-18-11-051 – Ivan Matos

## Planning and Zoning Commission (PZC) Appeal

### Future Land Use Map

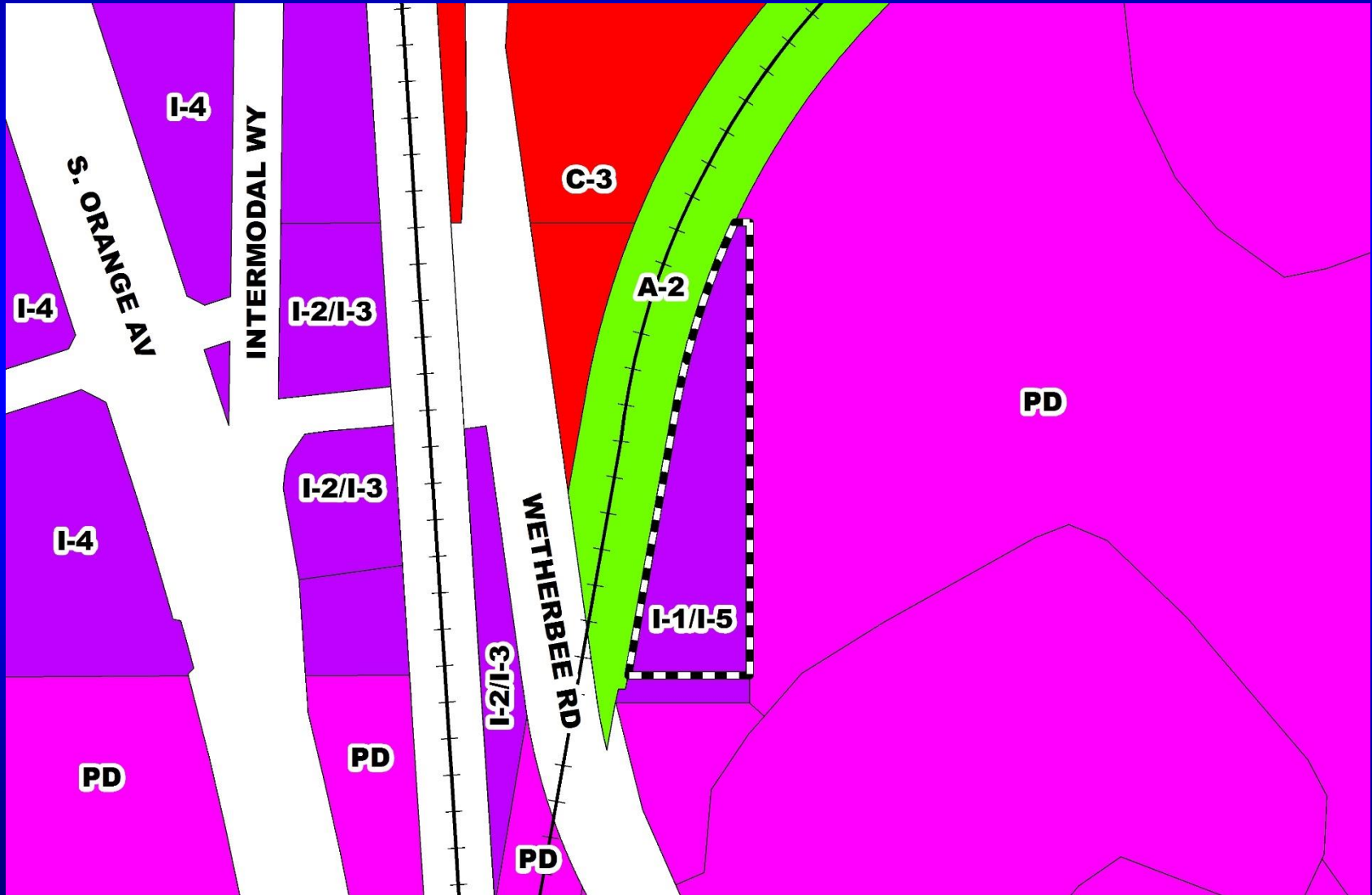




# RZ-18-11-051 – Ivan Matos

## Planning and Zoning Commission (PZC) Appeal

### Zoning Map

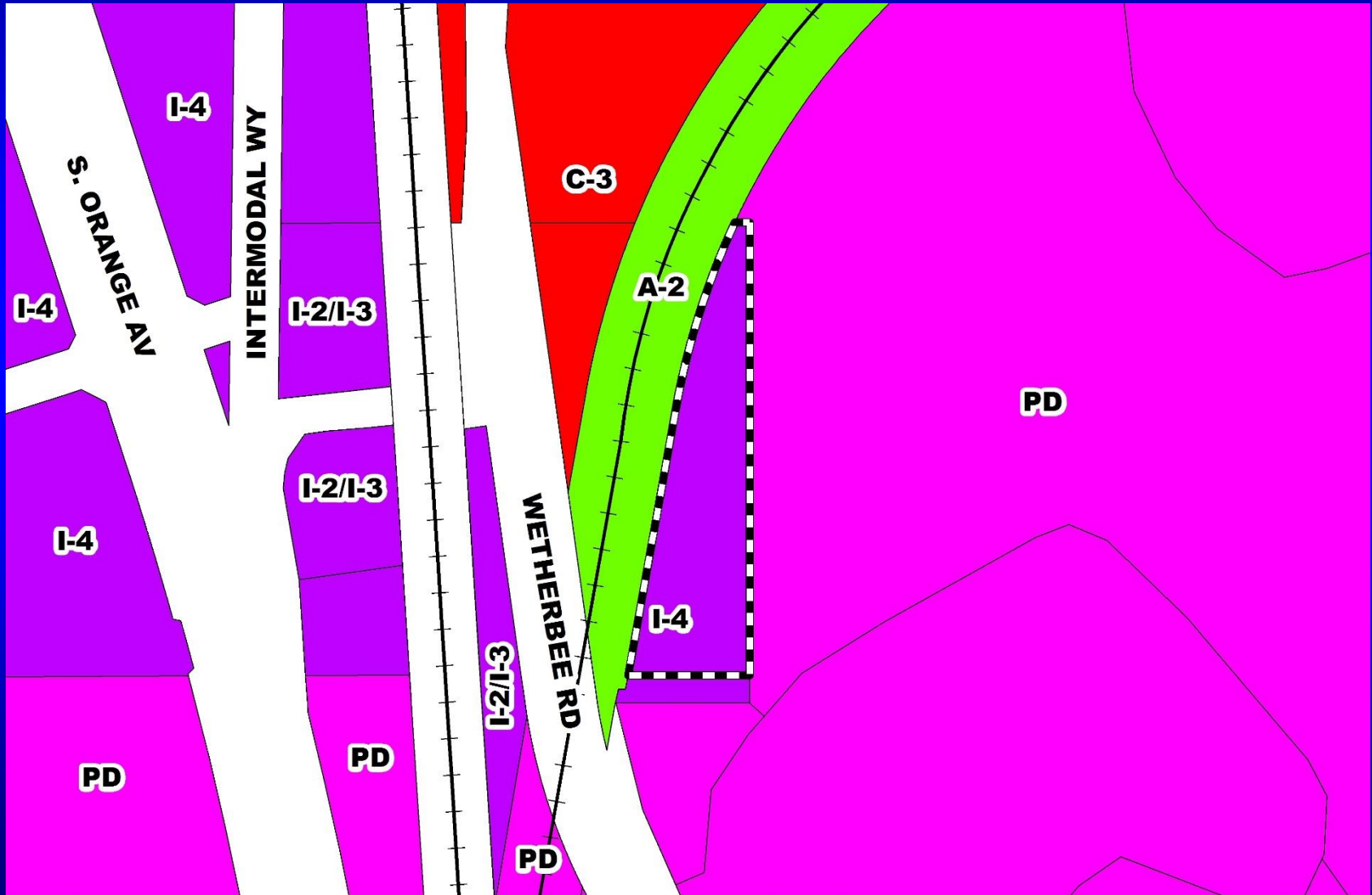




# RZ-18-11-051 – Ivan Matos

## Planning and Zoning Commission (PZC) Appeal

### Proposed Zoning Map







# RZ-18-11-051 – Ivan Matos

## Planning and Zoning Commission (PZC) Appeal

### Aerial Map





# Action Requested

## PZC Recommendation

Make a finding of inconsistency with the Comprehensive Plan DENY the requested I-4 (Industrial District) zoning.

District 4





# Alternative Action

**Make a finding of consistency with the Comprehensive Plan and APPROVE the requested I-4 (Industrial District) zoning, subject to the following restrictions:**

- 1. New billboards and pole signs shall be prohibited;**
- 2. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping and paved surfaces) prior to the accommodation of any I-4 uses; and**
- 3. The site shall be restricted to the Salvage Yard use, and those uses permitted within the I-1/I-5 zoning district, as identified by the letter “P” in the use table set forth in Section 38-77 of the Orange County Code; and**
- 4. The salvage yard use shall be totally enclosed within a minimum 6’ high wall or structure.**





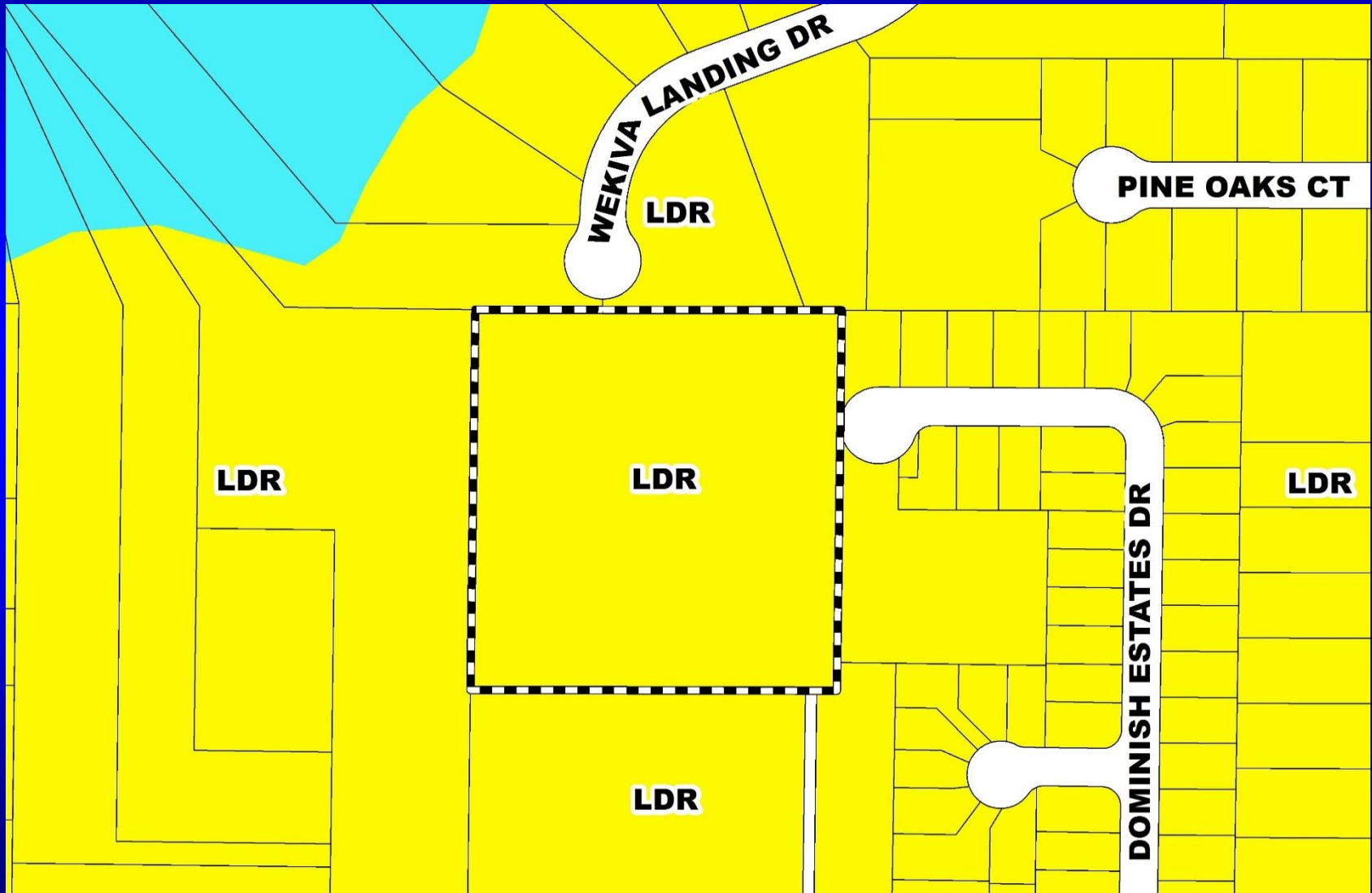
# **RZ-19-01-057 – Justin Solitro Planning and Zoning Commission (PZC) Board-Called Hearing**

- Case:** RZ-19-01-057
- Applicant:** Justin Solitro
- District:** 2
- Location:** 1007 Votaw Road; or generally located north of Votaw Road, west of Dominish Estates Drive, south of Wekiva Landing Drive, and east of Via Florence Drive
- Acreage:** 5.46 gross acres
- From:** R-1 (Single-Family Dwelling District) (Restricted)
- To:** R-1 (Single-Family Dwelling District)
- Proposed Use:** Remove a 10 dwelling unit restriction in order to construct 20 single-family dwelling units.



**RZ-19-01-057 – Justin Solitro**

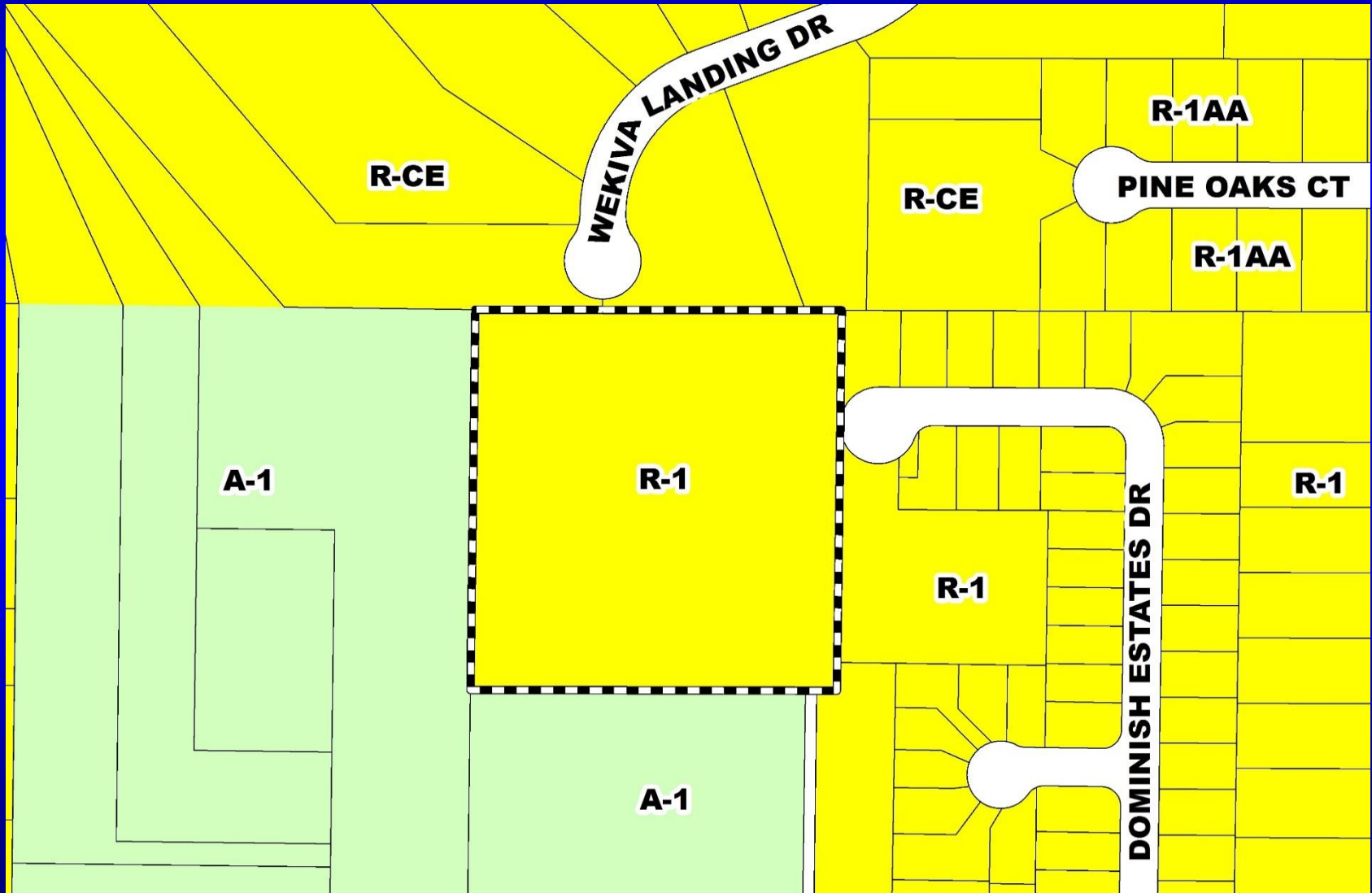
**Planning and Zoning Commission (PZC) Board-Called Hearing  
Future Land Use Map**





**RZ-19-01-057 – Justin Solitro**

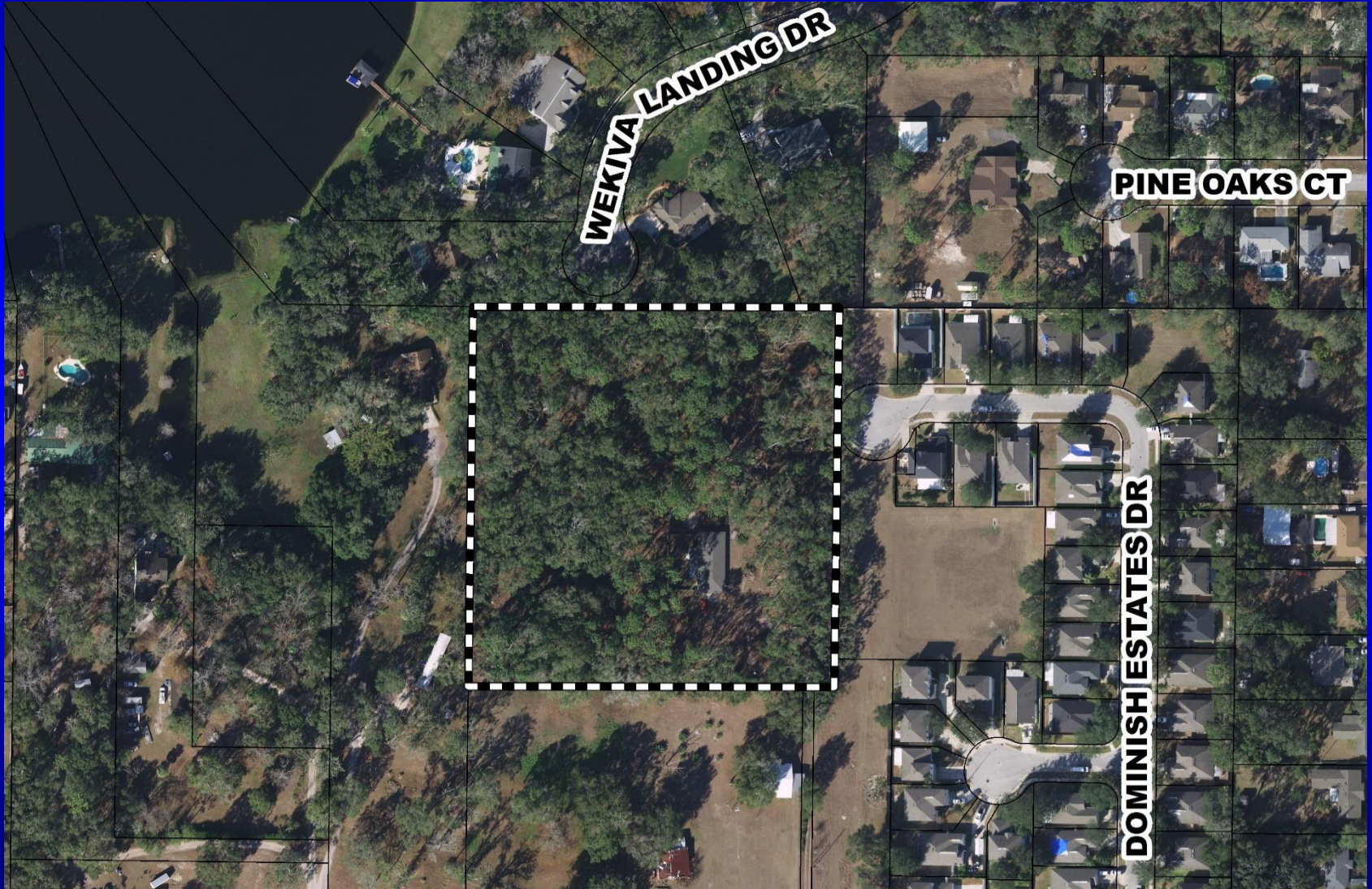
**Planning and Zoning Commission (PZC) Board-Called Hearing  
Zoning Map**







**RZ-19-01-057 – Justin Solitro**  
**Planning and Zoning Commission (PZC) Board-Called Hearing**  
**Aerial Map**





# Action Requested

## PZC Recommendation

Make a finding of consistency with the Comprehensive Plan and APPROVE the requested R-1 (Single-Family Dwelling District) zoning, subject to the following restrictions:

- 1) The subject property shall be limited to a maximum of twenty (20) lots with single-family detached residential dwelling units; and
- 2) A fifty (50) foot vehicular cross-access easement shall be provided at the time of Preliminary Subdivision Plan (PSP) to the south.

District 2





# Tyson Ranch Planned Development / Land Use Plan

- Case:** LUP-18-08-056
- Project Name:** Tyson Ranch PD/LUP
- Applicant:** Thomas Daly, Daly Design Group
- District:** 4
- Acreage:** 75.29 gross acres (*overall PD*)
- Location:** South of State Road 417, North of Simpson Road, and West of Boggy Creek Road
- Request:** To rezone 75.29 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District) in order to construct 350 multi-family dwelling units, 330 attached single-family dwelling units, 187,389 square feet of commercial and office uses, and 250 hotel rooms.
- This request also includes a Master Sign Plan and 12 waivers from Orange County Code.



# Action Requested

**Continue this request to the April 9, 2019 BCC meeting at 2:00 p.m.**

**District 4**





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# Public Hearings

**March 26, 2019**