

***Board of County Commissioners***

**SS-23-12-099 & RZ-24-05-011**

**August 27, 2024**



# SS-23-12-099 & RZ-24-05-011

**Applicant:** Thomas R Sullivan

**Future Land Use Map (FLUM) Request:**

**From:** Low Density Residential (LDR)

**To:** Low-Medium Density Residential (LMDR)

**Rezoning Request:**

**From:** R-1A (Single-Family Residential District) to

**To:** R-2 (Residential District)

**Location:** 533 N. Forsyth Road; generally east of N. Forsyth Rd, south of Ebans Bend and north of SR 408

**Acreage:** 4.35 gross acres / 3.31 net acres

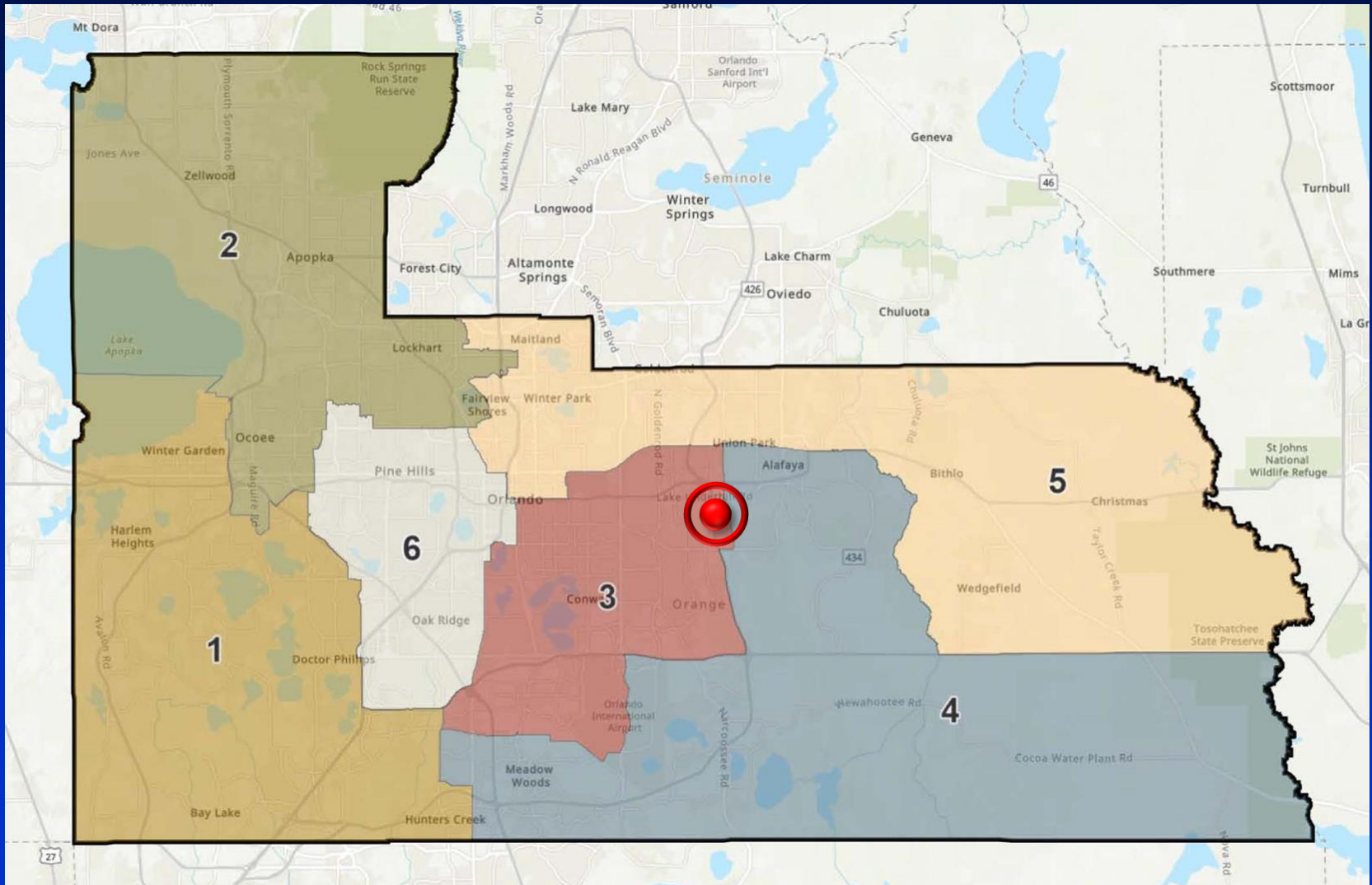
**District:** 3

**Proposed Use:** Up to twenty-seven (27) single-family homes with wetland impacts.



# SS-23-12-099 & RZ-24-05-011

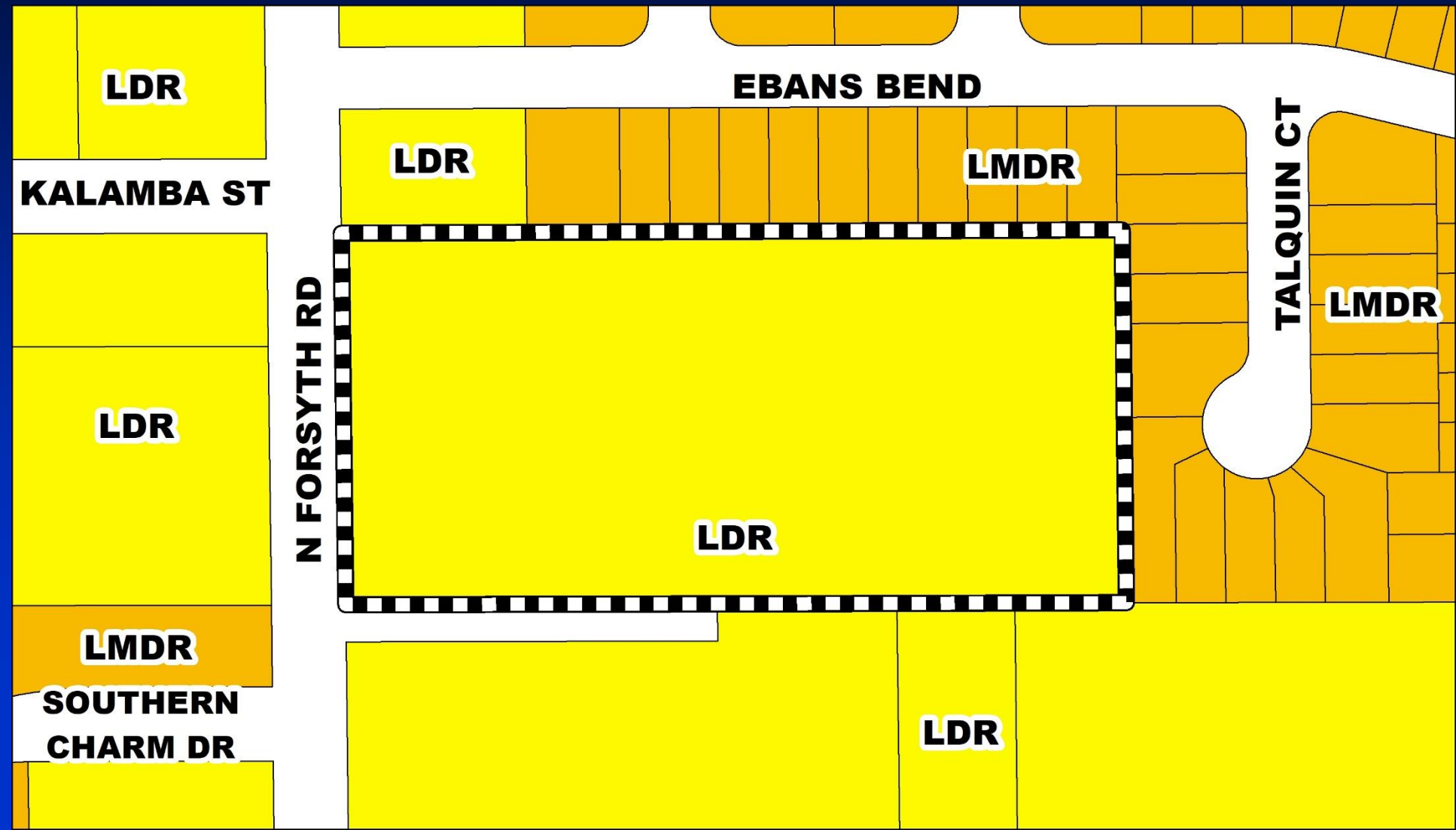
## Location





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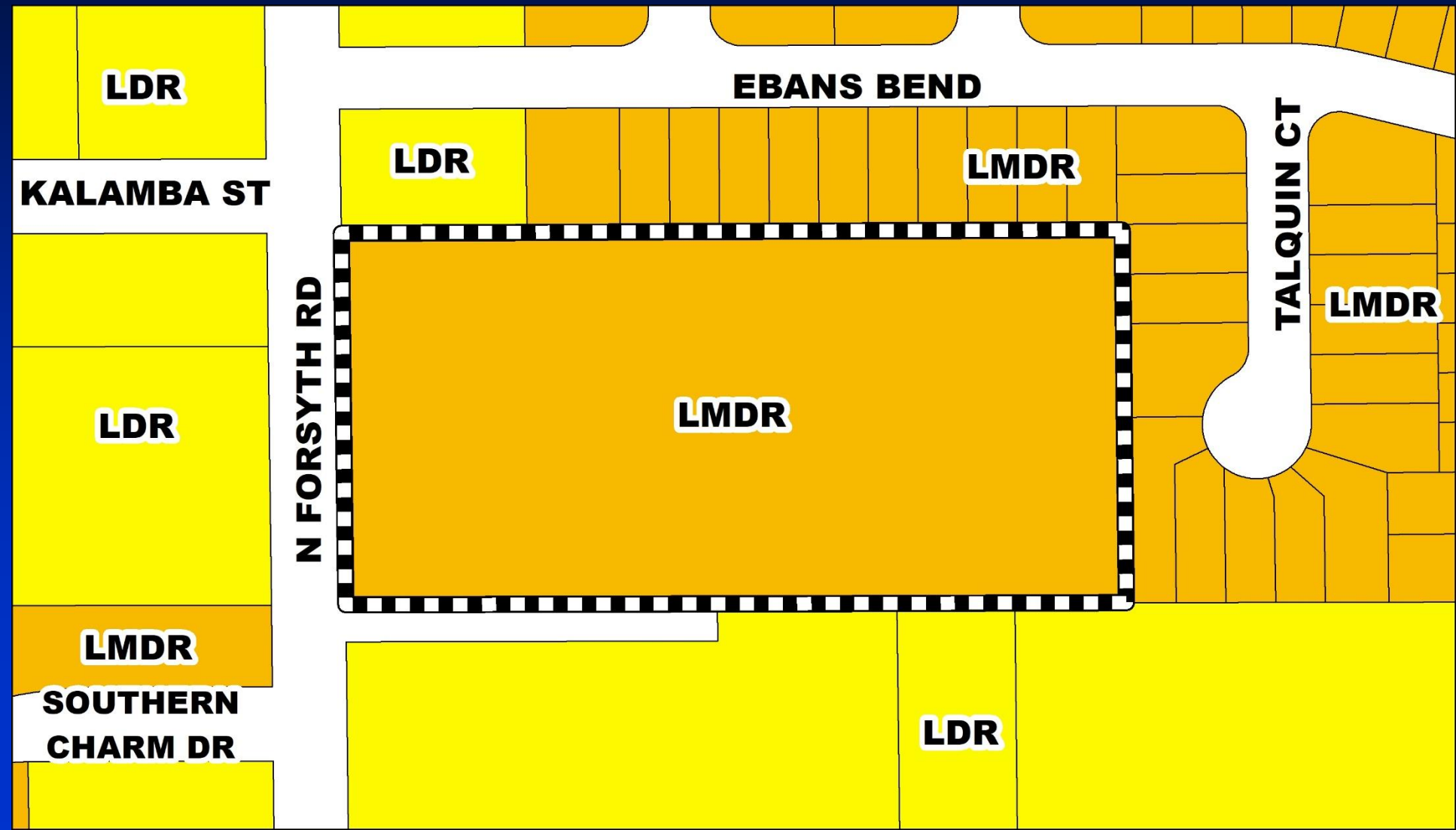
**Current Future Land Use**





**SS-23-12-099 & RZ-24-05-011**

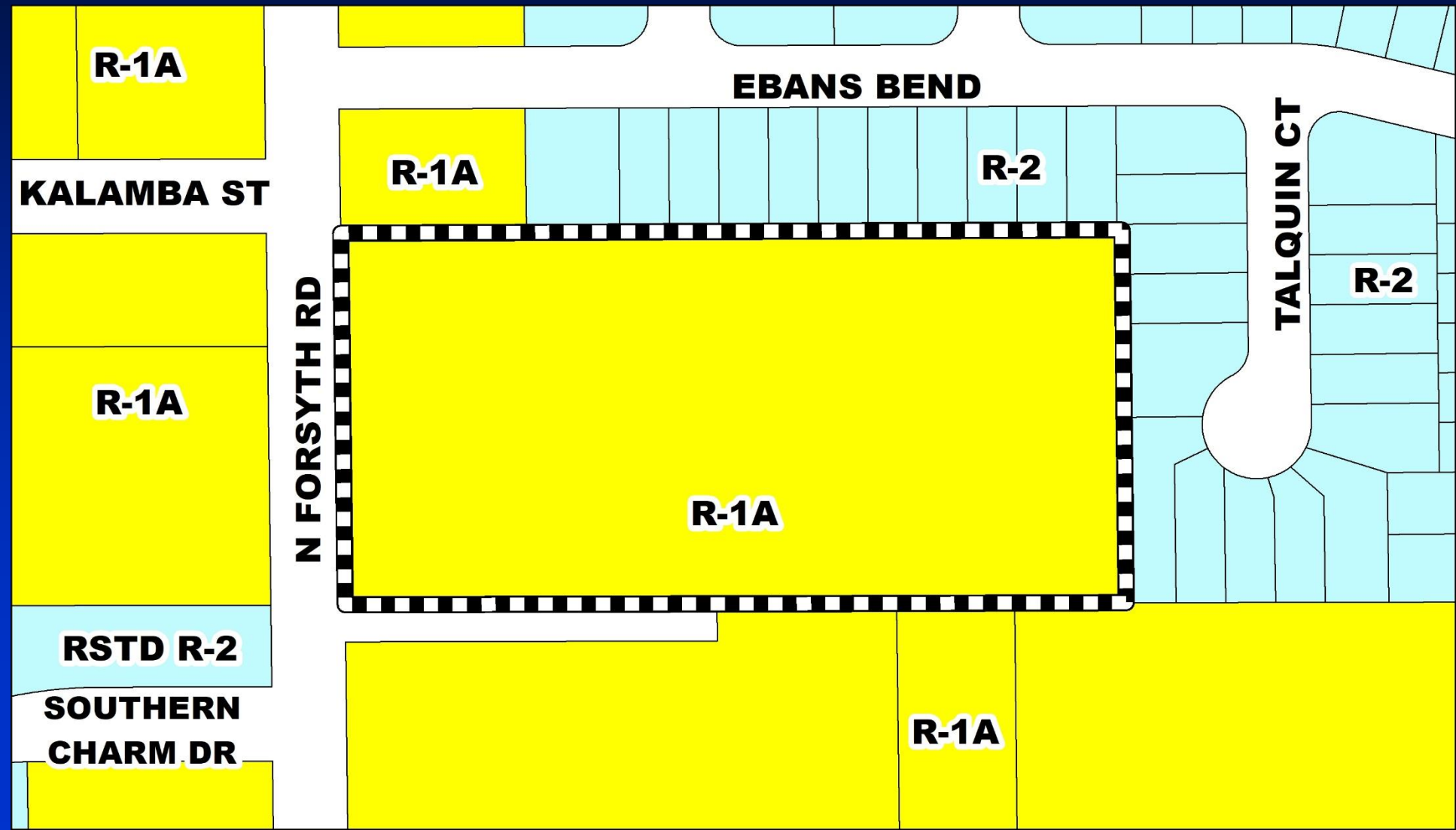
# Proposed Future Land Use





**SS-23-12-099 & RZ-24-05-011**

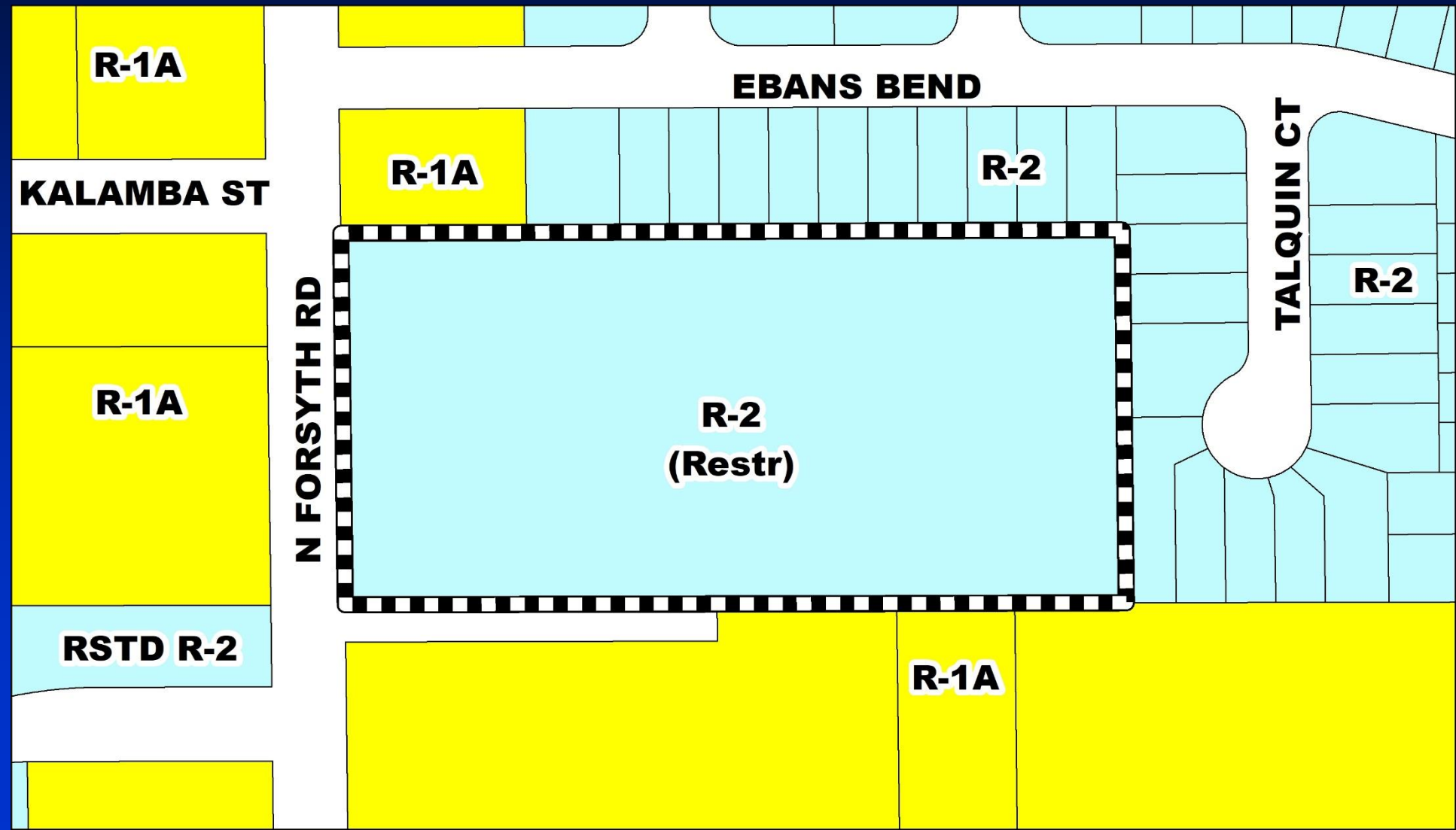
### **Current Zoning**





**SS-23-12-099 & RZ-24-05-011**

# Proposed Zoning



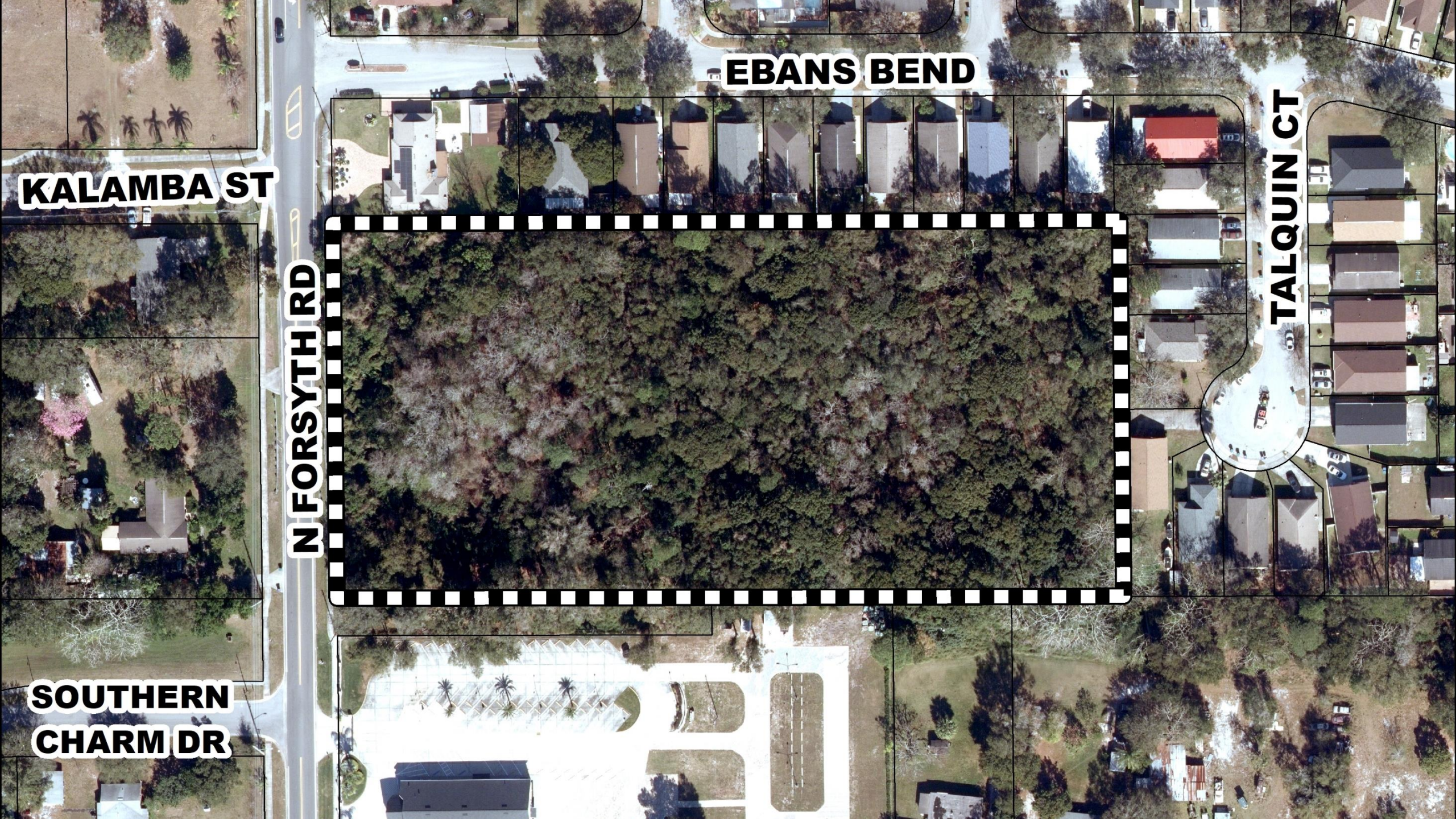












**KALAMBA ST**

**EBANS BEND**

**N FORSYTH RD**

**TALQUIN CT**

**SOUTHERN  
CHARM DR**



# Community Meeting Summary

**July 18, 2024**

**Forsyth Woods Elementary School**

- **Attendance – 16 Residents**
- **Concerns around townhome development.**
- **Concern for property values.**
- **Concerns around general incompatibility.**



## PZC / LPA & Staff Recommendation

	<u>Staff</u>	/	<u>PZC/LPA</u>
<b>SS-23-12-099:</b>	<b>ADOPT</b>	<b>/</b>	<b>ADOPT</b>
<b>Ordinance: 24-1174</b>	<b>ADOPT</b>	<b>/</b>	<b>ADOPT</b>
<b>RZ-24-04-023:</b>	<b>APPROVE</b>	<b>/</b>	<b>APPROVE</b>

### **PZC/LPA Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the Low-Medium Density Residential (LMDR) Future Land Use Map designation.**
- **APPROVE the associated Ordinance; and APPROVE the requested R-2 Restricted (Residential District) zoning, subject to one restriction: Development shall be limited to single-family detached homes only.**

*Board of County Commissioners*

**SS-24-04-004 & CDR-23-09-293**

**August 27, 2024**



**SS-24-04-004**

**Applicant:** Rebecca Wilson Esq.

**Future Land Use Map (FLUM) Request:**

**From:** Office (O)

**To:** High Density Residential – Student Housing (HDR-Student Housing)

**PD Request (for BCC decision):**

**PD Change  
Determination:** CDR-23-09-293 (Quadrangle PD/DRI)

**Location:** 3501 Quadrangle Boulevard. Generally located east of Quadrangle Boulevard, south of Corporate Boulevard, and north of High Tech Avenue and University Boulevard

**Acreage:** 3.62 acres (FLUM request)  
9.63 (CDR application)

**District:** 5

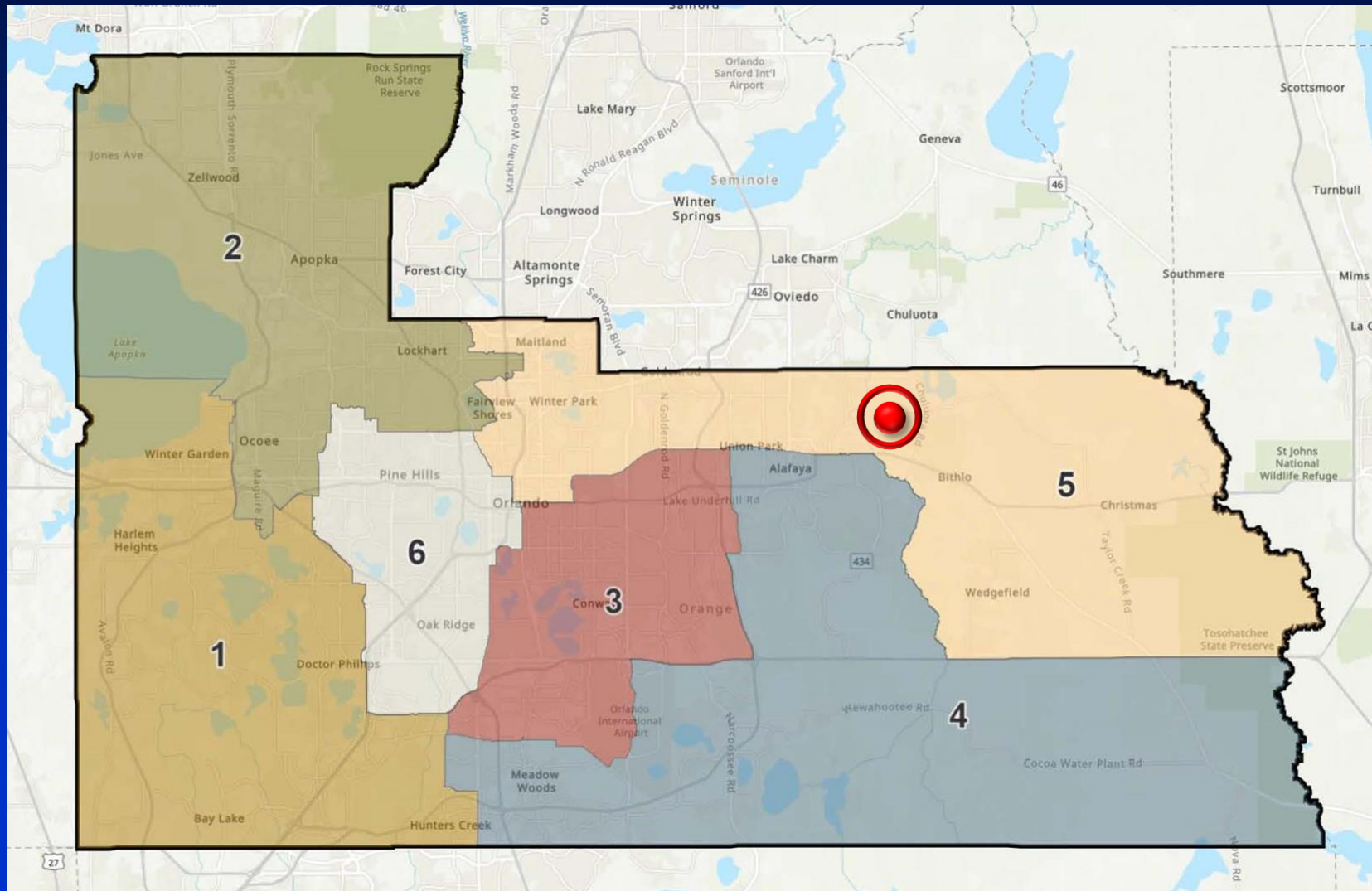
**Proposed Use:** 640 Student Housing Bedrooms





SS-24-04-004

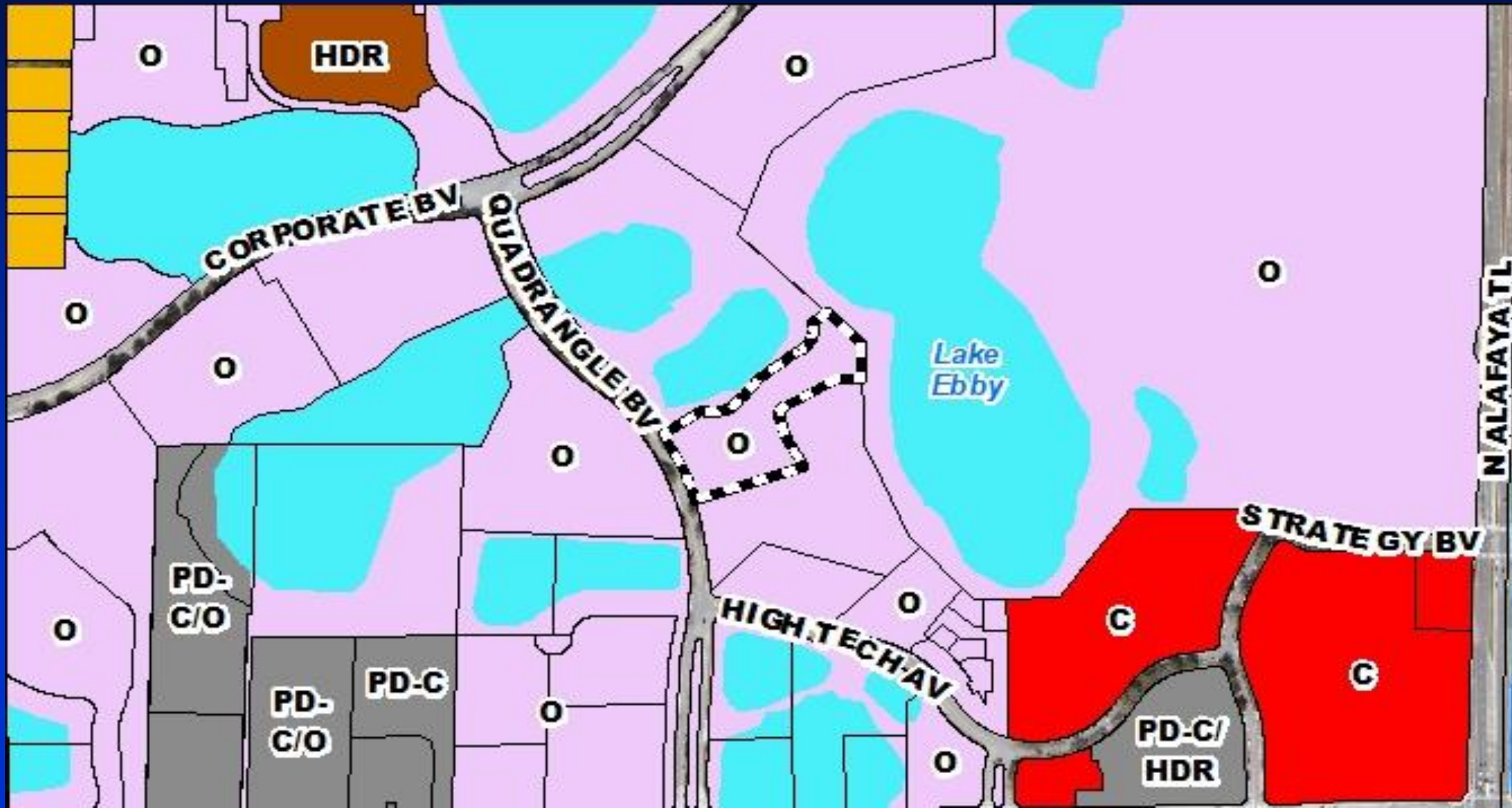
# Location





SS-24-04-004

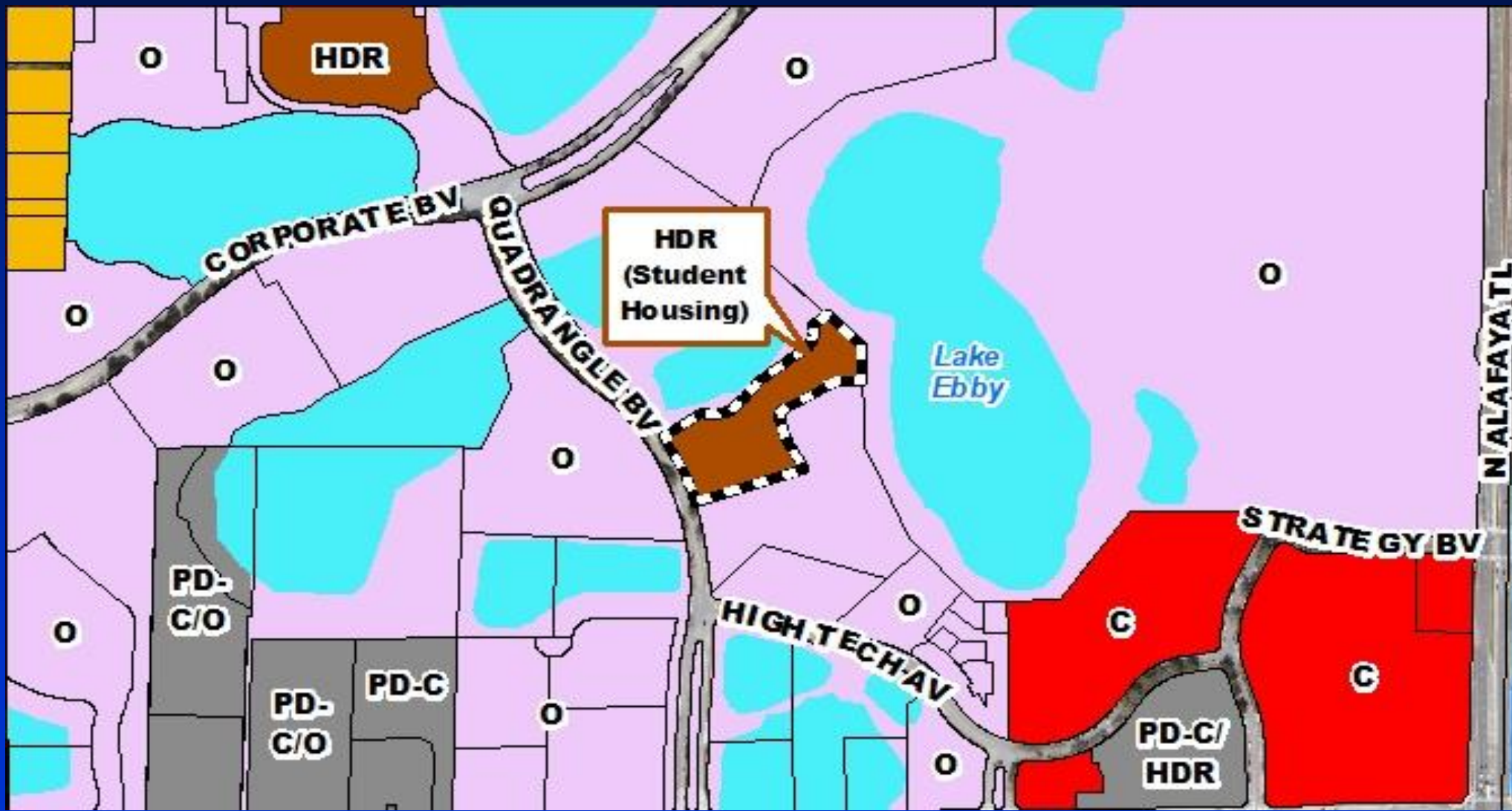
## Current Future Land Use





SS-24-04-004

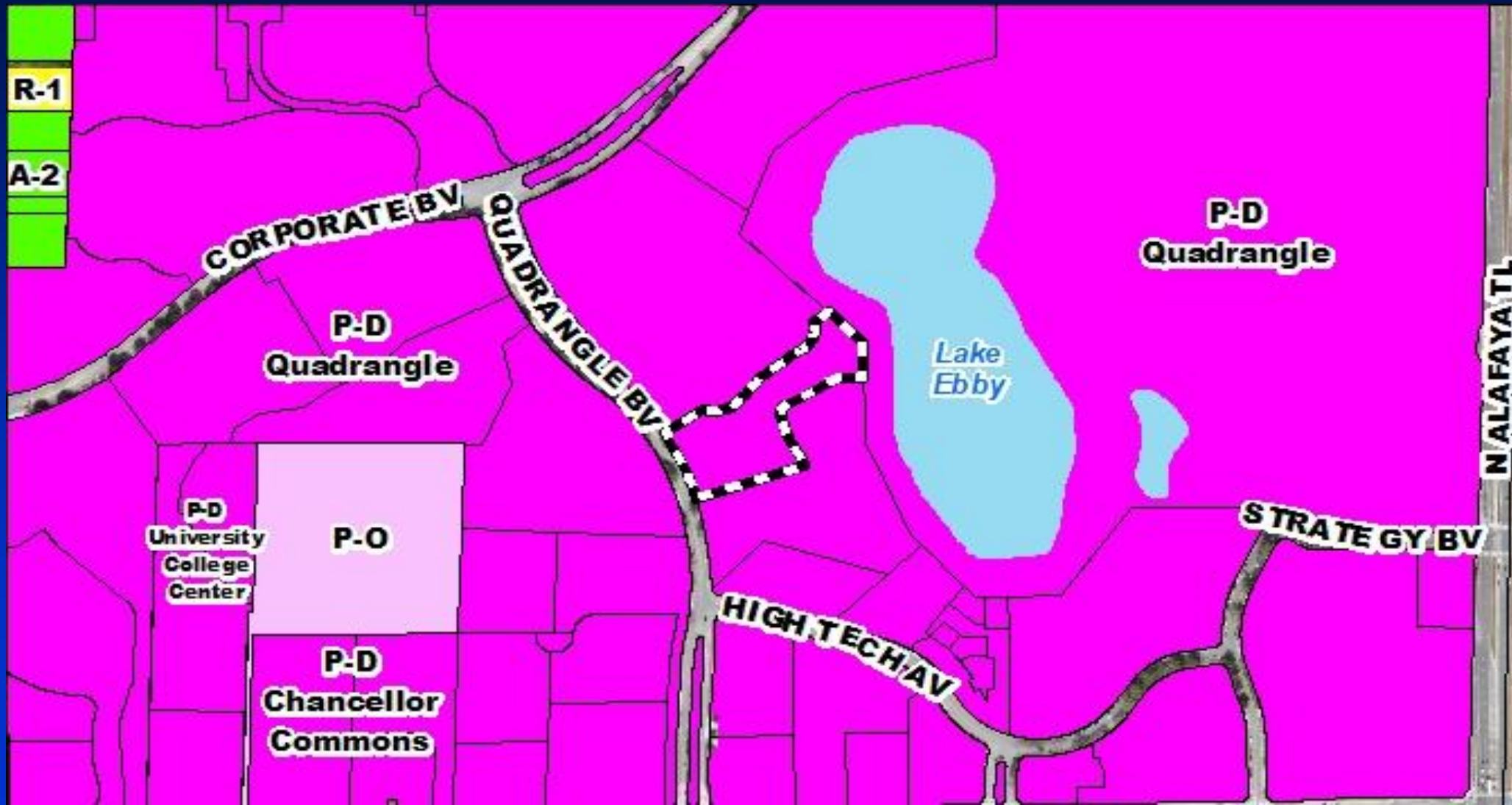
## Proposed Future Land Use





SS-24-04-004

## Current Zoning

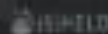






The logo consists of a blue circle containing a stylized bar chart with five vertical bars of varying heights. To the right of the circle, the text "JS|HELD" is displayed in a bold, black, sans-serif font, with a vertical bar separating "JS" and "HELD".

JS|HELD

A smaller version of the JS|HELD logo is visible on the glass of the central entrance door.

JS|HELD









CORPORATE BV

QUADRANGLE BV

Lake  
Ebby

HIGH TECH AV

STRATEGY BV

N ALAFAYA TL



# Community Meeting Summary

**April 29, 2024**

**Riverdale Elementary School**

- **Attendance – 3 Residents**
- **Concern for proliferation of off-campus student housing.**
- **Support for this project and more housing generally.**



# PZC / LPA & Staff Recommendation

	<u>Staff</u>	/	<u>PZC/LPA</u>
<b>SS-24-04-004:</b>	<b>ADOPT</b>	/	<b>ADOPT</b>
<b>Ordinance: 24-1175</b>	<b>ADOPT</b>	/	<b>ADOPT</b>
<b>CDR-23-09-293:</b>	<b>APPROVE</b>	/	<b>APPROVE</b>

## **PZC/LPA Action Requested:**

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested High Density Residential – Student Housing (HDR-Student Housing) Future Land Use Map designation.**
- **APPROVE the associated Ordinance; and**
- **APPROVE the requested Change Determination**