



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32802-1393

## Decision Letter

### Board of County Commissioners

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Tuesday, July 16, 2019

2:00 PM

County Commission Chambers

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19-979

Planning and Zoning Commission Board-Called

Justin Solitro, Case # RZ-19-01-057, January 17, 2019; District 2 (Continued from March 26, 2019 and May 7, 2019)

**Consideration:** Request to consider a rezoning of 5.46 gross acres located at Parcel ID# 02-21-28-8308-00-011 (1007 Votaw Road) from R-1 (Single-Family Dwelling District) (Restricted) to R-1 (Single-Family Dwelling District).

**Location:** District 2; property located at 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; Orange County, Florida (legal property description on file in Planning Division)

Based upon input from the applicant and agreed upon by County staff, 8 new restrictions were presented as follows:

1. The subject property shall be limited to a maximum of twenty (20) lots with single-family detached residential dwelling units.
2. A fifty (50) foot wide fee simple public right of way stubbed out to the property to the south shall be provided at the time of Preliminary Subdivision Plan (PSP).
3. A 50' x 50' landscape buffer easement shall be provided on the northwest corner of the property, adjacent to parcel identification numbers 02-21-28-9090-00-130 and 02-21-28-8308-00-026.
4. If one does not already exist, the developer shall install a minimum 6' high opaque fence which shall be constructed of vinyl along the eastern boundary with Dominish Estates and of wood along the northern boundary with Wekiva Landings and, except as set forth herein, shall meet the requirements of Section 38-1408, Orange County Code. Such fence(s) shall subsequently be maintained and repaired by the homeowners association, as needed.
5. Single-family residential dwelling units shall be limited to a maximum of one-story in height along the northern property line adjacent to Wekiva Landing subdivision.
6. Each lot adjacent to the northern property line shall have at least one live oak tree with a dbh of at least three (3) inches within the rear yard and shall otherwise comply with the requirements of Section 15-306, Orange County Code.

7. Prior to PSP approval, applicant shall provide proof to County's satisfaction of:

- a The applicant's ability to access the property via Dominish Estates Drive over the existing 27.5' wide gas pipeline easement recorded at O.R. Book 1889 / Page 0195, Public Records of Orange County, Florida; and

- b. The applicant's legal right to provide a minimum of twenty foot (20') wide clear stabilized hard-surfaced (for dust abatement) access to route construction traffic for the project from Votaw Road (such surface shall be removed upon completion of construction).

8. The project shall contain a mixture of fifty (50) and sixty (60) foot lots.

A motion was made by Commissioner Moore, seconded by Commissioner VanderLey, to make a finding of consistency with the Comprehensive Plan; and further, approve the request subject to the 8 new restrictions. The motion carried by the following vote:

**Aye:** 6 - Mayor Demings, Commissioner VanderLey, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, and Commissioner Siplin

**Absent:** 1 - Commissioner Bonilla



THE FOREGOING DECISION HAS BEEN  
FILED WITH ME THIS 26TH DAY OF JULY  
2019.

DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*

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