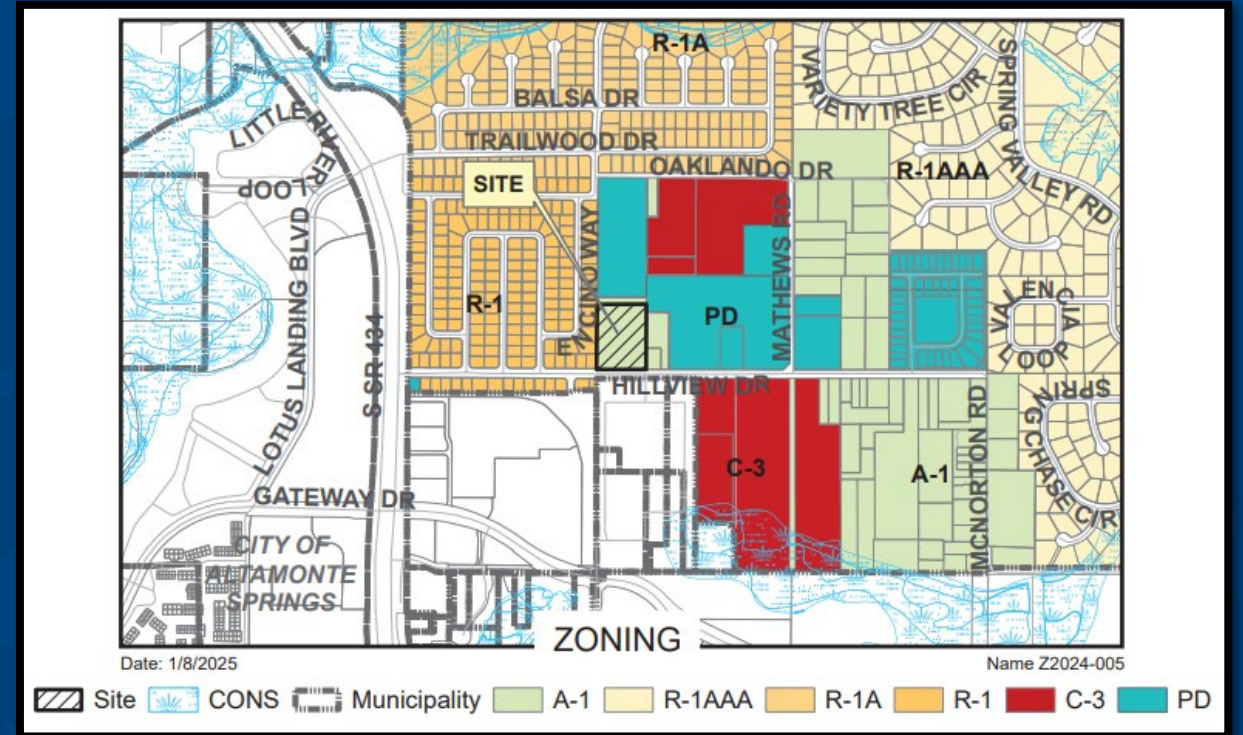
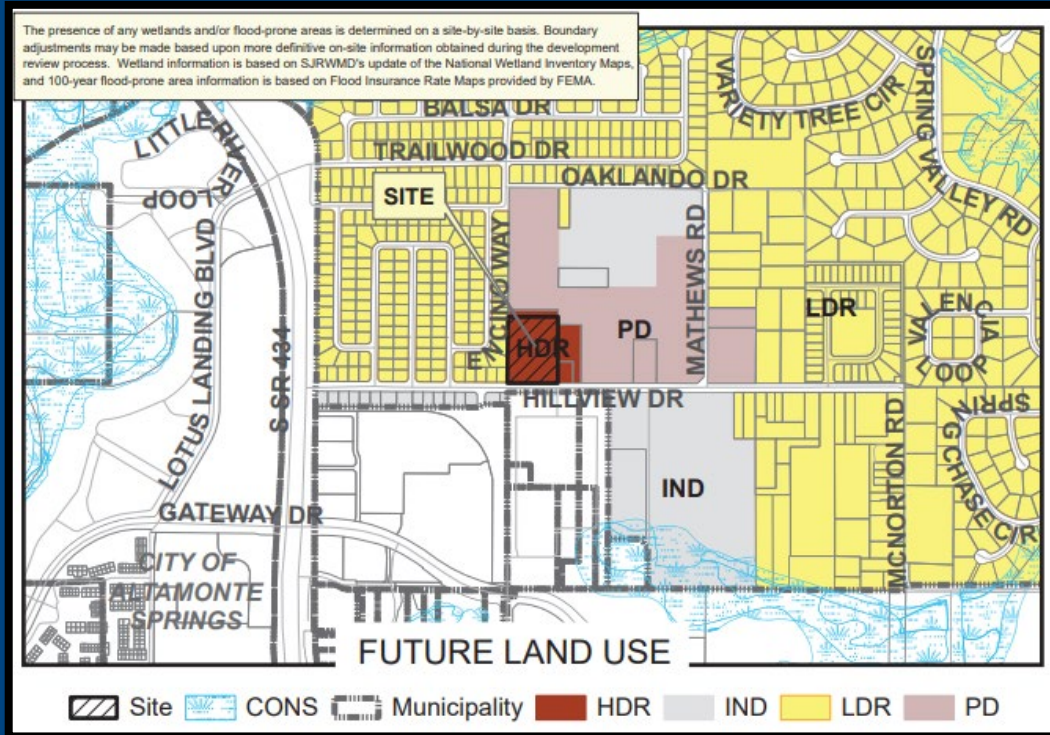


ENCORE AT HILLVIEW REZONE

Applicant: Zach Miller

Request: Consider a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a townhome development of twenty-eight (28) lots on approximately 3.34 acres, located on the northside of Hillview Drive, approximately $\frac{1}{4}$ mile east of SR 434.

ENCORE AT HILLVIEW REZONE



The subject property has an existing A-1 (Agriculture) zoning designation and a High Density Residential Future Land Use designation, which allows up to a maximum of twenty (20) dwelling units per net buildable acre; however, the requested R-3A (Multiple Family Dwelling) zoning district limits the density to a maximum of ten (10) dwelling units per net buildable acre.

ENCORE AT HILLVIEW REZONE



A five (5) foot sidewalk is required along Hillview Drive since there are no existing sidewalks.

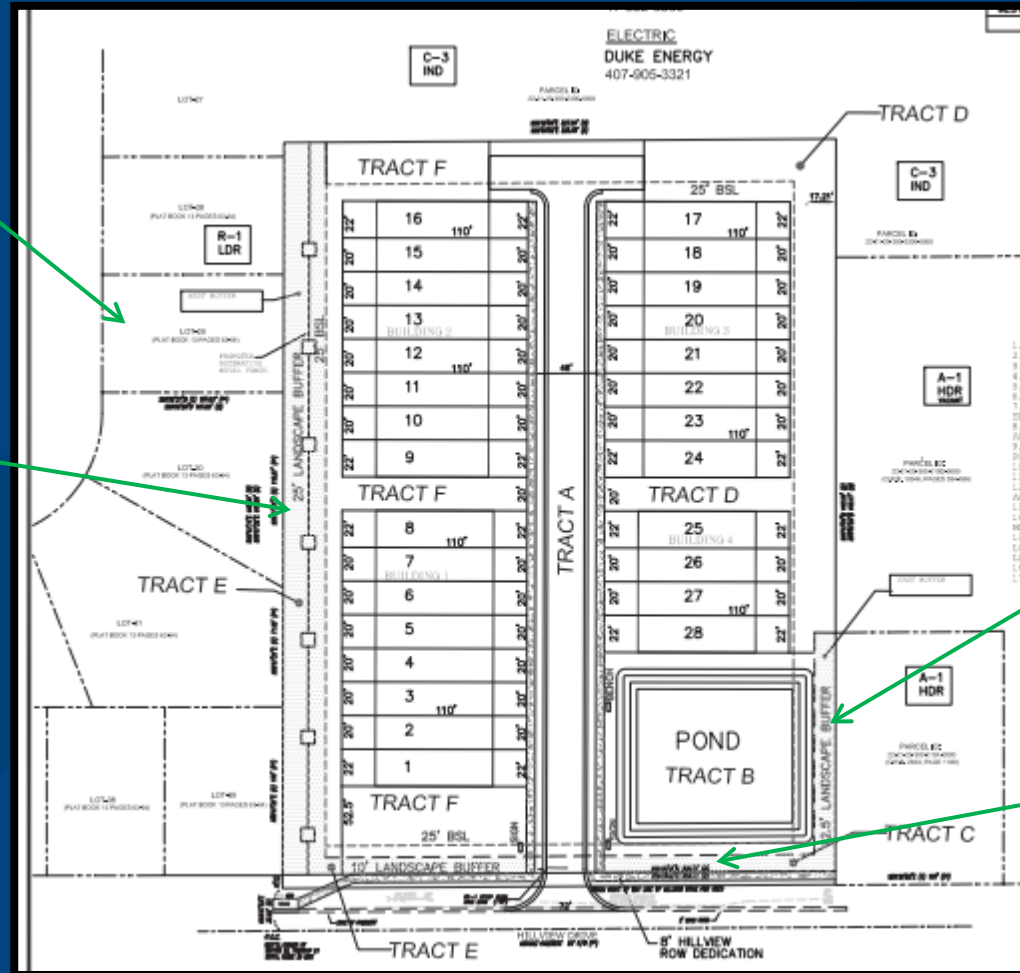
ENCORE AT HILLVIEW REZONE

Oakland Hills Subdivision

Western Buffer 25'

Eastern Buffer 12.5'

Hillview Drive – 10' Buffer



ENCORE AT HILLVIEW REZONE

Per Sec. 30.4.8 SCLDC, R-3 and R-3A Multiple-Family Dwelling District, the requested R-3A zoning classification is composed of low density to medium density residential areas, plus open areas, where it's likely and desirable to extend such type of development. The subject site is situated where it is well serviced by public and commercial services and has convenient access to throughfares or collector roads.

Per Policy FLU 5.2.3 – Purpose and Intent: The purpose and intent of the High Density Residential Future Land Use designation is to provide for a range of residential development at a maximum density of twenty (20) dwelling units per net buildable acre. High density residential development should be located adjacent to major collectors and arterial roadways to minimize traffic on local and minor collector roadways and to provide convenient access to transit facilities. This land use can act as an effective transitional use between non-residential and medium density residential uses.

ENCORE AT HILLVIEW REZONE

In compliance with the Seminole County Land Development Code Sec. 30.49 – Community Meeting Procedure, the Applicant conducted a community meeting on May 13, 2024.

The Planning and Zoning Commission met on February 5, 2024, and voted unanimously to recommend approval to the Board of County Commissioners.

ENCORE AT HILLVIEW REZONE

Staff Requests:

Staff requests the Board of County Commissioners adopt the Ordinance enacting a Rezone from A-1 (Agriculture) to R-3A (Multiple Family Dwelling) for a townhome development of twenty-eight (28) lots on approximately 3.34 acres, located on the north side of Hillview Drive, approximately ¼ mile east of SR 434.