

Board of County Commissioners

Public Hearings

March 26, 2019

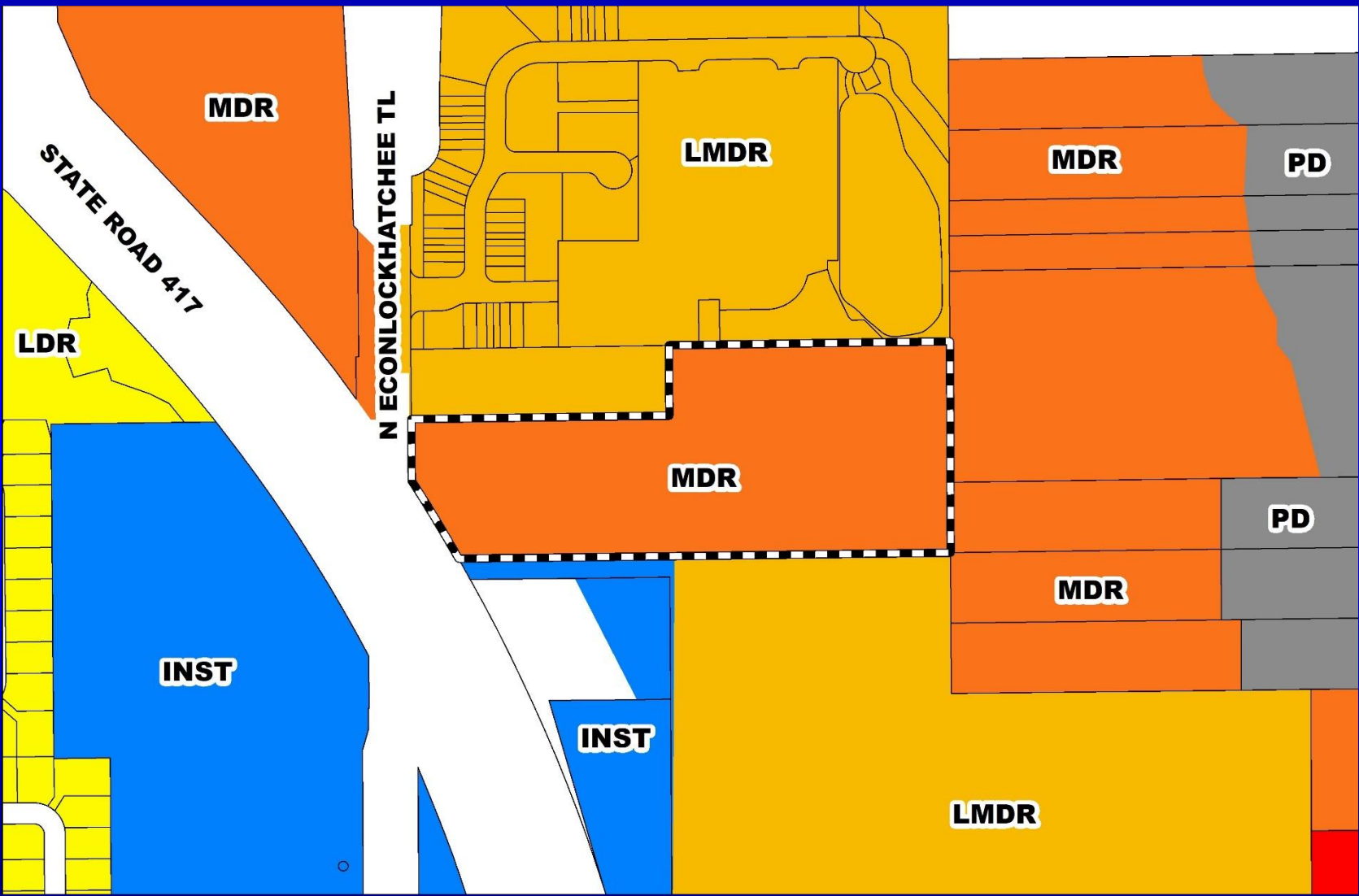


River Run at Valencia PD / River Run at Valencia Apartments Development Plan

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



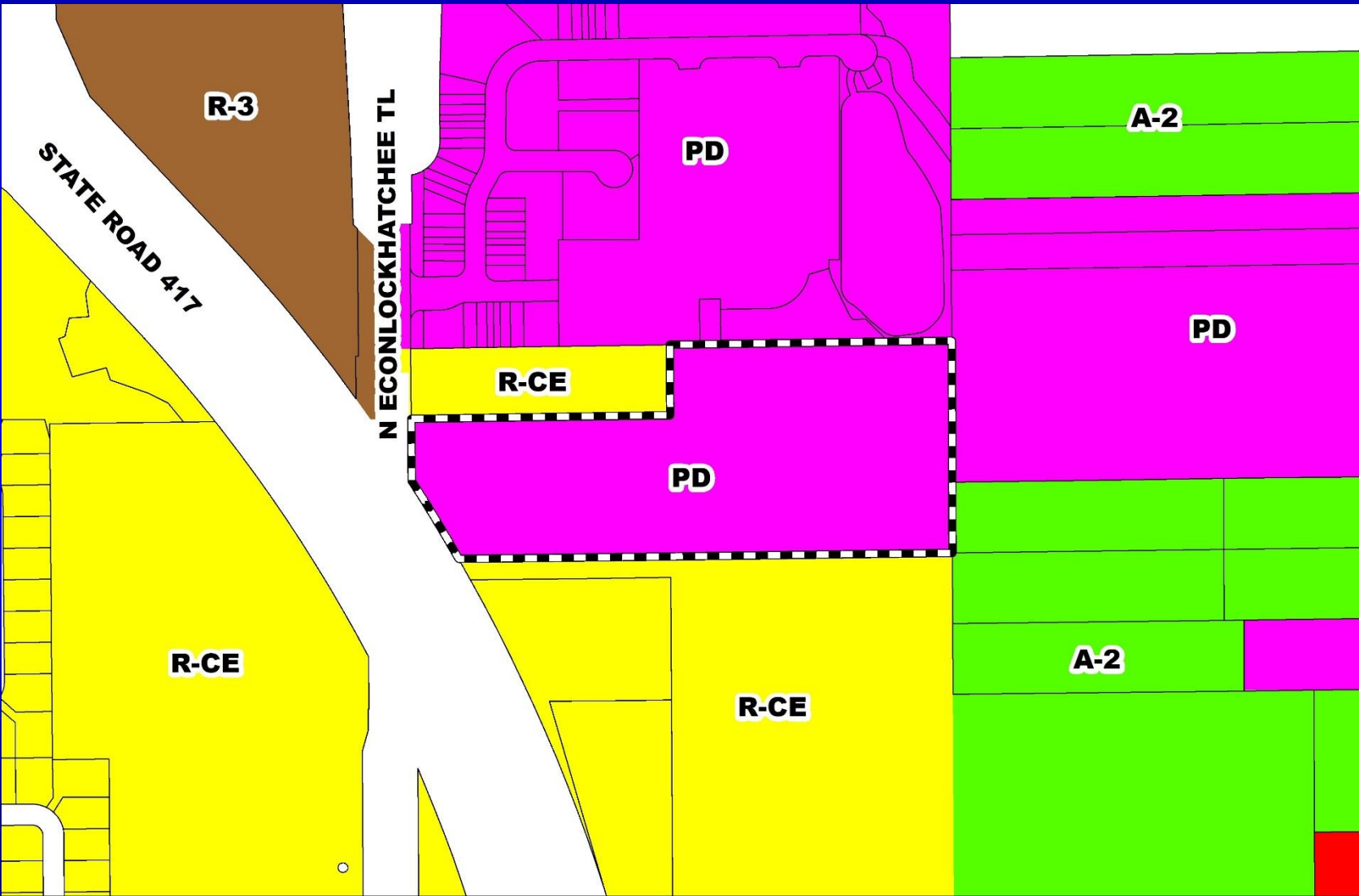
River Run at Valencia PD / River Run at Valencia Apartments Development Plan Future Land Use Map





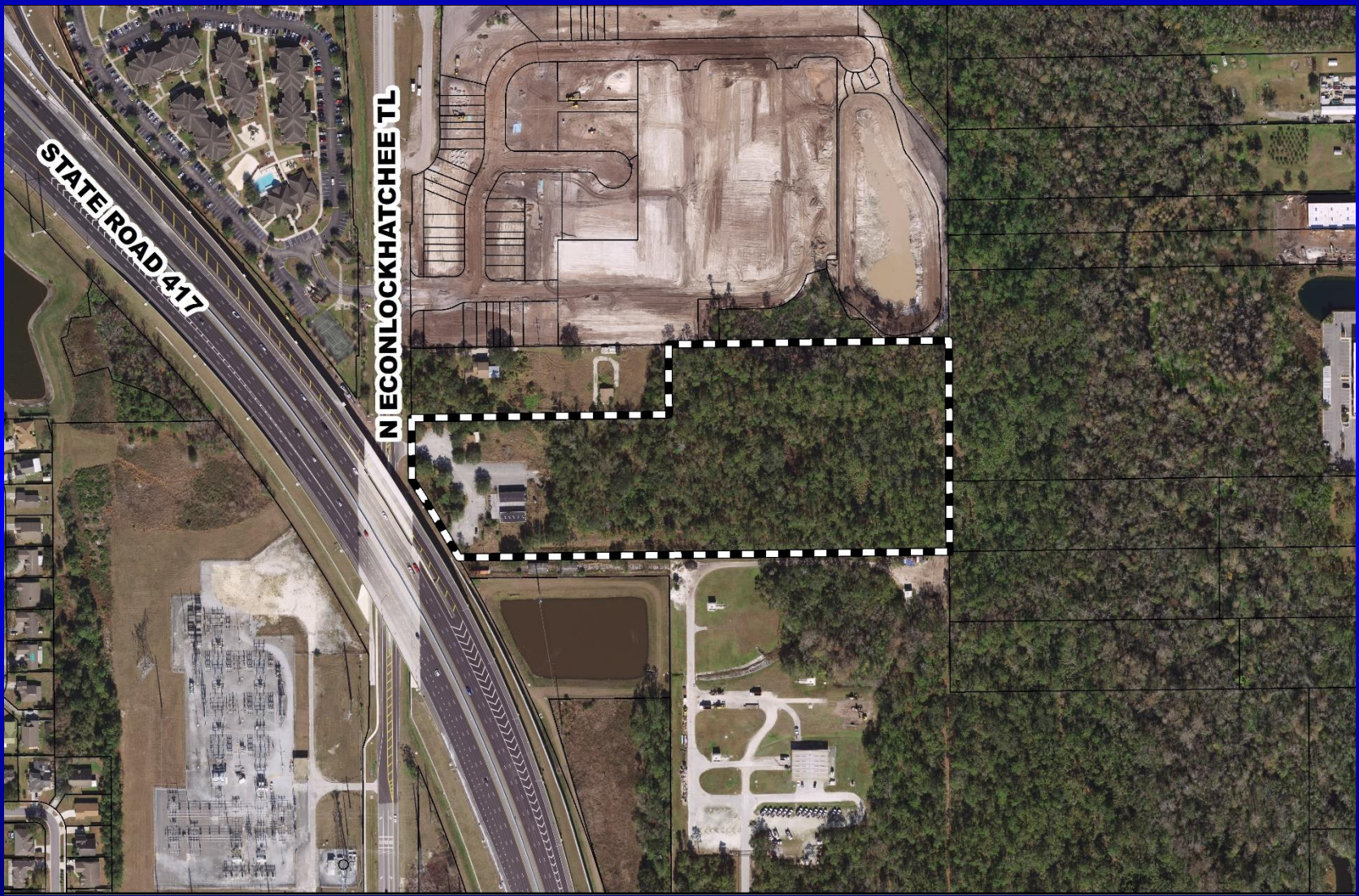
River Run at Valencia PD / River Run at Valencia Apartments Development Plan

Zoning Map





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





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

RIVER RUN AT VALENCIA

DEVELOPMENT NOTES FOR LAND USE

PROPOSED DEVELOPMENT PROGRAM	STUDENT HOUSING DEV
PARCEL D.N.O.	30-22-21-1000-00-322
PARCEL ADDRESS	113
CURRENT ZONING	PD
PROPOSED ZONING	PD
APPROVED FUTURE LAND USE	MEDIUM DENSITY RES
TRACT SIZE	12.16 AC.
MAXIMUM APT. BUILDING HEIGHT	60 FT.
MAXIMUM NO. OF UNITS	114 UNITS
PROPOSED DENSITY	10.4 UNITS/AC
MINIMUM SQ FT OF LIVING AREA	400 SQ.FT.
PARKING SPACE TO BED RATIO	1:1
MAXIMUM TOTAL NO. OF BEDS	406 BEDS
ORANGE COUNTY CASINOS OR WETLANDS TO BE WITHDRAWN	2.46 AC.
ORANGE COUNTY CASINOS OR WETLANDS TO BE PRESERVED	9.70 AC.
DEVELOPABLE ACREAGE AREA	10.70 AC.
WETLANDS BUFFER PROVIDED	3.63 AC.

PROPOSED BUILDING SETBACKS FROM PROPERTY LINES	
FRONT	75.0 FT.
REAR	25.0 FT.
1 STORY COLLAGED SETBACK ON NORTH SIDE	25.0 FT.
4 STORY APT. BLDG SETBACK FROM SOUTH PROPERTY LINE	25.0 FT.
4 STORY APT. BLDG. SETBACK FROM NORTH PROPERTY LINE	150.0 FT.

LANDSCAPE BUFFER PROVIDED	
WEST (FRONT)	15.0 FT.
EAST	25.0 FT.
NORTH	25.0 FT.
SOUTH	25.0 FT.

SUPPORT SERVICES PROVIDED	
WATER	ORANGE COUNTY UTILITIES
SEWER	ORANGE COUNTY UTILITIES

PROPOSED AREA CALCULATIONS

DEVELOPABLE ACREAGE AREA	10.76 AC.	100%
IMPERVIOUS AREA	6.30 AC.	59%
PERVIOUS AREA	4.46 AC.	41%

OPEN SPACE CALCULATIONS

CATEGORY A	4.46 AC.
CATEGORY B (OPEN)	0.00 AC.
CATEGORY C (CONSERVATION)	0.70 AC.
TOTAL PROVIDED	5.26 AC.
TOTAL REQUIRED	2.89 AC.
	42%

****THE FONDS DOES NOT QUALIFY FOR CATEGORY B OPEN SPACE BECAUSE IT DOES NOT MEET THE MINIMUM REQUIREMENTS OF SECTION 20-101 b.**

REQUIRED PARKING CALCULATIONS

20 TYPE A (1 BEDROOM)	20
54 TYPE B (2 BEDROOM)	54
60 TYPE C (3 BEDROOM)	60
30 TYPE D (4 BEDROOM)	30
178 TOTAL UNITS	178

1 SPACE PER BED - 204 (126+78+0) = 406 SPACES
 ALL ALLOWABLE COMPACT SPACES (20%) = 114 SPACES

PROVIDED PARKING

114 8'X20' COMPACT SPACE	114
106 8'X20' STANDARD SPACE	106
224 10'X18' STANDARD SPACE	224
9 12'X20' HANDICAP SPACE	9
406 TOTAL	406

Fact	Area (ft ²)	Area (Acres)	Ownership	Utilization
A. Developable Area	461,674	10.57	POA	POA
B. Stormwater Pond	12,214	0.28	POA	POA
C. Wetland Easement	1,000	0.02	POA	POA
D. Conservation Tract	15,861	1.23	POA	POA
Subtotal	490,749	11.29		

****The conservation area and building shall be placed as first and have no development rights dedicated to Orange County.**

GENERAL NOTES

- PROJECT WILL BE COMPLETED IN ONE (1) PHASE
- BILL BOARDS AND HALF SIGNS SHALL BE PROVIDED ON ALL PROHIBITED GROUND AND FACIA SIGNS SHALL COMPLY WITH CODE 31.8 OF THE ORANGE COUNTY CODE.
- SITE LIGHTING SHALL CONFORM WITH STANDARDS AND SPECIFICATIONS OF THE ORANGE COUNTY SITE LIGHTING ORDINANCE ARTICLE XV OF CHAPTER 8 OF THE ORANGE COUNTY CODE.
- SEWER COLLECTION SYSTEM ON SITE WILL BE OWNED AND OPERATED BY THE PROPERTY OWNER.
- DURING CONSTRUCTION, WHEN COMPLETION IS NOT FEASIBLE, IT IS THE SITE ACCESS, TRUCK AND A SUSTAINABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCESSIBLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED CHAPTER 90.10 N.F.P.A. 1.03 (SECTION 977.02) EDITION.
- THIS PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE 9 OF THE CHAPTER 9 OF THE ORANGE COUNTY CODE.
- ORANGE COUNTY WILL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE PRIVATE WATERS AND/OR WASTEWATER SYSTEMS.
- BIKE RACK DESIGN SHALL COMPLY WITH SECTION 35-1405.
- METEOROLOGICAL EQUIPMENT LOCATED ON THE ROOFTOPS SHALL BE SCREENED BY A PARAPET OR OTHER ARCHITECTURAL FEATURES. MECHANICAL EQUIPMENT WILL BE PROVIDED AT BUILDING PERMIT TO ENSURE THAT IT IS NOT VISIBLE FROM THE RIGHT OF WAY.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

1. SEE: B. ADJACENT ZONING SECTION 38-1107. 4.5' SETBACK FROM ADJACENT ZONING LINE. SEE: C. ADJACENT ZONING SECTION 38-1107. 4.5' SETBACK FROM ADJACENT ZONING LINE. SEE: D. ADJACENT ZONING SECTION 38-1107. 4.5' SETBACK FROM ADJACENT ZONING LINE.

CONSERVATION AREA SIGN DETAIL

ADJACENT ZONING

ADJACENT ZONING: A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-27, A-28, A-29, A-30, A-31, A-32, A-33, A-34, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43, A-44, A-45, A-46, A-47, A-48, A-49, A-50, A-51, A-52, A-53, A-54, A-55, A-56, A-57, A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-65, A-66, A-67, A-68, A-69, A-70, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-81, A-82, A-83, A-84, A-85, A-86, A-87, A-88, A-89, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-98, A-99, A-100, A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-123, A-124, A-125, A-126, A-127, A-128, A-129, A-130, A-131, A-132, A-133, A-134, A-135, A-136, A-137, A-138, A-139, A-140, A-141, A-142, A-143, A-144, A-145, A-146, A-147, A-148, A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, 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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

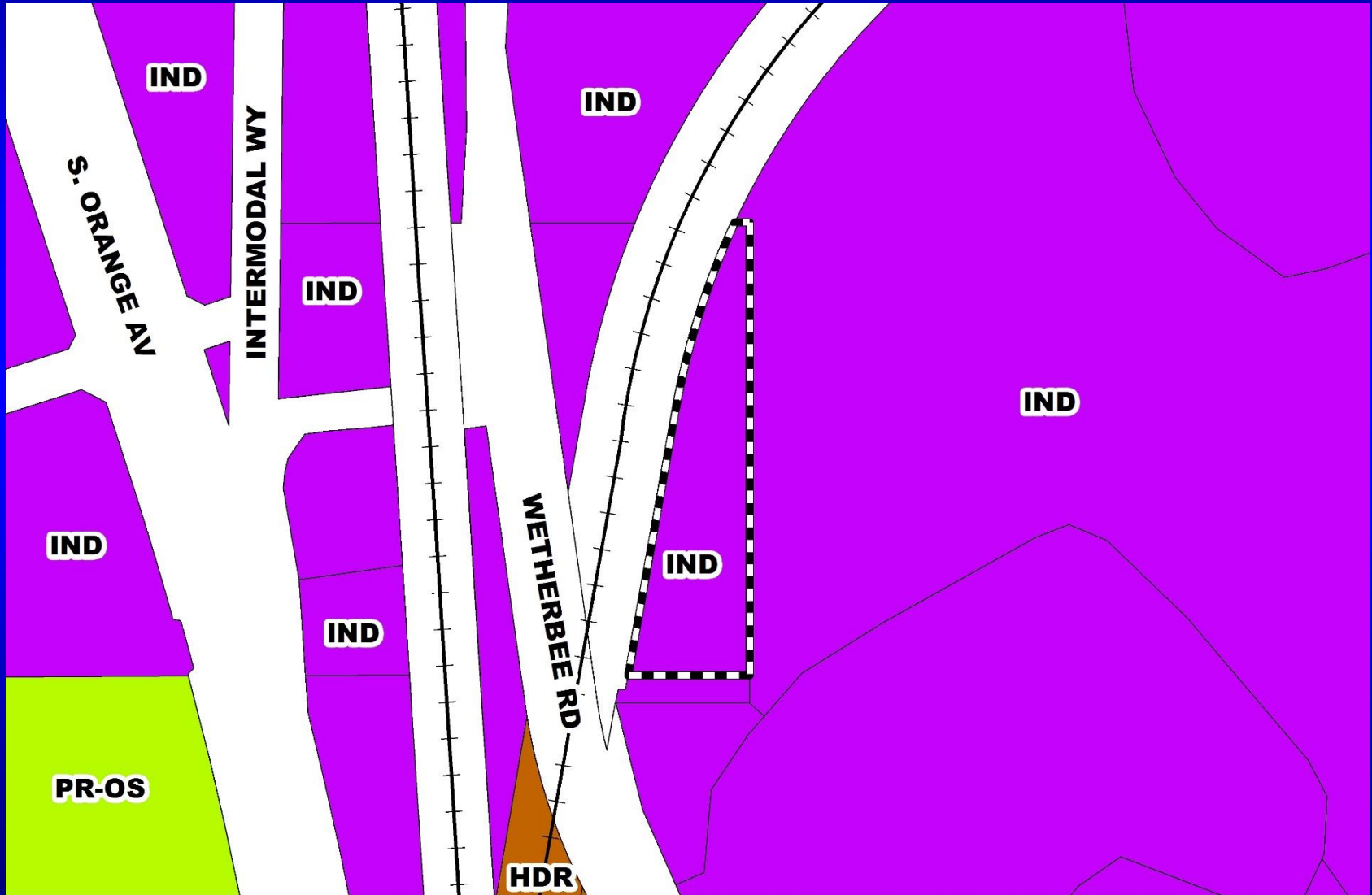
Case:	RZ-18-11-051
Appellant:	Ivan Matos
Applicant:	Ivan Matos
District:	4
Acreage:	1.63 gross acres
Location:	Generally located on the east side of Wetherbee Road, north of Jetstream Drive, and south of Palmbay Drive
From:	I-1/I-5 (Industrial District)
To:	I-4 (Industrial District)
Proposed Use:	Salvage Yard



RZ-18-11-051 – Ivan Matos

Planning and Zoning Commission (PZC) Appeal

Future Land Use Map

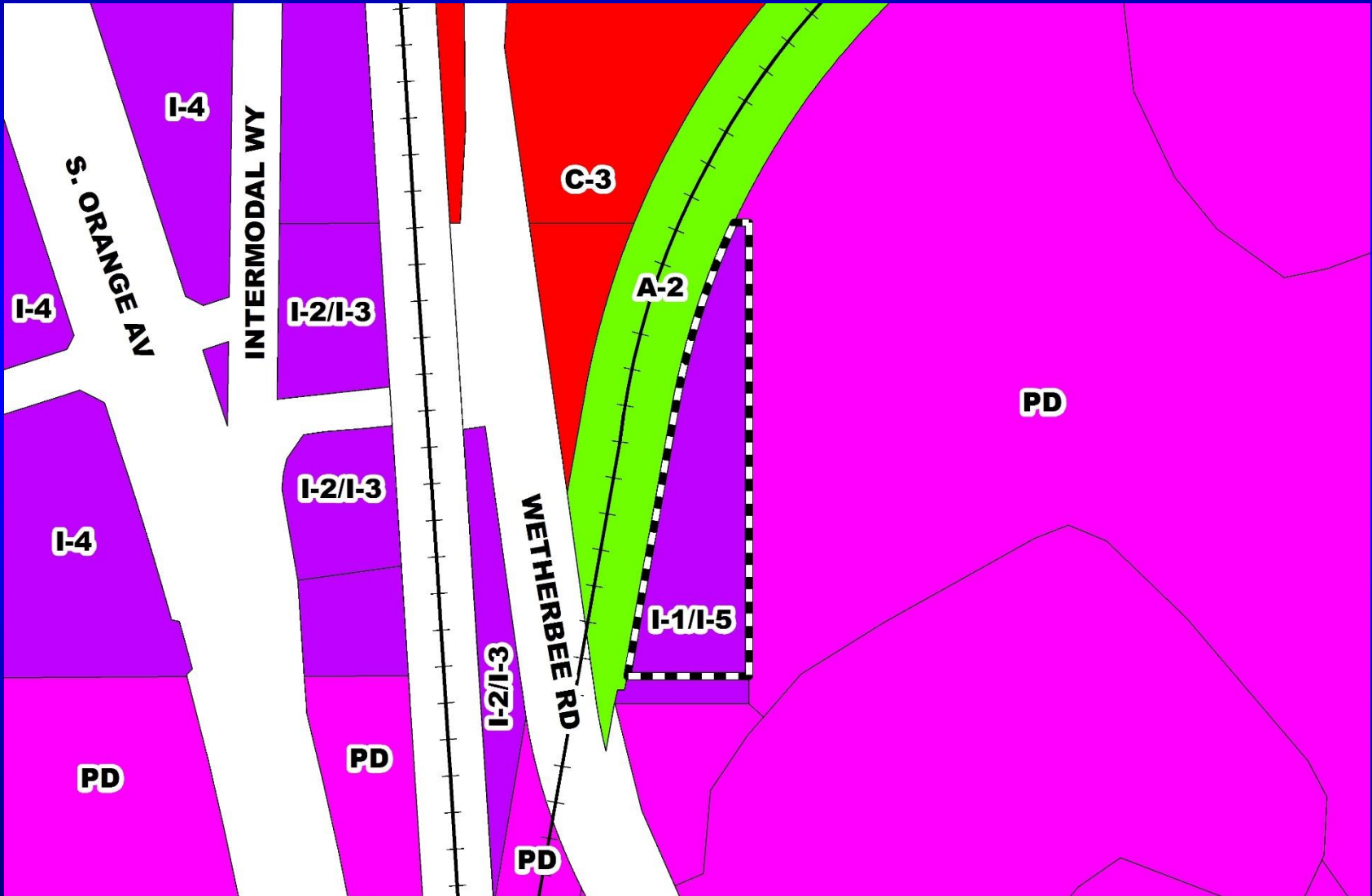




RZ-18-11-051 – Ivan Matos

Planning and Zoning Commission (PZC) Appeal

Zoning Map

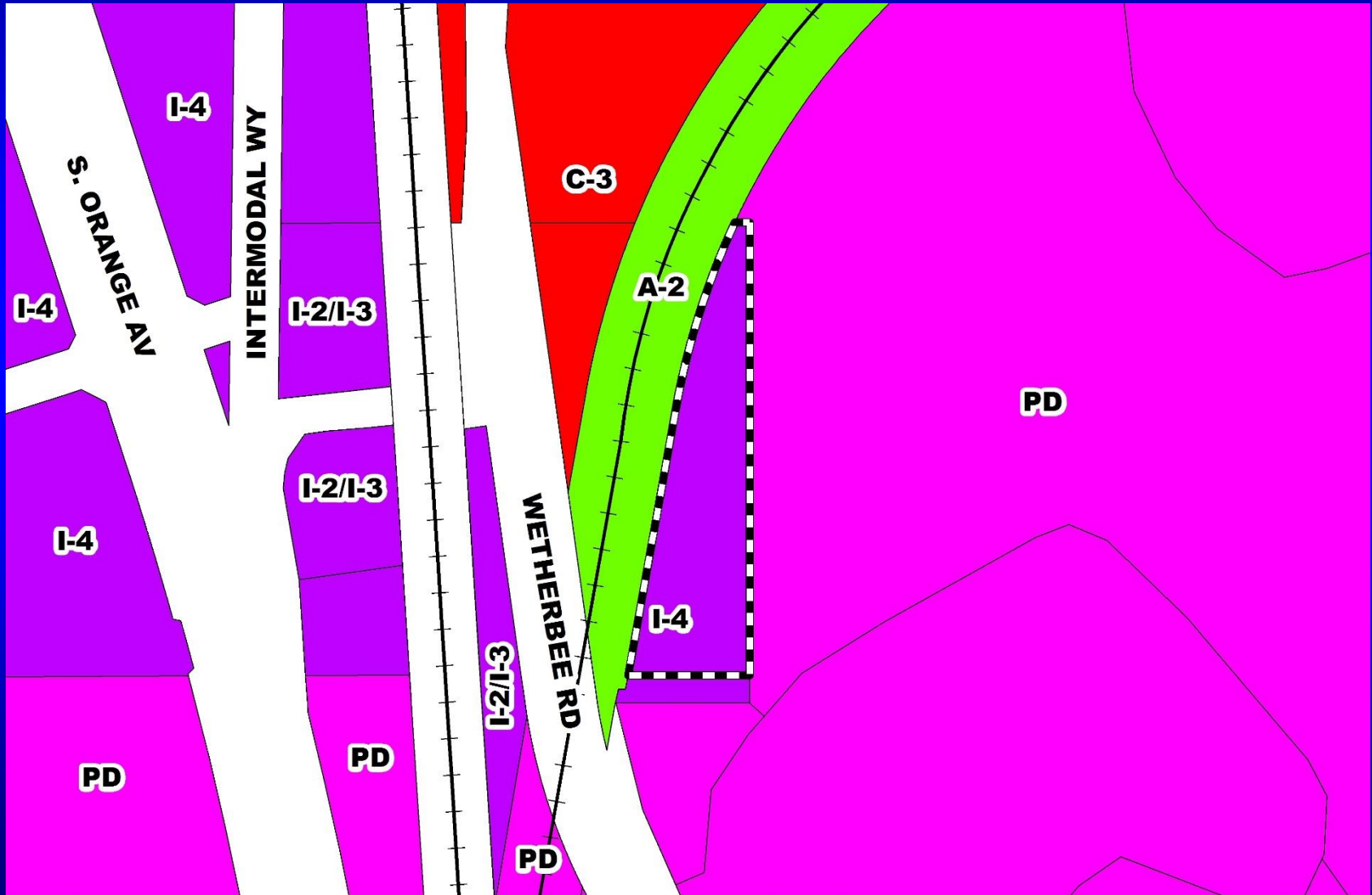




RZ-18-11-051 – Ivan Matos

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.**



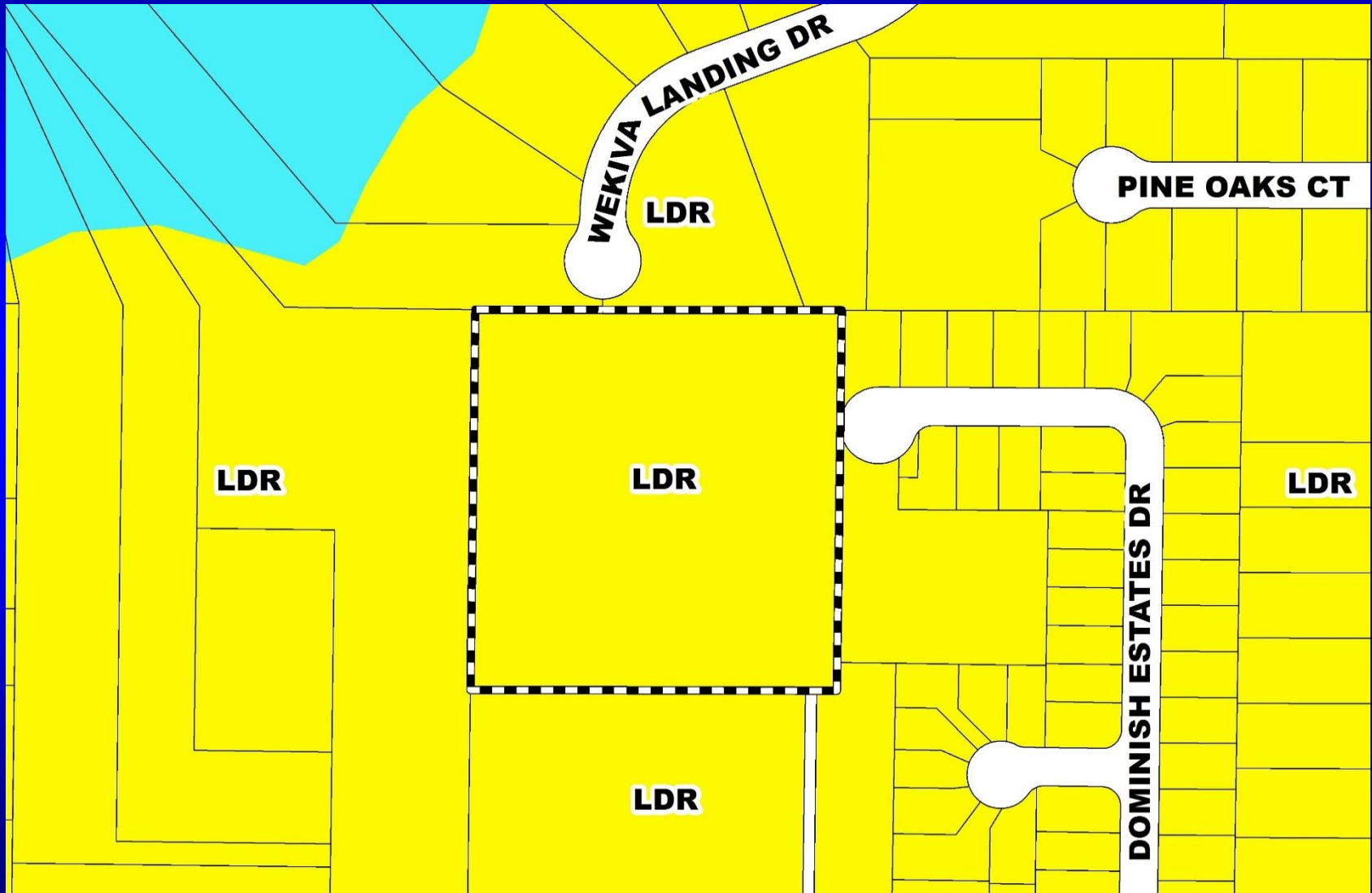
RZ-19-01-057 – Justin Solitro Planning and Zoning Commission (PZC) Board-Called Hearing

- 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

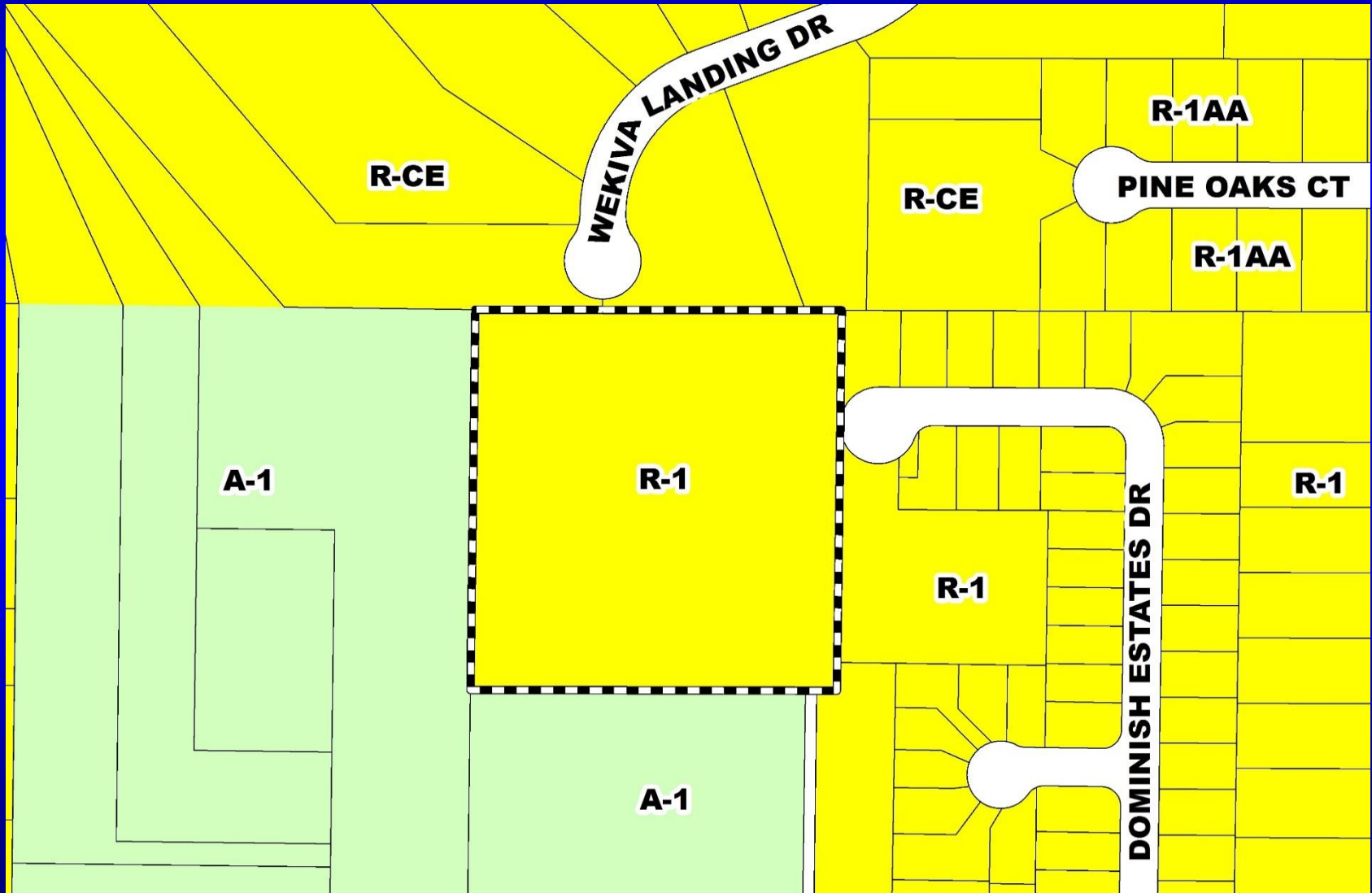
**Planning and Zoning Commission (PZC) Board-Called Hearing
Future Land Use Map**





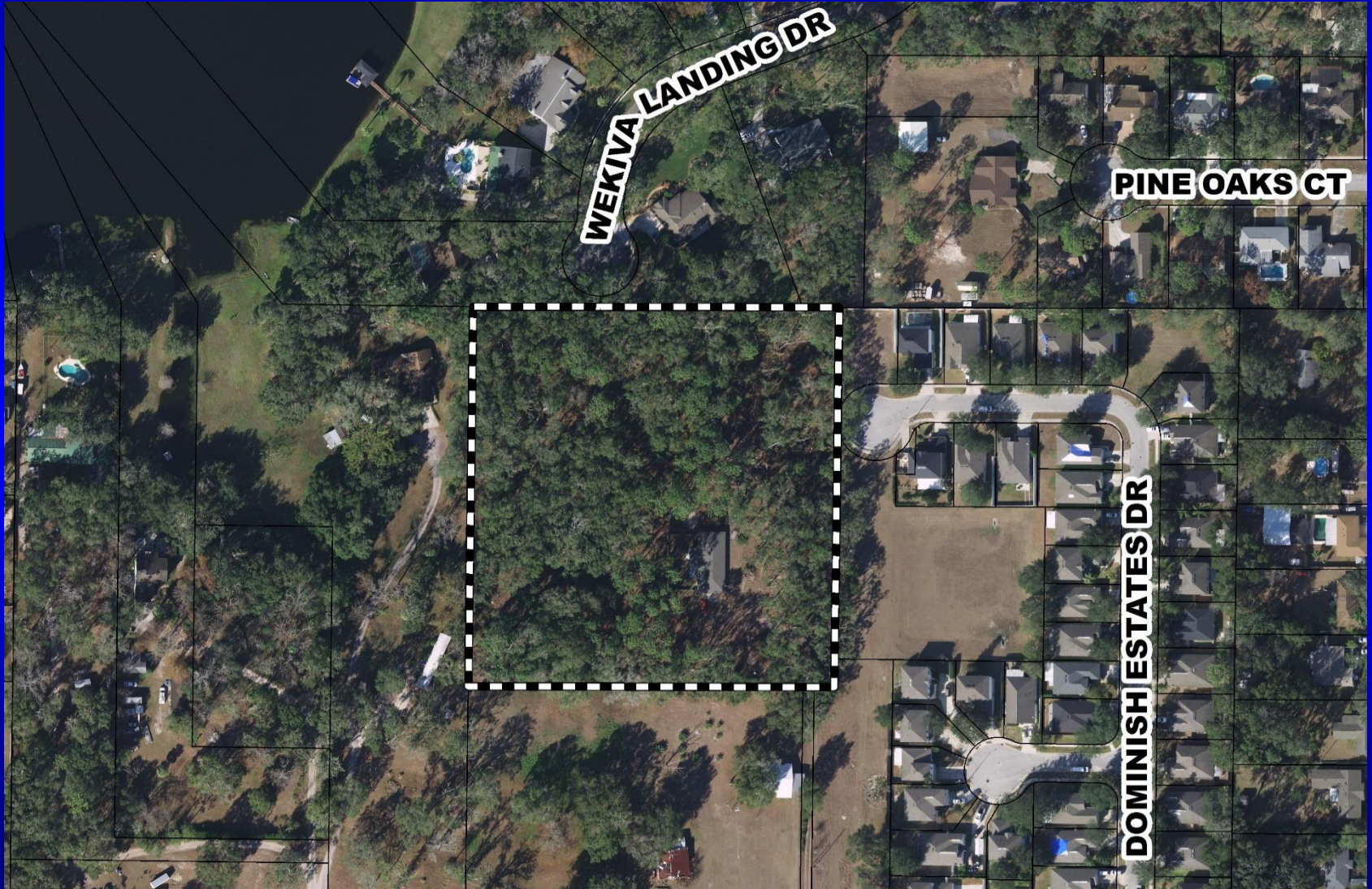
RZ-19-01-057 – Justin Solitro

**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



Board of County Commissioners

Public Hearings

March 26, 2019