



Interoffice Memorandum

02-21-19P04:33 RCVD

02-21-19P04:24 RCVD

DATE: February 21, 2019

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator Planning Division

CONTACT PERSON(S): Lisette M. Egipciaco, *JME*
Development Coordinator
Planning Division 407-836-5684
Lisette.Egipciaco@ocfl.net

SUBJECT: Request for Board of County Commissioners Public Hearing

Project Name: River Run at Valencia Planned Development / River Run at Valencia Apartments Development Plan
Case # DP-18-08-257

Type of Hearing: Development Plan

Applicant(s): Ian McCook
Nvision Development Management Services
189 South Orange Avenue, Suite 1700
Orlando, Florida 32801

Commission District: 3

General Location: North of State Road 417 / East of North Econlockhatchee Trail

March 26, 2019
@
2 pm

LEGISLATIVE FILE # 19-351

Parcel ID #(s) 30-22-31-0000-00-022

of Posters: 1

Use: 456-Bed Student Housing Complex

Size / Acreage: 12.3

BCC Public Hearing
Required by: Orange County Code, Chapter 30, Article III,
Section 30-89 and Orange County Code, Chapter
38, Article VIII, Division 1, Section 38-1207

Requirements: (1) At least 15 days before the BCC public hearing
date, publish an advertisement in the Legal
Notices section of *The Orlando Sentinel*
describing the particular request, the general
location of the subject property, and the date,
time, and place when the BCC public hearing will
be held;

and

(2) At least 10 days before the BCC public
hearing date, send notices of BCC public hearing
by U.S. mail to owners of property within 300 feet
of the subject property and beyond.

Spanish Contact Person: Para más información referente a esta vista
pública, favor de comunicarse con la División de
Planificación (Planning Division) al número 407-
836-8181.

Advertising Language:

This Development Plan (DP) is a request to construct a 456-bed student housing complex on a total of 12.3 acres; District 3; North of State Road 417 / East of North Econlockhatchee Trail.

Material Provided:

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

Special Instructions to Clerk (if any):

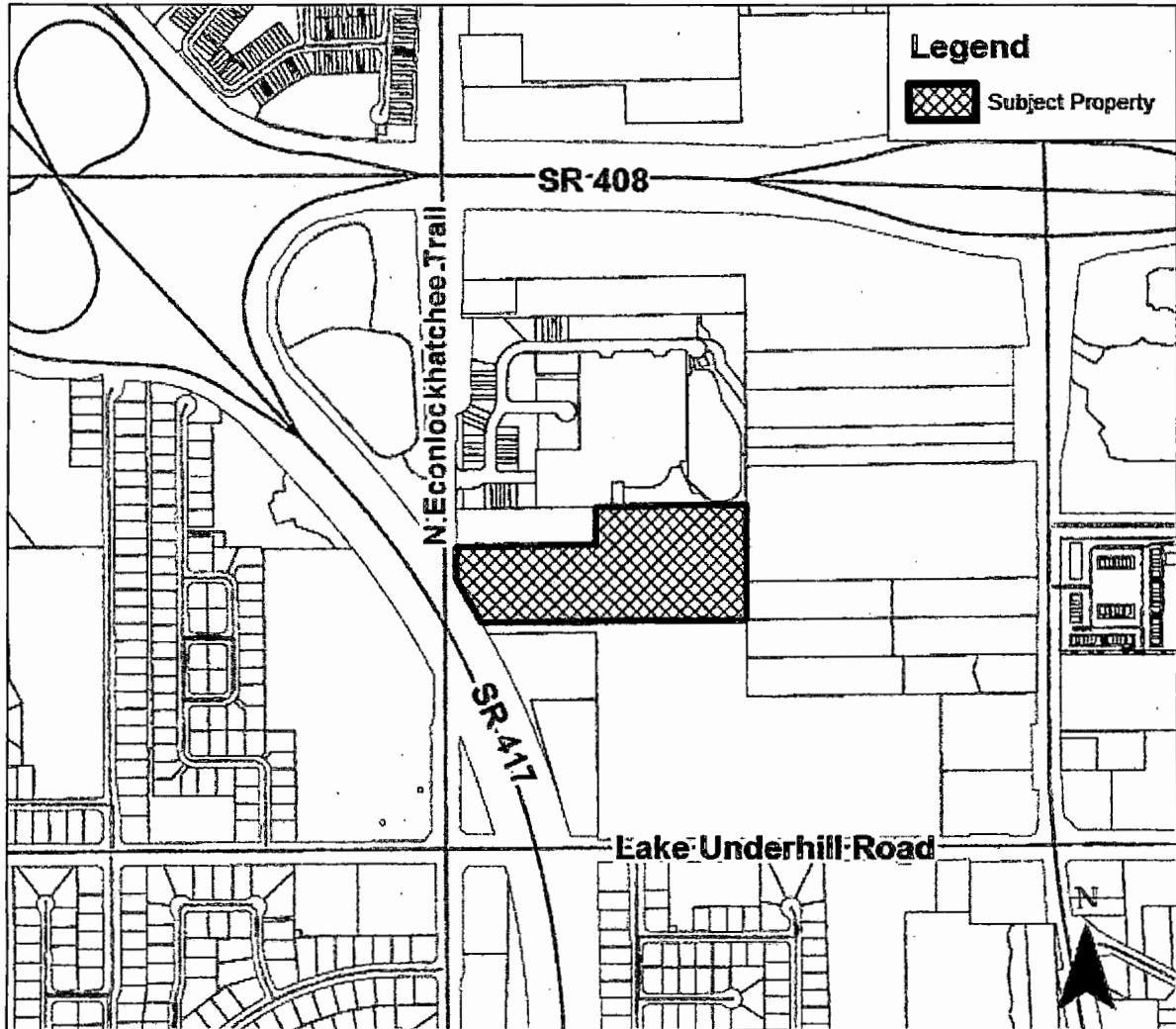
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciaco and Sapho Vatel of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

Location Map

DP-18-08-257



For questions regarding this
map, please call Lisette
Egipciaco at 407.836.5684

RIVER RUN AT VALENCIA

DEVELOPMENT NOTES FOR LAND USE

PROPOSED DEVELOPMENT PROGRAM	STUDENT HOUSING DEV.
PARCEL ID NO.	30-22-31-0000-00-022
PARCEL ADDRESS	113
CURRENT ZONING	PD
PROPOSED ZONING	PD
APPROVED FUTURE LAND USE	MEDIUM DENSITY RES.
TRACT SIZE	12.18 AC.
MAXIMUM APT. BUILDING HEIGHT	60 FT.
MAXIMUM NO. OF UNITS	114 UNITS
PROPOSED DENSITY	10.6 UNITS/AC.
MINIMUM SQ FT OF LIVING AREA	500 SQ FT.
PARKING SPACE TO BED RATIO	1:1
MAXIMUM TOTAL NO. OF BEDS	456 BEDS
ORANGE COUNTY CAD003-028, WETLANDS TO BE MITIGATED	2.48 AC.
ORANGE COUNTY CAD003-028, WETLANDS TO BE PRESERVED	0.79 AC.
DEVELOPABLE ACREAGE AREA	10.76 AC.
WETLANDS BUFFER PROVIDED	0.63 AC.
PROPOSED BUILDING SETBACKS FROM PROPERTY LINES	
FRONT	75.0 FT.
REAR	25.0 FT.
1 STORY CLUBHOUSE 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 PROVIDER	
WATER	ORANGE COUNTY UTILITIES
SEWER	ORANGE COUNTY UTILITIES

PROPOSED AREA CALCULATIONS

DEVELOPABLE ACREAGE AREA	10.76 AC.	100%
IMPERVIOUS AREA	5.30 AC.	59%
PERVIOUS AREA	4.46 AC.	41%
OPEN SPACE CALCULATIONS		
CATEGORY A	4.46 AC.	
CATEGORY B (POND)	0.00 AC.	
CATEGORY C (CONSERVATION)	0.79 AC.	
TOTAL PROVIDED	5.25 AC.	43%
TOTAL REQUIRED	2.69 AC.	25%

* THE POND DOES NOT QUALIFY FOR CATEGORY B OPEN SPACE BECAUSE IT DOES NOT MEET THE MINIMUM REQUIREMENTS OF SECTION 38-154.6

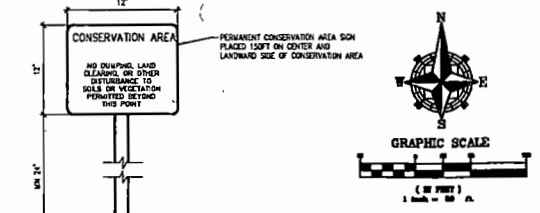
REQUIRED PARKING CALCULATIONS

20 TYPE A (1 BEDROOM)	
64 TYPE B (2 BEDROOM)	
60 TYPE C (3 BEDROOM)	
32 TYPE D (4 BEDROOM)	
176 TOTAL UNITS	
1 SPACE PER BED * (20+120+152+40+360) = 456 SPACES	
ALLOWABLE COMPACT SPACES (25%) = 114 SPACES	
PROVIDED PARKING	
114 8'X20' COMPACT SPACE	
189 8'X20' STANDARD SPACE	
224 10'X15' STANDARD SPACE	
8 12'X20' HANDICAP SPACE	
456 TOTAL	

Tract	Area (Ac)	Area (Sqr Feet)	Ownership	Map
A. Developable Area	10.76	463,376	POB	POB
B. Stormwater Pond	13.214	574,848	POB	POB
C. Utility easement North	208	9,168	POB	POB
D. Conservation Pond	0.79	3,424	POB	POB
Sub-total	17.18	747,636	SP	SP

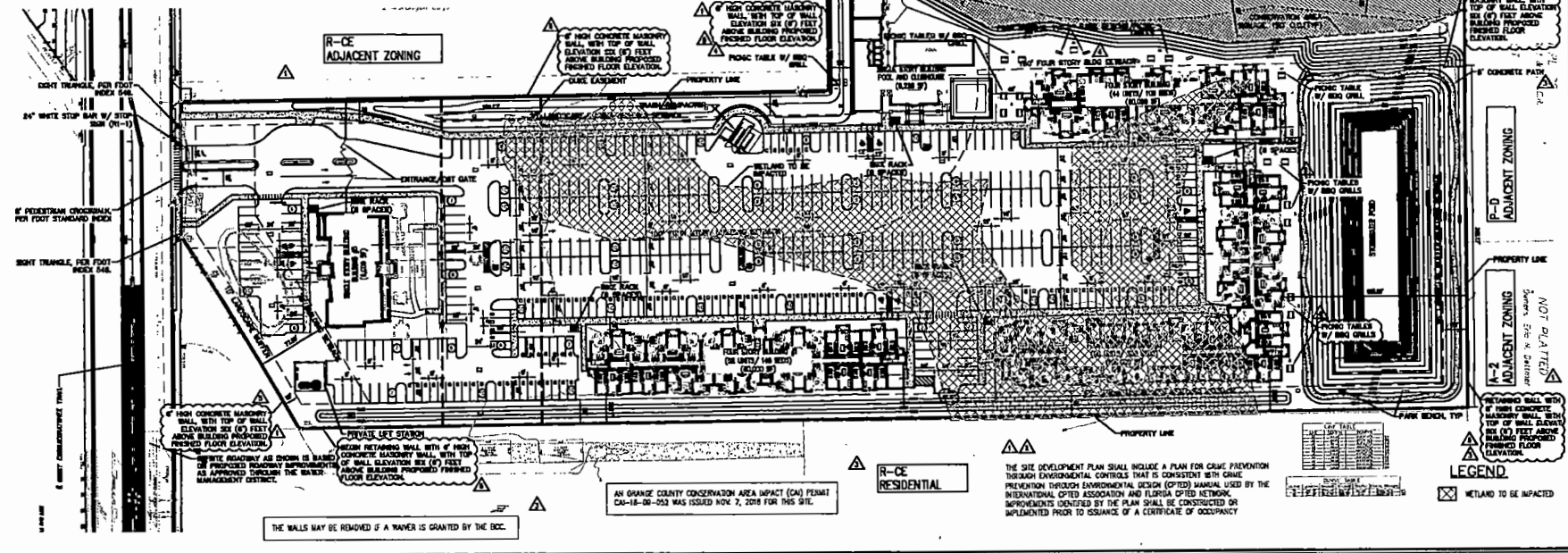
* The conservation area and buffers shall be platred as a tract and have the development rights dedicated to Orange County

- #### GENERAL NOTES
- PROJECT WILL BE COMPLETED IN ONE (1) PHASE
 - BILBOARDS AND POLE SIGNS SHALL BE PROHIBITED GROUND AND FASDA SIGNS SHALL COMPLY WITH CH 315 OF THE ORANGE COUNTY CODE
 - SITE LIGHTING SHALL CONFORM WITH STANDARDS AND SPECIFICATIONS OF THE ORANGE COUNTY SITE LIGHTING ORDINANCE ARTICLE XVI OF CHAPTER 9 OF THE ORANGE COUNTY CODE
 - SEWER COLLECTION SYSTEM ON SITE WILL BE OWNED AND OPERATED BY THE PROPERTY OWNER
 - DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCESSIBLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED CHAPTER 18, NFPA 1, 2003 EDITION (FFC 2010 EDITION)
 - THIS PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN ARTICLE XII OF THE CHAPTER 9 OF THE ORANGE COUNTY CODE
 - ORANGE COUNTY WILL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE PRIVATE WATER, AND/OR WASTEWATER SYSTEMS
 - BICYCLE RACK DESIGN SHALL COMPLY WITH SECTION 38-148.6
 - MECHANICAL EQUIPMENT LOCATED ON THE ROOFTOPS SHALL BE SCREENED BY A PARAPET OR OTHER ARCHITECTURAL FEATURES MECHANICAL EQUIPMENT WILL BE REVIEWED AT BUILDING PERMIT TO ENSURE THAT IT IS NOT VISIBLE FROM THE FRONT OF WAY
- NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS
- NOTE: IN ACCORDANCE WITH SECTION 38-122.7, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE DEC ARE INVALID.



1 CONSERVATION AREA SIGN DETAIL

TRAFFIC GENERATION ANALYSIS
PER ITE TRIP GENERATION MANUAL, 10TH EDITION, LAND USE CODE (225 - OFF CAMPUS STUDENT HOUSING, PER VEHICLE)
1,436 AVERAGE DAILY TRIPS
113 PM PEAK HOUR TRIPS, 51 AM PEAK HOUR TRIPS



WOHLFARTH CONSULTING GROUP LLC CONSULTING ENGINEERS & ARCHITECTS 100 N. WESTMONTARY AVENUE ALBANY, GA 31707-1414 (407) 780-7143	
RIVER RUN AT VALENCIA APARTMENTS ORANGE COUNTY, FLORIDA SITE DEVELOPMENT PLAN	
SCALE	1"=50'
PROJECT	2018-018
DATE	07/14/2018
DESIGNER	W. J. DAVIS
CHECKED	W. J. DAVIS
DATE	07/14/2018
STATUS	C-3
NOT PLATTED Survey: 2018-018 Survey: 2018-018	
LEGEND [Symbol] WETLAND TO BE IMPACTED	