




Interoffice Memorandum

11-27-17A09:50 RCVD 

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DATE: November 21, 2017

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

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Alberto A. Vargas, MArch., Manager,
Planning Division

CONTACT PERSON: John Smogor, Planning Administrator
Planning Division 407-836-5616 and john.smogor@ocfl.net *epr*

SUBJECT: Request for Board of County Commissioners
(BCC) Public Hearing

Applicant: Ian McCook, Nvision Development Management
Services

Case Information: Case # LUP-17-05-172 (River Run at Valencia PD)
Planning and Zoning Commission (PZC)
Meeting Date: November 16, 2017

Type of Hearing: Rezoning Public Hearing

Commission District: 3

General Location: 113 S. Econlockhatchee Trail; or generally north of
State Road 417 and east of N. Econlockhatchee
Trail

**BCC Public Hearing
Required by:** Orange County Code, Chapter 30

LEGISLATIVE FILE # 17-1603

LEGISLATIVE FILE # 18-005

January 9, 2018
@ 2pm

**Clerk's Advertising
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:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front desk, 407-836-8181.

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

A request to rezone 12.3 gross acres from R-CE to PD, in order to construct a 456 bed / 114 unit student housing project. The request also includes the following waivers from Orange County Code:

- 1) A waiver from Section 38-1259(b) Student Housing to allow for reduced distance from single-family residential along the northern border of 150 feet in lieu of 400 feet for the 4-story student housing buildings and 25 feet in lieu of 400 feet for the single-story clubhouse; along the southern boundary 25 feet in lieu of 400 feet for 4-story student housing buildings; and along the eastern boundary 25 feet in lieu of 400 feet for 4-story student housing buildings.
- 2) A waiver from Section 38-1259(h)(b) to allow a maximum building height of four (4) stories and sixty (60) feet in lieu of three (3) stories and forty (40) feet.

- 3) A waiver from Section 38-1258(f) to eliminate the 6' high masonry, brick or block wall where the conservation area is located along the northernmost border. Location of the conservation area will be shown on the development plan.
- 4) A waiver from Section 38-1259 Student Housing, Subsection (G) to align with density calculation in the Comprehensive Plan, Policy FLU1.1.2, Subsection (F) whereas student housing density is calculated as four bedrooms equal one multi-family unit, in lieu of one bedroom counting as one-half dwelling unit.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

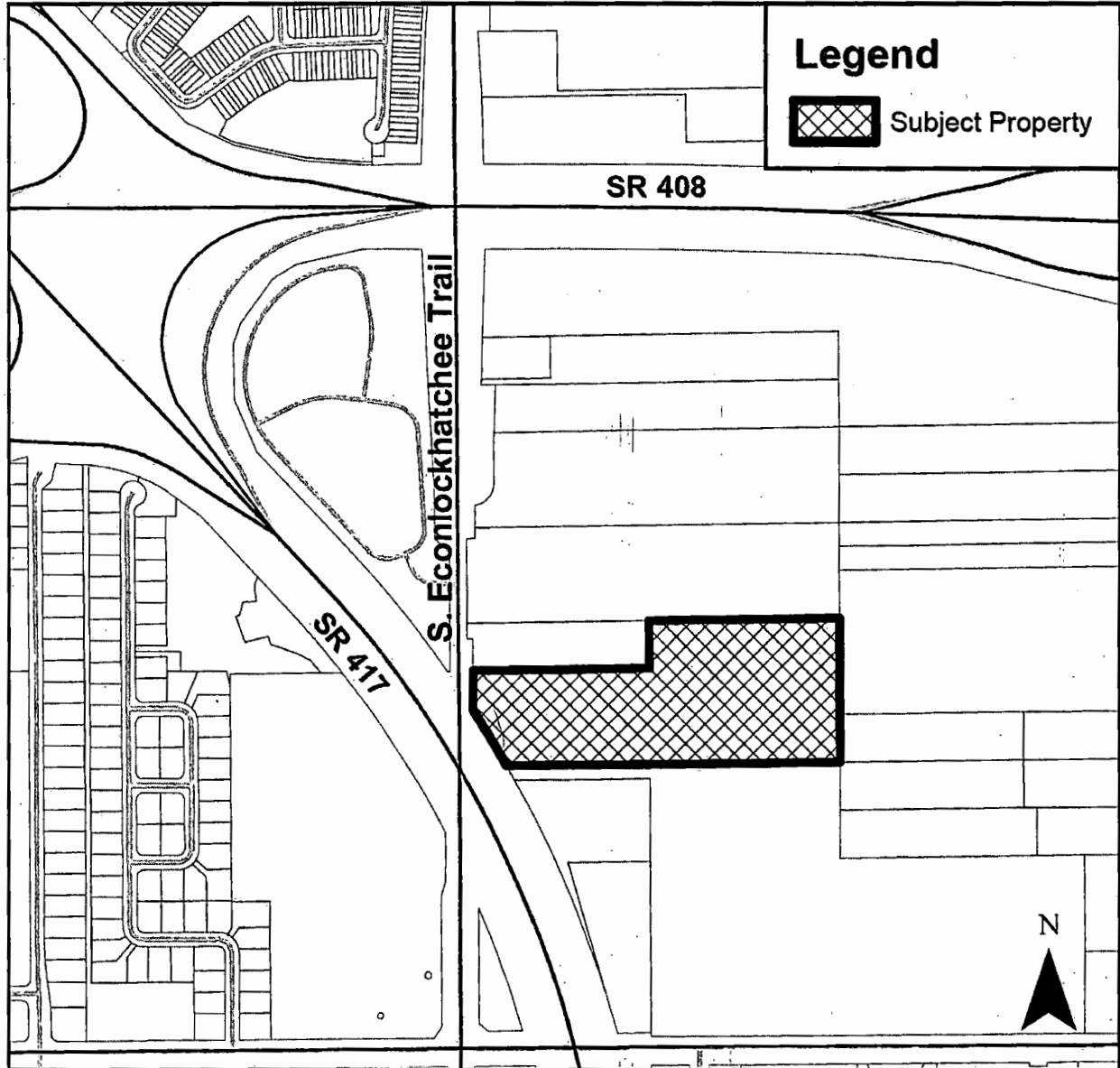
Please place this request on the next available BCC agenda. Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department

Location Map

LUP-17-05-172



**If you have any questions
regarding this map, please call
John Smogor at 407-836-5616.**

Legal Description

LUP-17-05-172

LEGAL DESCRIPTION:

PARCEL 1

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°12'28" E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE N 89°12'28" E 1293.70 FEET; THENCE S 00°14'30" E 336.77 FEET; THENCE S 89°17'11" W ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1176.68 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EAST-WEST EXPRESSWAY, SAID LINE ALSO BEING A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3969.72 FEET A RADIAL LINE THROUGH SAID POINT BEARS S 60°31'59" W; THENCE NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 02°50'19" AN ARC DISTANCE OF 227.33 FEET; THENCE N 00°24'13" W 138.93 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THE EAST 1/2 OF THE SOUTH 1/8 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS THE WEST 30 FEET FOR ROAD. SITUATED AND LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHTS GRANTED IN THAT CERTAIN EASEMENT AGREEMENT FILED JUNE 29, 1994 IN OFFICIAL RECORDS BOOK 4762, PAGE 876; RE-RECORDED IN OFFICIAL RECORDS BOOK 4769, PAGE 4126, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, OVER AND ACROSS THE SOUTH 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE WEST 1/2 OF THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 30 FEET FOR ROAD.

LESS

THAT PART OF THE WEST 1/2 OF THE SOUTH 1/8 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, THENCE N 89°12'28" E ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 30 FEET TO THE EAST LINE OF THE WEST 30 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 30 AND FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°12'28" E ALONG SAID SOUTH LINE, A DISTANCE 20 FEET TO THE EAST LINE OF THE WEST 50 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE N 00°24'13" WEST ALONG SAID EAST LINE OF 110.32 FEET; THENCE S 89°35'47" W, 20 FEET TO THE EAST LINE OF THE WEST 30 FEET OF THE SOUTHEAST 1/4 OF SAID SECTION 30 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF ECONLOCKHATCHEE TRAIL; THENCE S 00°24'13" E ALONG SAID EAST LINE, A DISTANCE OF 110.45 FEET TO THE POINT OF BEGINNING.