

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct a public hearing on **January 9, 2018, at 2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida, regarding a request by:

**Applicant:** Ian McCook, Nvision Development Management Services, River Run at Valencia Planned Development (PD)-Case # LUP-17-05-172

**Consideration:** 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; pursuant to Orange County Code, Chapter 30.

**Location:** District 3; property located at 113 S. Econlockhatchee Trail; or generally north of State Road 417 and east of N. Econlockhatchee Trail; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600; Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**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 PLANIFICACIÓN URBANA, AL NUMERO, 407-836-8181.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: **December 17, 2017**; the Orlando Sentinel Public Record  
Certify: River Run at Valencia PD

np/cas/ll

c: District 3 Commissioner's Office [email]

County Attorney's Office, BCC [Gail Stanford email]

Chris Testerman, Assistant County Administrator, BCC [email]

Alberto Vargas, Planning Division Manager, BCC [email]

John Smogor, Planning Division, BCC [email]

Eric Raasch, Planning Division, BCC [email]

Lisette Egipciaco, Planning Division, BCC [email]

Cheryl Gillespie, Agenda Development, BCC [email]

Mike Seif, Orange TV, BCC [email]

James Jerome, Development Services Coordinator, BCC [email]