



Board of County Commissioners

Public Hearings

February 6, 2018



Kurtyka

Planned Development / Land Use Plan (PD/LUP)

Case: LUP-14-03-069

Project Name: Kurtyka PD / LUP

Applicant: Jim Hall, VHB, Inc.

District: 3

Acreage: 17.56 gross acres

Location: 2004 Gregory Road; or generally located on the west side of Gregory Road, approximately 1,300 feet south of Berry Dease Road

Request: Subdivide property into forty-three (43) lots with single-family detached residential dwelling units.



Action Requested

Cancel the public hearing for Kurtyka Planned Development / Land Use Plan (PD/LUP) – Case #LUP-14-03-069.

District 3



River Run at Valencia Planned Development / Land Use Plan (PD/LUP)

Case: LUP-17-05-172

Project Name: River Run at Valencia PD / LUP

Applicant: Ian McCook, Nvision Development Management Services

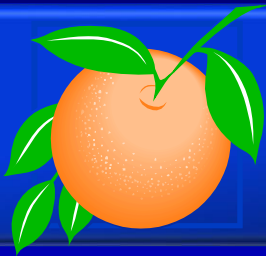
District: 3

Acreage: 12.30 gross acres

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

Request: To rezone 12.30 gross acres from R-CE (Country Estate District) to PD (Planned Development District) in order to construct a 456 bed / 114 unit student housing project.

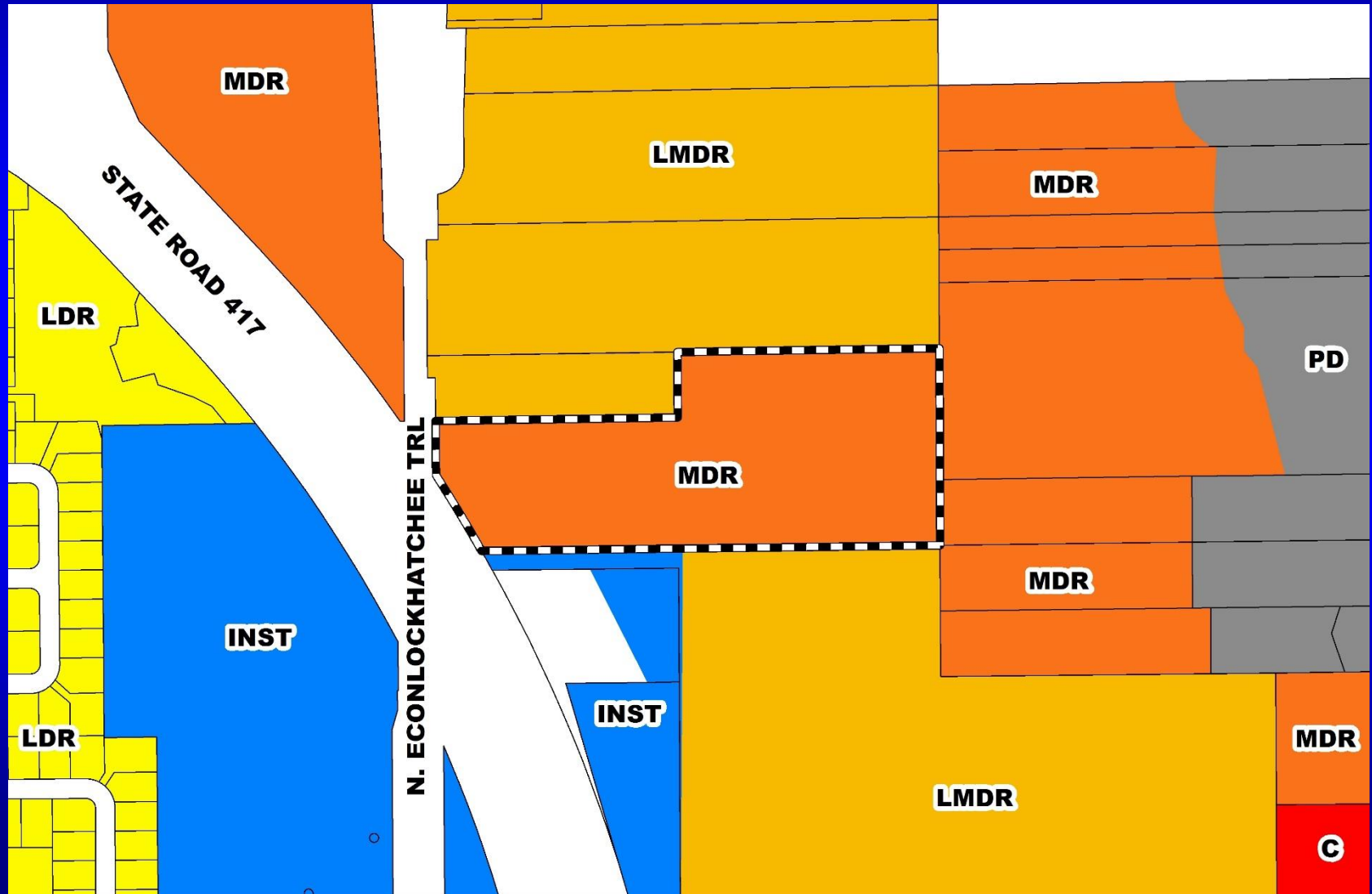
Additionally, four (4) waivers from Orange County Code are being requested relating to building setbacks & height, wall requirements, and density calculation.

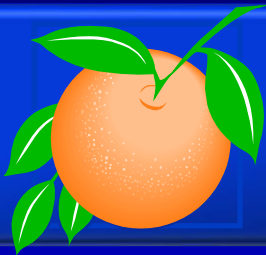


River Run at Valencia

Planned Development / Land Use Plan (PD/LUP)

Future Land Use Map

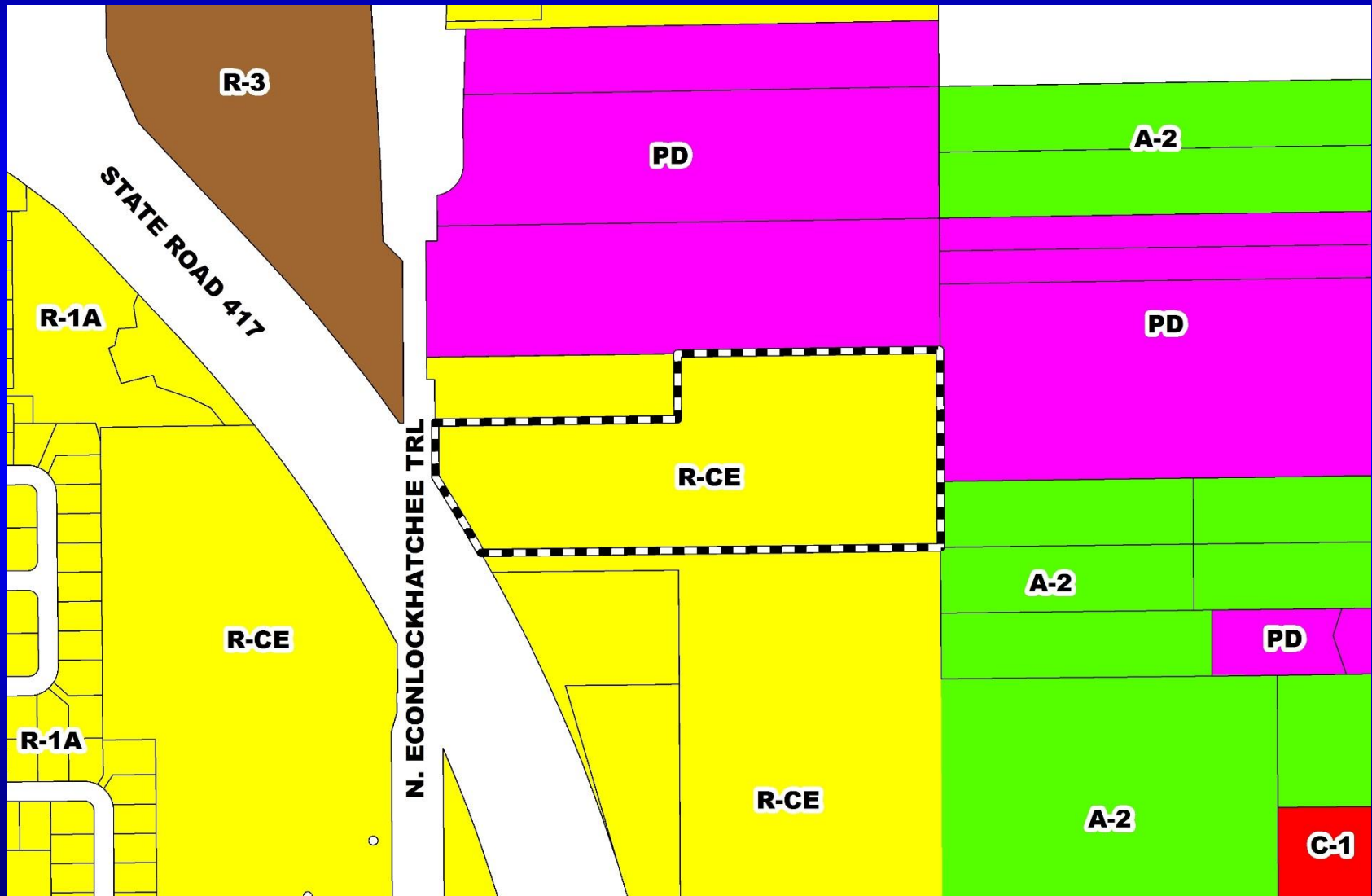




River Run at Valencia

Planned Development / Land Use Plan (PD/LUP)

Zoning Map

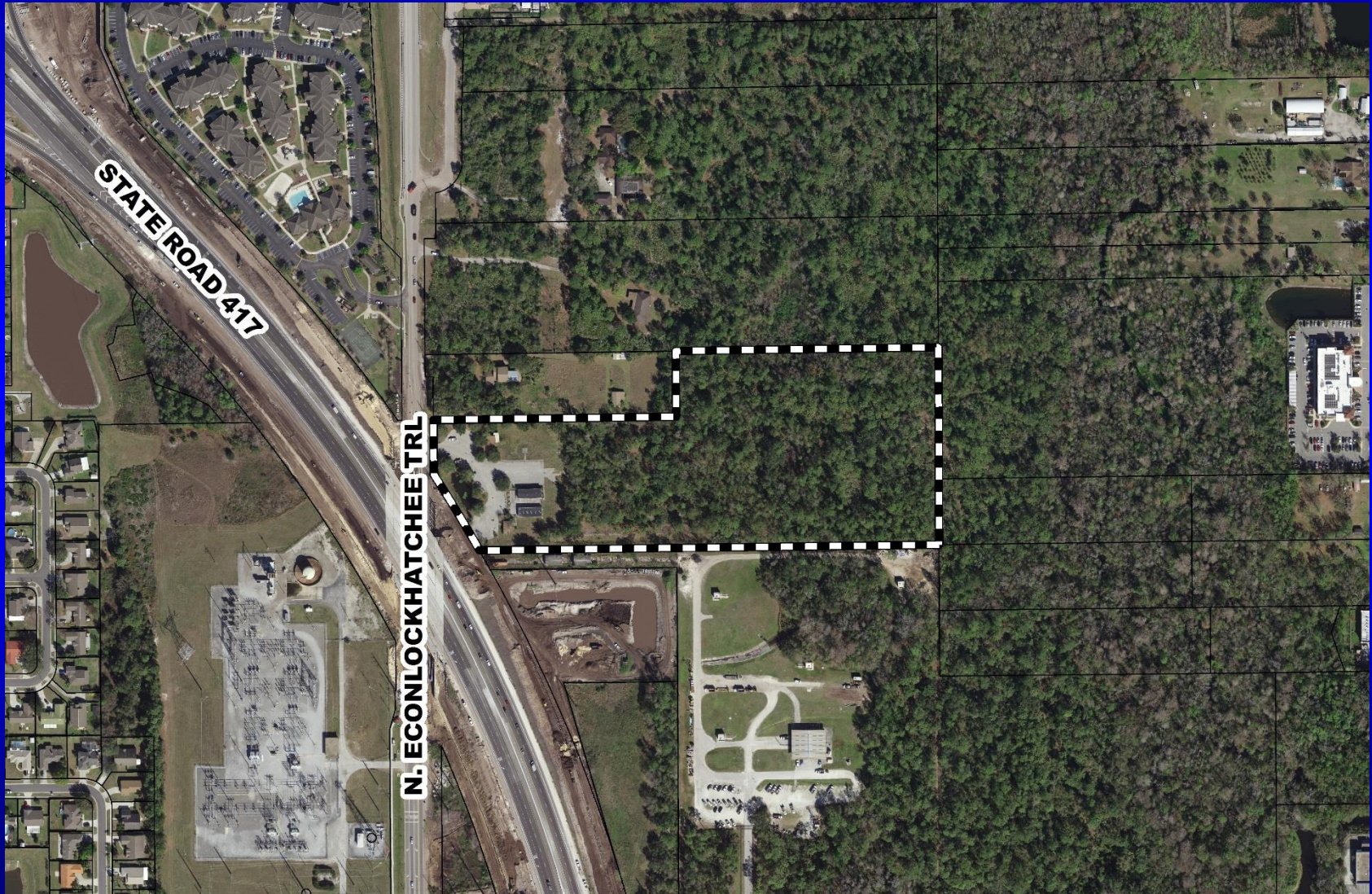




River Run at Valencia

Planned Development / Land Use Plan (PD/LUP)

Aerial Map

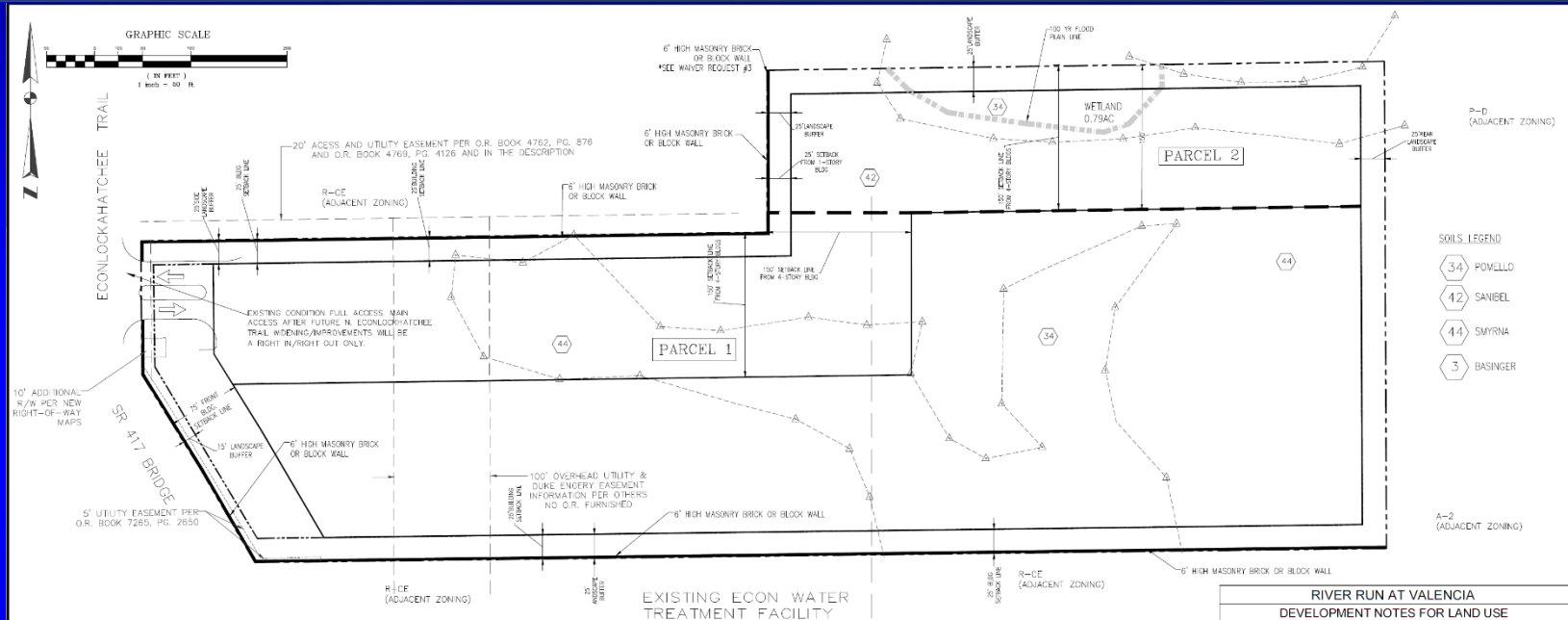




River Run at Valencia

Planned Development / Land Use Plan (PD/LUP)

Overall Land Use Plan



REQUESTED WAIVERS

WAIVER 1: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-1259(b) STUDENT HOUSING IS REQUESTED TO ALLOW FOR REDUCED DISTANCE FROM SINGLE FAMILY RESIDENTIAL ALONG THE NORTHERN BORDER OF 150 FT IN LIEU OF 400 FT FOR THE 4 STORY STUDENT HOUSING BUILDINGS AND 25 FT IN LIEU OF 400 FT FOR THE SINGLE-STORY STUDENT CLUBHOUSE. ALONG THE SOUTHERN BOUNDARY 25 FT IN LIEU OF 400 FT FOR 4 STORY STUDENT HOUSING BUILDINGS, AND ALONG THE EASTERN BOUNDARY 25 FT IN LIEU OF 400 FT FOR 4 STORY STUDENT HOUSING BUILDINGS.

JUSTIFICATION: THE PROPERTY DIRECTLY ADJACENT TO THE NORTH IS ZONED SINGLE ADJACENT. THIS INCLUDES A PARCEL THAT IS 2.42 ACRES AND ANOTHER PARCEL THAT IS 10.11 ACRES. THE 10.11 ACRE PARCEL IS PLANNED FOR A 184 UNIT TOWNHOME PROJECT THAT HAS BEEN APPROVED UNDER LUP-16-02-062. BOTH PROPERTY OWNERS HAVE REVIEWED THE PROPOSED SITE PLAN FOR THE PLANNED DEVELOPMENT AND HAVE ISSUED WRITTEN LETTERS IN SUPPORT OF THIS DEVELOPMENT. TO THE SOUTH, THE PROPERTY HAS SINGLE FAMILY RESIDENTIAL ZONING, HOWEVER THE PROPERTY IS OWNED BY ORANGE COUNTY AND IS USED FOR A WATER TREATMENT PLANT.

WAIVER 2: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-1259 (b)(8) IS REQUESTED TO ALLOW A MAXIMUM BUILDING HEIGHT OF FOUR (4) STORIES AND SIXTY (60) FEET IN LIEU OF THREE (3) STORIES AND FORTY (40) FEET.

JUSTIFICATION: OUR PROPOSED PROJECT INCLUDES FOUR STORY BUILDINGS. BEST PRACTICE DESIGN FOR THESE UNITS INCLUDES 9' CEILINGS. MECHANICAL EQUIPMENT IS PLANNED TO BE LOCATED ON THE ROOF OF THE BUILDINGS AND THUS ADEQUATE PARAPET WALLS ARE DESIRED TO HIDE THIS EQUIPMENT. FURTHER, THE BUILDING WILL INCLUDE ELEVATORS AND AS SUCH ELEVATORS WILL REQUIRE EXTENDED HEIGHT FOR THE ELEVATOR SHAFT. THE PROPOSED DESIGN HEIGHT FOR THE BUILDING TO THE TOP OF PARAPET WALLS AND TO THE TOP OF THE DESIGN ELEMENTS (TOWERS, ARCHITECTURAL FEATURES, AND ELEVATOR ROOM) THAT WILL ENHANCE THE OVERALL LOOK WILL BE INCLUDED WITHIN THE 60' HEIGHT.

WAIVER 3: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-1259(f) IS REQUESTED 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.

JUSTIFICATION: CONSTRUCTION OF A WALL ALONG THE PORTION OF THE NORTHERN BORDER INTERSECTING WITH A WETLAND WOULD COMPROMISE PRESERVATION OF THE WETLAND AND INTERFERE WITH THE CONSERVATION AREA.

WAIVER 4: A WAIVER FROM ORANGE COUNTY CODE SECTION 38-1259 STUDENT HOUSING, SUBSECTION (G) IS REQUESTED TO ALIGN WITH DENSITY CALCULATION IN THE COMPREHENSIVE POLICY PLAN, POLICY FLU1.1.2, SUBSECTION (F) WHEREAS STUDENT HOUSING DENSITY IS CALCULATED AS FOUR BEDROOMS EQUAL ONE MULTIFAMILY UNIT, IN LIEU OF ONE BEDROOM COUNTING AS ON-HALF DWELLING UNIT.

JUSTIFICATION: THERE EXISTS A CONFLICT BETWEEN THE ABOVE NOTED ORANGE COUNTY CODE AND THE COMPREHENSIVE POLICY PLAN. THE COMPREHENSIVE POLICY PLAN CALCULATES DENSITY AT 4 BEDROOMS PER UNIT VS THE CODE THAT CALCULATES AT 2 BEDROOMS PER UNIT. THE PURPOSE OF THIS WAIVER IS TO BRING CONSISTENCY BETWEEN THE CODE AND THE PREVAILING COMPREHENSIVE POLICY PLAN.

ECOLOGICAL NOTES: THE ECOLOGICAL ASSESSMENT DATED 5/23/2017 FOUND NO EVIDENCE OF SPECIES LISTED IN THE FLORIDA FISH AND WILDLIFE COMMISSION (FWC) LISTS - FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN (JANUARY 2017). A 100% SURVEY WILL BE CONDUCTED NO MORE THAN 90-DAYS PRIOR TO DEVELOPMENT.

"STORMWATER MANAGEMENT SHALL BE PROVIDED IN COMPLIANCE WITH ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WMD."

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 0°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 3669.72 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 62°50'19" AN ARC DISTANCE OF 227.33 FEET; THENCE N 02°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 28, 1994 IN OFFICIAL RECORDS BOOK 4782, PAGE 879; 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 02°24'13" WEST ALONG SAID EAST LINE OF 110.32 FEET; THENCE S 89°30'47" 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 02°24'13" E ALONG SAID EAST LINE, A DISTANCE OF 110.45 FEET TO THE POINT OF BEGINNING.

RIVER RUN AT VALENCIA	
DEVELOPMENT NOTES FOR LAND USE	
PROPOSED DEVELOPMENT PROGRAM	STUDENT HOUSING DEV.
PARCEL ID NO.	113 S ECONLOCKHATCHEE TRAIL
PARCEL ADDRESS	113 S ECONLOCKHATCHEE TRAIL
CURRENT ZONING	R-CE
PROPOSED ZONING	PD
APPROVED FUTURE LAND USE	MEDIUM DENSITY RES.
MAXIMUM APT. BUILDING HEIGHT	60 FT.
PROPOSED NO. OF PHYSICAL UNITS	178 UNITS
PROPOSED NO. OF BEDS	456 BEDS
PROPOSED NUMBER OF UNITS PER COMP PLAN (4 BEDS = UNIT)	114 UNITS
TRACT SIZE	12.18 AC.
COUNTY CAD #3-028	3.27 AC.
DEVELOPABLE ACREAGE AREA	8.91 AC.
PROPOSED DENSITY PER COMP PLAN (114 UNITS = 8.91 DEVELOPABLE ACRES)	12.79 UNITS/AC.
MINIMUM SQ. FT. OF LIVING AREA	500 SQ. FT.
PARKING SPACE TO BED RATIO	1:1
PROPOSED BUILDING SETBACKS FROM PROPERTY LINE	
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



Action Requested

Make a finding of consistency with the Comprehensive Plan (CP) and approve the River Run at Valencia Planned Development / Land Use Plan (PD/LUP) dated “Received September 26, 2017”, subject to the conditions listed under the PZC Recommendation in the Staff Report.

District 3

Board of County Commissioners

Public Hearings

February 6, 2018