



Orange County Government

Decision Letter

Board of County Commissioners

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Tuesday, February 6, 2018

2:00 PM

County Commission Chambers

18-005

Rezoning

Ian McCook, Nvision Development Management Services, River Run at Valencia
Planned Development (PD), Case # LUP-17-05-172; District 3 (Continued from
January 9, 2018)

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)

A motion was made by Commissioner Clarke, seconded by Commissioner Nelson, to make a finding of consistency with the Comprehensive Plan; and approve the request subject to the conditions of approval listed under the Planning and Zoning Commission recommendation in the Staff Report. The motion carried by the following vote:

Aye: 7 - Mayor Jacobs, Commissioner Nelson, Commissioner Thompson, Commissioner Clarke, Commissioner VanderLey, Commissioner Bonilla, and Commissioner Siplin



**THE FOREGOING DECISION HAS BEEN FILED WITH
ME THIS 16TH DAY OF FEBRUARY 2018.**

DEPUTY CLERK
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.

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