



Interoffice Memorandum

02-21-19P04:33 RCVD

02-21-19P04:24 RCVD

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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 <i>The Orlando Sentinel</i> 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):

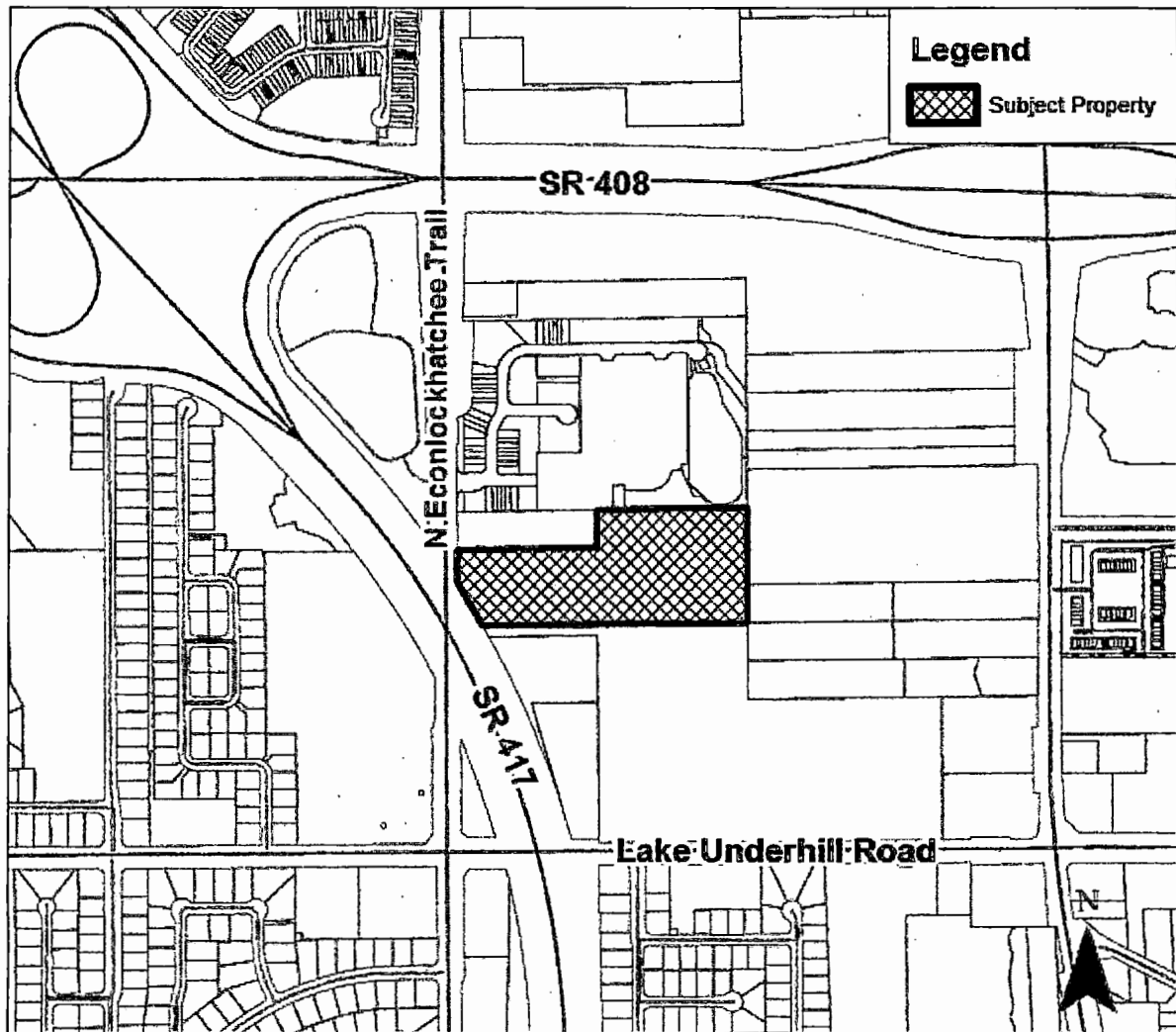
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

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 CAD#03-028	2.48 AC.
WETLANDS TO BE MITIGATED	2.48 AC.
ORANGE COUNTY CAD#03-028	0.79 AC.
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	2.59 AC.	25%	

* THE POND DOES NOT QUALIFY FOR CATEGORY B OPEN SPACE BECAUSE IT DOES NOT MEET THE MINIMUM REQUIREMENTS OF SECTION 38-124.5

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	
100 9'X20' STANDARD SPACE	
224 10'X18' STANDARD SPACE	
9 12'X20' HANDICAP SPACE	
456 TOTAL	

	Tract	Area (Acres)	Ownership	Median
A	Developable Area	10.76	PD	PD
B	Wetlanded Area	13.214	PD	PD
C	Wetlanded Area	2.04	PD	PD
D	Conservation Area	0.63	PD	PD
	Sub-total	17.18	PD	PD

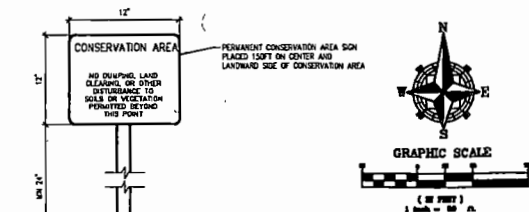
* The conservation area and buffers shall be planted as a tract and have the development rights dedicated to Orange County

GENERAL NOTES

- PROJECT WILL BE COMPLETED IN ONE (1) PHASE
- BUILDINGS AND POLE SIGNS SHALL BE PROHIBITED GROUND AND FASION SIGNS SHALL COMPLY WITH CH 31.5 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 16, NFPA 1, 2005 EDITION (IFC 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 38-1485
- MECHANICAL EQUIPMENT LOCATED ON THE ROOFTOPS SHALL BE SCREENED BY A PARAPET OR OTHER ARCHITECTURAL FEATURES MECHANICAL EQUIPMENT WILL BE RECESSED AT BUILDING PERMIT TO ENSURE THAT IT IS NOT VISIBLE FROM THE RIGHT OF WAY

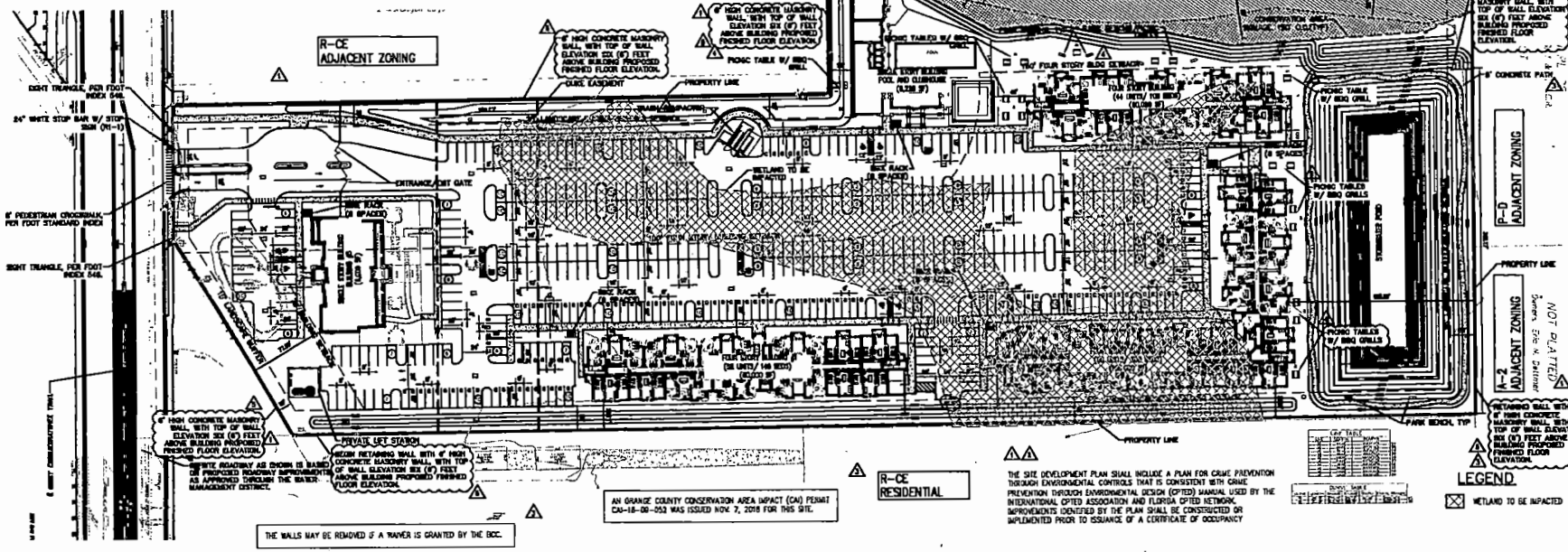
NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS

NOTE: IN ACCORDANCE WITH SECTION 38-1222, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE DCC ARE UNLAWFUL



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
DESIGNED & DRAWN
JAN IN. ESTIMATE DATE: 10/27/14
(407) 790-3133

RIVER RUN AT VALENCIA APARTMENTS
ORANGE COUNTY, FLORIDA
SITE DEVELOPMENT PLAN

SCALE	DATE	REVISION	PROJECT	DATE	REVISION	PROJECT	DATE	REVISION	PROJECT
1"=50'	2018-01-18	2018-01-18	2018-01-18	2018-01-18	2018-01-18	2018-01-18	2018-01-18	2018-01-18	2018-01-18