

OCPA Web Map

	Major Roads		Proposed Road		Block Line		Commercial/Institutional		Hydro		Golf Course
	Florida Turnpike		Public Roads		Lot Line		Governmental/Institutional/Misc		Waste Land		Lakes and Rivers
	Interstate 4		Gated Roads		Residential		Commercial/Industrial/Vacant Land		County Boundary		Building
	Toll Road		Road Under Construction		Agriculture		Agricultural Curtilage		Parke		Hospital
			Brick Road								
			Rail Road								
			Proposed SunRail								



Created: 5/31/2019 8:45 Aerial 2018

This map is for reference only and is not a survey



COLLEGIATE VILLAGE PD

LAND USE PLAN

FOR

CVI-ORLANDO, LLC

- PROPOSED WAIVERS**
1. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-125(C) TO ALLOW A TOTAL OF 1,800 BEDS OF STUDENT HOUSING IN LIEU OF 750 RESIDENCES FOR PARCELS 1 & LOTS 8 AND 8A AND COLLEGIATE VILLAGE INN.

JUSTIFICATION: MARKET DEMAND FOR STUDENT HOUSING IS GREATER THAN THAT OF ELDERLY HOUSING AND THE INCREASE OF STUDENT HOUSING IN COMPARISON WITH THE PROPOSED REDUCTION OF AVERAGE DAILY TRIPS (ADT'S) FROM THE REDUCED COMMERCIAL SQUARE FOOTAGE AND ELDERLY HOUSING IS MORE THAN THE PROPOSED INCREASE IN ADT'S GENERATED BY THE ADDITION OF 400 BEDS OF STUDENT HOUSING.
 2. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-125(D) AND 38-125(N) TO ALLOW A MAXIMUM BUILDING HEIGHT UP TO 100' FOR STUDENT HOUSING IN LIEU OF A MAXIMUM BUILDING HEIGHT OF THREE STORES (40 FEET) FOR PARCELS 1 & LOTS 8 AND 8A AND COLLEGIATE VILLAGE INN.

JUSTIFICATION: THE PREVIOUSLY APPROVED OFFICE USE FOR LOTS 8 AND 8A HAD A MAXIMUM BUILDING HEIGHT OF 160'. THE PROPOSED BUILDING HEIGHT OF 100' FOR STUDENT HOUSING WILL BE A REDUCTION IN MAXIMUM BUILDING FROM THE PREVIOUSLY APPROVED PD. THE PROPOSED MAXIMUM BUILDING HEIGHT IS ALSO CONSISTENT WITH OTHER STUDENT HOUSING PROJECTS IN THE AREA.
 3. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-147(A) TO ALLOW FOR A REDUCTION IN PARKING REQUIREMENTS FOR COMMERCIAL RETAIL DEVELOPMENT OF 3.5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA IN LIEU OF 5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR LOTS 7, 8 & 9 AND COMMERCIAL DEVELOPMENT THAT MAY BE A PART OF LOT 8 AND FOR COLLEGIATE VILLAGE INN. SEE PARKING STUDY PROVIDED BY AVCON DATED JUNE 2018 ENCLOSED.

JUSTIFICATION: PLEASE SEE PARKING STUDY REVIEWED BY THE ORANGE COUNTY TECHNICAL REVIEW GROUP (TRG) THAT PROVIDES JUSTIFICATION OF REDUCED PARKING. THE REDEVELOPMENT OF COMMERCIAL AND RETAIL BUSINESSES WILL INCLUDE A "PASSE" WHICH TRANSLATES TO "WALK" OR "PROWLERADE" IT WILL BE A PEDESTRIAN-FRIENDLY OPEN SPACE USED FOR MULTIPLE OPEN-AIR, MARKET-STYLE USES AND COMMUNITY EVENTS.
 4. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-150 TO ALLOW CONTAINER STORES TO BE A MINIMUM OF 180 SQUARE FEET IN LIEU OF A MINIMUM 500 SQUARE FEET FOR LOTS 7, 8 & 9.

JUSTIFICATION: THE PASSE PROGRAMMING INCLUDES PEDESTRIAN-FRIENDLY OPEN SPACE USED FOR MULTIPLE OPEN-AIR, MARKET-STYLE USES, OUTDOOR DINING, WALKING AND BIKE PATH, FOOD TRUCKS, OUTDOOR MARKETS AND STOPS. THE CONTAINER STORES, WHICH ARE TYPICALLY LESS THAN 500 SF IN AREA, WILL PROVIDE BULK-UP ORDERING AND MULTIPLE LOCATIONS.
 5. A WAIVER IS REQUESTED FROM ORANGE COUNTY CODE SECTION 38-75(E) TO ALLOW MULTIPLE FOOD VENDORS TO OPERATE AS DESCRIBED IN THE PASSE PROGRAMMING ON SHEET 4.

JUSTIFICATION: THE OWNER/DEVELOPER OF THE PASSE AT COLLEGIATE VILLAGE INTENDS TO CREATE EDUCATIONAL OPPORTUNITIES, SOCIAL INTERACTION AND COMMUNITY PROGRAMS THAT PROVIDE UNIQUE EXPERIENCES OF CULTURE, ART AND ENTERTAINMENT. HAVING MULTIPLE FOOD VENDORS WILL ENHANCE THE OVERALL VARIETY AND DIVERSITY OF THE PASSE EXPERIENCE.

TAX PARCEL ID NUMBERS:

- 09-22-31-0000-00-048
- 10-22-31-9652-10-100
- 09-22-31-1494-00-040
- 09-22-31-0000-00-059
- 09-22-31-0000-00-049
- 09-22-31-1494-00-050
- 10-22-31-9652-10-010
- 09-22-31-1495-01-000
- 09-22-31-1494-00-070
- 10-22-31-9652-10-020
- 09-22-31-1495-02-000
- 09-22-31-1494-00-080
- 10-22-31-9652-10-040
- 09-22-31-1494-00-110
- 10-22-31-0000-00-027
- 10-22-31-9652-10-060
- 09-22-31-1494-00-021
- 09-22-31-1494-00-060
- 10-22-31-9652-10-070
- 09-22-31-1494-00-010
- 10-22-31-9653-00-010
- 10-22-31-9652-10-080
- 09-22-31-1494-00-020
- 09-22-31-1494-00-100
- 10-22-31-9652-10-090
- 09-22-31-1494-00-030
- 09-22-31-1494-00-002

SHEET INDEX

- 1. COVER SHEET
- 2. SYMBOLS AND ABBREVIATIONS
- 3. NOTES SHEET
- 4. SITE PLAN

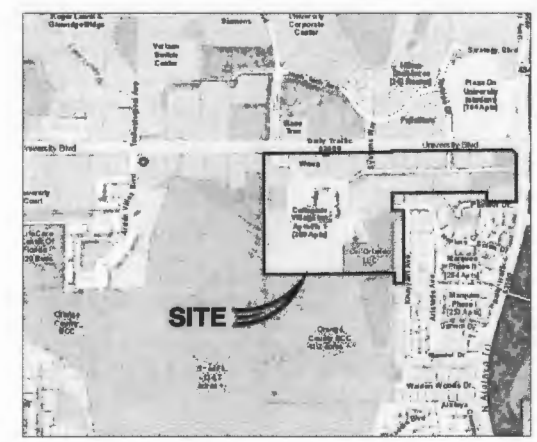
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 (407) 246-1260 Fax (407) 246-0423
 www.burkettengineering.com

▲ **CASE NUMBER:**
CDR-18-06-206

Orange County, Florida
April, 2016

RECEIVED
 By DRC Office at 1:30 pm, Apr 23, 2016

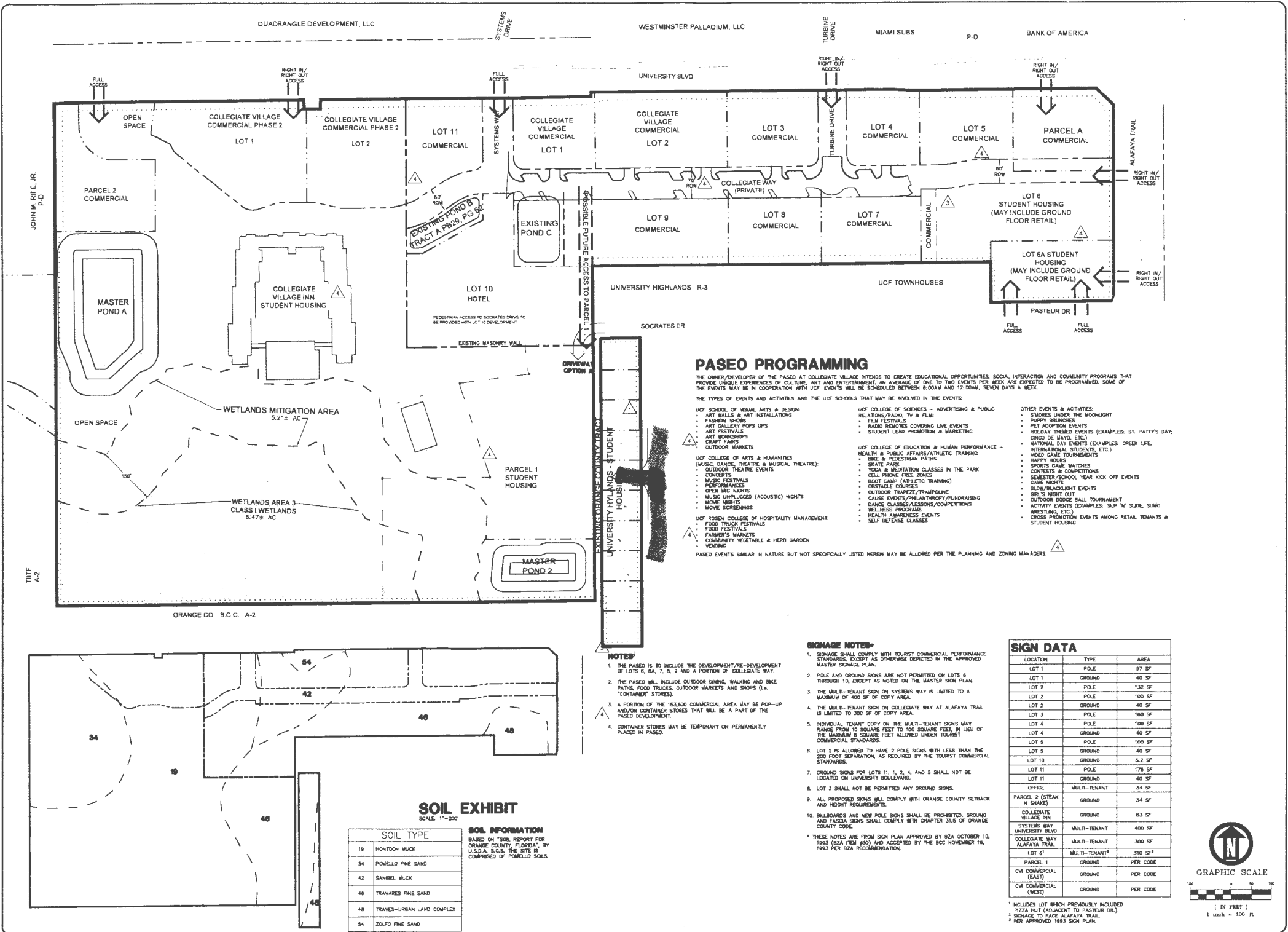
LOCATION MAP



DATE	REVISION	DESCRIPTION

ENGINEER IN CHARGE:
 WILLIAM E. BURKETT, PE
 REG. # 39045
 BURKETT ENGINEERING, INC.
 CERT. OF AUTH. NO. 7103

DRAWING: Z:\0444 Collegegate Village Item\0444222\Cadd\dwg\0444222-LUP-PD AMENDMENT.dwg PRINTED AT: Apr 23, 2016 - 10:21am



Burkett
engineering
CONSULTANTS

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NO.	DATE	DESCRIPTION
1	4/20/17	ISSUED FOR PERMITS
2	4/20/17	ISSUED FOR PERMITS
3	4/20/17	ISSUED FOR PERMITS
4	4/20/17	ISSUED FOR PERMITS
5	4/20/17	ISSUED FOR PERMITS
6	4/20/17	ISSUED FOR PERMITS
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17	4/20/17	ISSUED FOR PERMITS
18	4/20/17	ISSUED FOR PERMITS
19	4/20/17	ISSUED FOR PERMITS
20	4/20/17	ISSUED FOR PERMITS

COLLEGIATE VILLAGE PD FOR CVI-ORLANDO, LLC
SITE PLAN

DATE: 4/20/17
PROJECT NO: 0444.222
DRAWN BY: JCM
DESIGNED BY: WEB
CHECKED BY: WEB
ENGINEER IN CHARGE: WILLIAM E. BURKETT, PE

REG. # 38643
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7105

SHEET NO. **4**
OF: 4

PASEO PROGRAMMING

THE OWNER/DEVELOPER OF THE PASEO AT COLLEGIATE VILLAGE INTENDS TO CREATE EDUCATIONAL OPPORTUNITIES, SOCIAL INTERACTION AND COMMUNITY PROGRAMS THAT PROVIDE UNIQUE EXPERIENCES OF CULTURE, ART AND ENTERTAINMENT. AN AVERAGE OF ONE TO TWO EVENTS PER WEEK ARE EXPECTED TO BE PROGRAMMED. SOME OF THE EVENTS MAY BE IN COOPERATION WITH UCF. EVENTS WILL BE SCHEDULED BETWEEN 8:00AM AND 12:00AM, SEVEN DAYS A WEEK.

- THE TYPES OF EVENTS AND ACTIVITIES AND THE UCF SCHOOLS THAT MAY BE INVOLVED IN THE EVENTS:
- UCF SCHOOL OF VISUAL ARTS & DESIGN:
 - ART WALLS & ART INSTALLATIONS
 - FASHION SHOWS
 - ART GALLERY POP UPS
 - ART FESTIVALS
 - ART WORKSHOPS
 - DRIFT PARTS
 - OUTDOOR MARKETS
 - UCF COLLEGE OF ARTS & HUMANITIES (MUSIC, DANCE, THEATRE & MUSICAL THEATRE):
 - OUTDOOR THEATRE EVENTS
 - CONCERTS
 - MUSIC FESTIVALS
 - PERFORMANCES
 - OPEN MIC NIGHTS
 - MUSIC UNPLUGGED (ACOUSTIC) NIGHTS
 - MOVIE NIGHTS
 - MOVIE SCREENINGS
 - UCF ROSH COLLEGE OF HOSPITALITY MANAGEMENT:
 - FOOD TRUCK FESTIVALS
 - FOOD FESTIVALS
 - FARMER'S MARKETS
 - COMMUNITY VEGETABLE & HERB GARDEN
 - VENDING
 - UCF COLLEGE OF SCIENCES - ADVERTISING & PUBLIC RELATIONS/PUBLIC TV & FILM:
 - FILM FESTIVALS
 - RADIO REMOTES COVERING LIVE EVENTS
 - STUDENT LEAD PROMOTION & MARKETING
 - UCF COLLEGE OF EDUCATION & HUMAN PERFORMANCE - HEALTH & PUBLIC AFFAIRS/ATHLETIC TRAINING:
 - BIKE & PEDESTRIAN PATHS
 - SKATE PARK
 - YOGA & MEDITATION CLASSES IN THE PARK
 - CELL PHONE FREE ZONES
 - BOOT CAMP (ATHLETIC TRAINING)
 - OBSTACLE COURSES
 - OUTDOOR TRAVEL/TRAMPOLINE
 - CAUSE EVENTS/PHILANTHROPY/FUNDRAISING
 - DANCE CLASSES/LESSONS/COMPETITIONS
 - WELLNESS PROGRAMS
 - HEALTH AWARNESS EVENTS
 - SELF-DEFENSE CLASSES
 - OTHER EVENTS & ACTIVITIES:
 - SCENES UNDER THE MOONLIGHT
 - PUPPY BRUNCHES
 - PET ADOPTION EVENTS
 - HOLIDAY THEMED EVENTS (EXAMPLES: ST. PATTY'S DAY, CINCO DE MAYO, ETC.)
 - NATIONAL DAY EVENTS (EXAMPLES: GREEK LIFE, INTERNATIONAL STUDENTS, ETC.)
 - WOOD GAME TOURNAMENTS
 - HAPPY HOURS
 - WOOD GAME WATCHES
 - CONTESTS & COMPETITIONS
 - SEMESTER/SCHOOL YEAR KICK OFF EVENTS
 - GAME NIGHTS
 - GLOW/BLACKLIGHT EVENTS
 - GAME NIGHT OUT
 - OUTDOOR DODGE BALL TOURNAMENT
 - ACTIVITY EVENTS (EXAMPLES: SLIP 'N' SLIDE, SLIMD WESTLING, ETC.)
 - CROSS PROMOTION EVENTS AMONG RETAIL TENANTS & STUDENT HOUSING

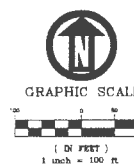
SIGNAGE NOTES

- SIGNAGE SHALL COMPLY WITH TOURIST COMMERCIAL PERFORMANCE STANDARDS, EXCEPT AS OTHERWISE SPECIFIED IN THE APPROVED MASTER SIGNAGE PLAN.
 - POLE AND GROUND SIGNS ARE NOT PERMITTED ON LOTS 6 THROUGH 10, EXCEPT AS NOTED ON THE MASTER SIGN PLAN.
 - THE MULTI-TENANT SIGN ON SYSTEMS WAY IS LIMITED TO A MAXIMUM OF 400 SF OF COPY AREA.
 - THE MULTI-TENANT SIGN ON COLLEGIATE WAY AT ALAFAYA TRAIL IS LIMITED TO 300 SF OF COPY AREA.
 - INDIVIDUAL TENANT COPY ON THE MULTI-TENANT SIGNS MAY RANGE FROM 10 SQUARE FEET TO 100 SQUARE FEET. IN USE OF THE MAXIMUM 8 SQUARE FEET ALLOWED UNDER TOURIST COMMERCIAL STANDARDS.
 - LOT 3 IS ALLOWED TO HAVE 2 POLE SIGNS WITH LESS THAN THE 200 FOOT SEPARATION, AS REQUIRED BY THE TOURIST COMMERCIAL STANDARDS.
 - GROUND SIGNS FOR LOTS 11, 1, 2, 4, AND 5 SHALL NOT BE LOCATED ON UNIVERSITY BOULEVARD.
 - LOT 3 SHALL NOT BE PERMITTED ANY GROUND SIGNS.
 - ALL PROPOSED SIGNS WILL COMPLY WITH ORANGE COUNTY SETBACK AND HEIGHT REQUIREMENTS.
 - BILLBOARDS AND NEW POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF ORANGE COUNTY CODE.
- * THESE NOTES ARE FROM SIGN PLAN APPROVED BY BZA OCTOBER 10, 1993 (BZA ITEM #30) AND ACCEPTED BY THE BCC NOVEMBER 16, 1993 PER BZA RECOMMENDATION.

SIGN DATA

LOCATION	TYPE	AREA
LOT 1	POLE	97 SF
LOT 1	GROUND	40 SF
LOT 2	POLE	132 SF
LOT 2	POLE	100 SF
LOT 2	GROUND	40 SF
LOT 3	POLE	180 SF
LOT 4	POLE	100 SF
LOT 4	GROUND	40 SF
LOT 5	POLE	100 SF
LOT 5	GROUND	40 SF
LOT 10	GROUND	5.2 SF
LOT 11	POLE	176 SF
LOT 11	GROUND	40 SF
OFFICE	MULTI-TENANT	34 SF
PARCEL 2 (STEAK N SHAKE)	GROUND	34 SF
COLLEGIATE VILLAGE INN	GROUND	63 SF
SYSTEMS WAY UNIVERSITY BLVD	MULTI-TENANT	400 SF
COLLEGIATE WAY ALAFAYA TRAIL	MULTI-TENANT	300 SF
LOT 6 ¹	MULTI-TENANT ²	310 SF ²
PARCEL 1	GROUND	PER CODE
CV COMMERCIAL (EAST)	GROUND	PER CODE
CV COMMERCIAL (WEST)	GROUND	PER CODE

¹ INCLUDES LOT #800 PREVIOUSLY INCLUDED PIZZA HUT (ADJACENT TO PASTEUR DR.)
² SIGNAGE TO FACE ALAFAYA TRAIL PER APPROVED 1993 SIGN PLAN.



SOIL EXHIBIT
SCALE: 1"=200'

NO.	SOIL TYPE	SOIL INFORMATION
19	HONTONG MUCK	BASED ON "SOIL REPORT FOR ORANGE COUNTY, FLORIDA", BY U.S.D.A. S.C.S. THE SITE IS COMPOSED OF POMELLO SOILS
34	POMELLO FINE SAND	
42	SANIBEL MUCK	
46	TRAVAIRES FINE SAND	
48	TRAVES-URBAN LAND COMPLEX	
54	ZOLFO FINE SAND	