

Interoffice Memorandum

DATE: March 25, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve an amendment to the Collegiate Village PD dated "Received February 19, 2025", subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 5.

PROJECT: Collegiate Village Planned Development (PD) – CDR-23-11-339

PURPOSE: The Collegiate Village PD is generally located at the southwest intersection of University Boulevard and Alafaya Trail and consists of 54.25 acres in size. The PD is approved for student housing and retail commercial uses. Through this request the applicant is seeking to amend the master sign plan that regulates signage allowances for the PD. The changes include five waivers from Orange County Code to allow for reduced pole sign clearance from 6.5 feet to 9 feet for an existing sign identified as ST IDP; to increase ground sign copy area from 120 square feet to 132 square feet for signs identified as ST IDM1 and IDM2; to increase the maximum height for directional signage from 6 feet to 8 feet and 11 5/8th inches for sign identified as PD1; and to increase the copy area of the directional signage from 6 square feet to 18.83 square feet for sign identified as PD1.

This proposal received a recommendation of approval from the DRC on February 19, 2025.

BUDGET: N/A

CASE # CDR-23-11-339

Commission District: # 5

GENERAL INFORMATION

APPLICANT Addie Mentry, AMLU Consulting

OWNER(S) 11700 University Boulevard LLC; Collegiate Village Commercial Property Owners Association Inc; CVI-Orlando LLC; 11750 University Boulevard LLC; 11764 University Boulevard LLC; 12001 Collegiate Way LLC; Collegiate Square Hotel LLC; DRE-Paseo Retail LLC; DRC-12025 Collegiate Way LLC; DRC-Firehouse/Dunkin LLC; DRE-Bacon Bitch LLC; DRE-Sushi B Hibachi LLC; DRE-Habaneros LLC; Collegiate Square Tech Center LLC; DAT Mortgage One LLC.

PROJECT NAME Collegiate Village Planned Development (PD)

PARCEL ID NUMBER(S) 09-22-31-1494-00-040/050/002/070/030/012/020/010/080/100/001/110; 09-22-31-1495-01-000; 09-22-31-1495-02-000; 10-22-31-1258-01-000, 09-22-31-1496-18-001; 09-22-31-1496-03-001; 09-22-31-1496-23-001; 09-22-31-1496-15-001, 09-22-31-1496-15-002; 09-22-31-1496-19-001, 09-22-31-1497-01-000; 10-22-31-1498-01-000

TRACT SIZE 54.25 acres

LOCATION South of University Boulevard / West of Alafaya Trail

REQUEST To amend the approved master sign plan for the PD and request the following five (5) waivers are from Orange County Code for sign clearance, sign height, and sign area.

1. A waiver is requested from orange county code section 31.5-68(c) and to allow for pole sign clearance to be 6' 5" in lieu of 9' for sign st IDP.

Applicant Justification: We are requesting a waiver from orange county code section 31.5-68(c) to permit a reduced pole sign clearance of 6 feet 5 inches instead of the standard 9 feet. This waiver pertains to an existing sign, and approving it will enhance visibility and wayfinding for the site. The current sign has been in place for decades, and the proposed adjustment will integrate the new design with the evolving aesthetics of the reconfigured and expanding development in the corridor.

2. A waiver is requested from orange county code section 31.5-67(h) to allow for ground sign square footage to be 132 sf in lieu of 120 square feet for sign st IDM.

Applicant Justification: We are requesting a waiver from orange county code section 31.5-67(h) to permit a ground sign with a total square footage of 123.82 square feet, exceeding the maximum allowed area of 120 square feet. This slight increase in size is necessitated by the allowable sign height and the specific configuration required for tenant panels. Approving this waiver will ensure that the sign effectively provides clear identification and wayfinding for commercial tenants, thereby enhancing visibility and accessibility for patrons. The additional square footage is a minimal adjustment that will significantly improve the functionality and prominence of the sign within the context of the commercial development.

3. A waiver is requested from orange county code section 31.5-76(c) to allow for directional signage height to be 8' 11 5/8" in lieu of 6' for sign PD1.

Applicant Justification: We are requesting a waiver from orange county code section 31.5-76(c) to allow a directional sign height of 8 feet 11 5/8 inches, which exceeds the permitted maximum height of 6 feet. This increase is necessary due to the specific configuration required for tenant panels and anticipated future development in the area. The additional height will significantly improve the sign's visibility and effectiveness in guiding visitors to commercial tenants. Granting this waiver will facilitate clearer identification and enhanced wayfinding, ensuring that the sign meets the needs of both the businesses and their patrons as the development continues to evolve.

4. A waiver is requested from orange county code section 31.5-76(b) to allow for directional signage square footage to be 10.36 square feet in lieu of 6 square feet for sign PD.

Applicant Justification: We are seeking a waiver from orange county code section 31.5-76(b) to permit a directional sign with a square footage of 10.36 square feet, slightly exceeding the allowable maximum of 6 square feet. This modest increase is driven by the specific design requirements for the tenant panels and the anticipated growth of the development area. The additional square footage will enhance the sign's ability to clearly display important information, improving visibility and wayfinding for commercial tenants. Approving this waiver will ensure that the sign provides adequate space for effective identification,

supporting both current and future needs as the development progresses.

5. A waiver is requested from orange county code section 31.5-76(b) to allow for directional signage square footage to be 18.83 square feet in lieu of 6 square feet for sign PD1.

Applicant Justification: *We are requesting a waiver from orange county code section 31.5-76(b) to permit a directional sign with a square footage of 18.83 square feet, exceeding the maximum allowed area of 6 square feet. This increase in size is essential for the sign to effectively accommodate the comprehensive directory information needed for efficient pedestrian wayfinding. The larger sign area will ensure that the directory is easily readable and navigable, significantly improving the clarity of directions for foot traffic within the development. Granting this waiver will support optimal wayfinding and enhance the overall pedestrian experience by providing clear, accessible information at key locations throughout the site.*

PUBLIC NOTIFICATION The notification area for this public hearing extended beyond 800 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. One hundred and sixty-seven (167) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The Collegiate Village Planned Development is generally located at the southwest intersection of University Boulevard and Alafaya Trail. The PD is approved for student housing and retail commercial uses. Through this request the applicant is seeking to amend the master sign plan that regulates signage allowances for the PD. The changes include waivers to allow for reduced pole sign clearance for an existing sign; to increase ground sign copy area; to increase the maximum height for directional signage; and to increase the copy area of the directional signage.

Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely affect any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Medium Density Residential (MDR). The subject property is designated PD (Planned Development) on the Zoning Map, which is consistent with the FLUM Designations.

Overlay Ordinance

The subject property is not located within an Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is located within the UCF Study Area, Joint Planning Area.

Environmental

Environmental Protection Division (EPD) staff has reviewed the proposed request and did not identify any issues or concerns.

Transportation Planning

The amendment of the current Master Sign Plan is exempt from transportation concurrency requirements. Future development will be required to meet transportation capacity requirements via a Capacity Encumbrance Letter (CEL) application.

Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

Based on the Concurrency Management database (CMS) dated 02/16/2023, there are multiple failing roadway segments within the project's impact area. Alafaya Tr, from University Blvd to Colonial Dr (2 segment(s)) and University Blvd, from Dean Rd to Rouse Rd (1 segment(s)), are failing. This information is dated and subject to change.

Community Meeting Summary

A community meeting was not required for this case.

Schools

N/A

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (February 19, 2025)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Collegiate Village PD dated "Received February 19, 2025", subject to the following conditions:

1. Development shall conform to the Collegiate Village Planned Development (PD) dated "Received February 19, 2025," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received February 19, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.

7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 31.5-68(c) to allow for pole sign clearance to be 6' 5" in lieu of 9' for sign st IDP.
 - b. A waiver from Section 31.5-67(h) to allow for ground sign square footage to be 132 sf in lieu of 120 square feet for sign st IDM.
 - c. A waiver from Section 31.5-76(c) to allow for directional signage height to be 8' 11 5/8" in lieu of 6' for sign PD1.
 - d. A waiver from Section 31.5-76(b) to allow for directional signage square footage to be 10.36 square feet in lieu of 6 square feet for sign PD.
 - e. A waiver from Section 31.5-76(b) to allow for directional signage square footage to be 18.83 square feet in lieu of 6 square feet for sign PD1.
9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated December 17, 2024, shall apply:
 - a. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
 - b. Billboards and new pole signs shall be prohibited. All other signage shall comply with the approved master sign plan or Chapter 31.5, where applicable and as may be amended.
 - c. Outdoor sales, storage, and display shall be prohibited.
 - d. A screen wall shall be provided between University Blvd and the north elevation of the building, obscuring the view of the drive-through, consisting of a maximum overall height of 20 ft. and a maximum knee wall height between 3.5 ft to 4 ft tall with multiple wall openings provided. Materials within this screen wall shall be consistent with those materials

proposed on the principal structure. The screen wall shall feature varied horizontal roof planes.

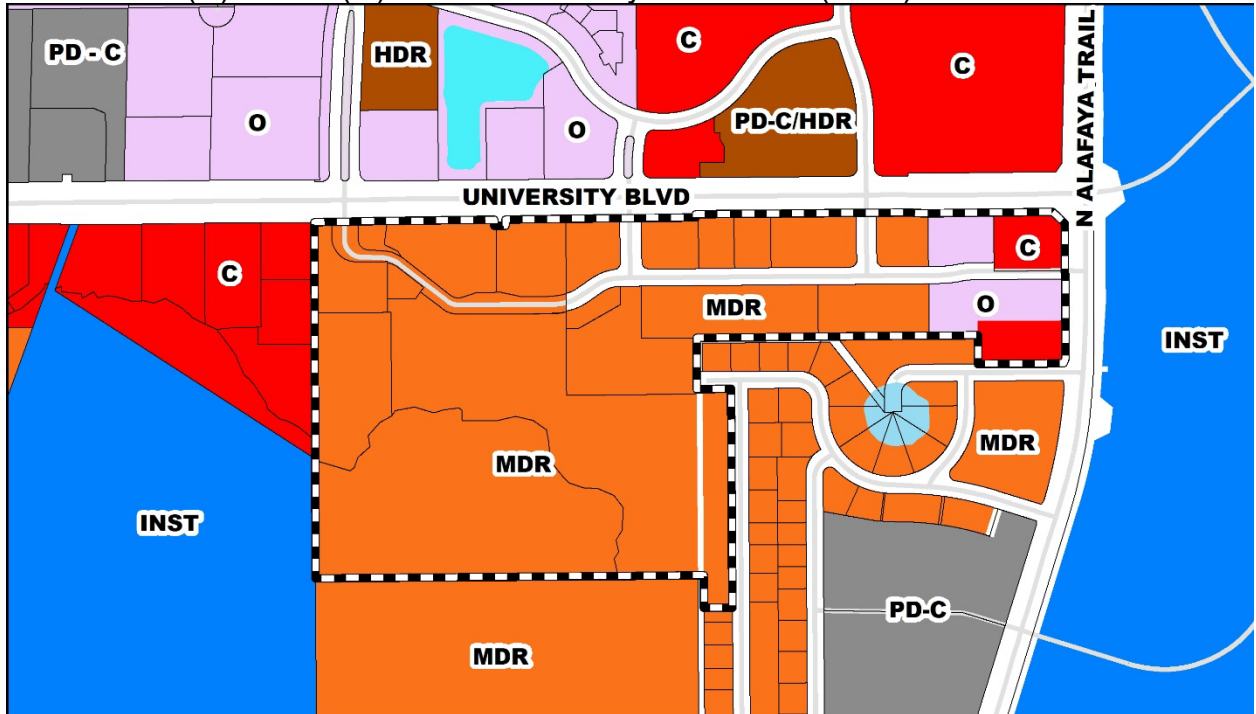
- e. A waiver from Orange County (Sec. 38-1272 - setbacks) is granted to allow for a reduction in building setback along University Blvd from 30' from the property line to 20' from the property line for Lot #1.
10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated July 28, 2020, shall apply:
- a. The required road right-of-way and/or easements shall be conveyed to the County via separate instrument prior to Construction Plan Approval.
 - b. The following waivers from Orange County Code are granted:
 - i. A waiver from Section 38-1476(a) to allow for a reduction in parking requirements for student housing to 0.9 spaces per bedroom, in lieu of 1 space per bedroom.
 - ii. A waiver from Section 38-1254 to allow a setback of 10 feet, in lieu of a setback of 40 feet from Alafaya Trail right-of-way.
 - iii. A waiver from Section 38-1253(b) to allow a reduction in required recreational space to 1.25 acres per one thousand (1,000) projected population, in lieu of 2.5 acres per one thousand (1,000) projected population.
 - c. The dimensions, materials, landscaping, and aesthetics shown on Exhibits 2 and 3 submitted by David Simmons at the July 28, 2020 Orange County Board of County Commissioners hearing shall be the same or better than those shown thereon.
 - d. The Collegiate Village PD shall not change the historic volume of or historic drainage carried by the drainage easement located in the "Parcel Strip A" as shown on the Land Use Plan.
 - e. The foregoing conditions shall run with the land and be binding upon the owners, developers, lessees, and their respective successors in interest of the real property that is legally described in the Land Use Plan 19-11-394.
11. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated June 4, 2019, shall apply:
- a. The following waivers from Orange County Code are granted:
 - i. A waiver from Section 38-1259(c) to allow a total of 1,800 beds of student housing, in lieu of 750 bedrooms for Parcel 1, Lots 6 and 6A, and Collegiate Village Inn.

- ii. A waiver from Section 38-1258(d) and 38-1259(h) to allow a maximum building height up to 100' for student housing, in lieu of a maximum building height of 40' (3-stories) for Parcel 1, Lots 6 and 6A, and Collegiate Village Inn.
 - iii. A waiver from Section 38-1476(a) to allow for a reduction in parking requirements for commercial / retail development to 3.6 spaces, 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 6 and / or Collegiate Village Inn.
 - iv. A waiver from Section 38-1501 to allow container stores to be a minimum of 160' square feet in lieu of 500 square feet for Lots 7, 8, & 9.
 - v. A waiver from Section 38-79(87) to allow multiple food vendors to operate as described in the paseo programming on Sheet 4.
12. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated September 20, 2016, shall apply:
- a. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater system has been designed to support all development within the PD.
13. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 6, 2009, shall apply:
- a. All acreages regarding conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not permit any proposed conservation impacts.
 - b. The (Covenants, Conditions, and Restrictions) CC&Rs for senior housing shall include language that at least one owner/resident shall be at least 55 years of age or older, and in no case shall there be any residents 18 years or under. In the event this project becomes market rate housing, it shall be deemed a substantial change, and a Capacity Enhancement Agreement (CEA) and compliance with school concurrency may be required.
 - c. A waiver from Section 38-1272(5) is granted to allow a maximum building height of seventy-five (75) feet for the commercial and a maximum building height of one hundred fifty (150) feet for the office in lieu of fifty (50) feet.
 - d. A waiver from Section 38-1254(1) is granted to allow a reduction of the PD boundary setback to ten (10) feet in lieu of twenty-five (25) feet.

- e. For Student Housing only, the following waivers are approved:
 - i. A waiver from Section 38-1476 is granted to allow a reduction of parking spaces to one (1) space per bed in lieu of one and a quarter (1.25) spaces per bed.
 - ii. A waiver from Section 38-1259(d) is granted to allow for decorative fencing and/or landscaping with a two (2) to three (3) foot optional knee wall along the right-of-way in lieu of the required six (6) foot high masonry wall, brick wall, or block wall, along a right-of-way.
 - iii. A waiver from Section 38-1259(b) is granted to allow for a twenty-five (25) foot single-family separation with buffer, fence, or landscaping in lieu of four hundred (400) feet.
- f. Vehicular access to and from the subject development shall be limited to emergency vehicles only from Socrates Drive and Khayyam Avenue.

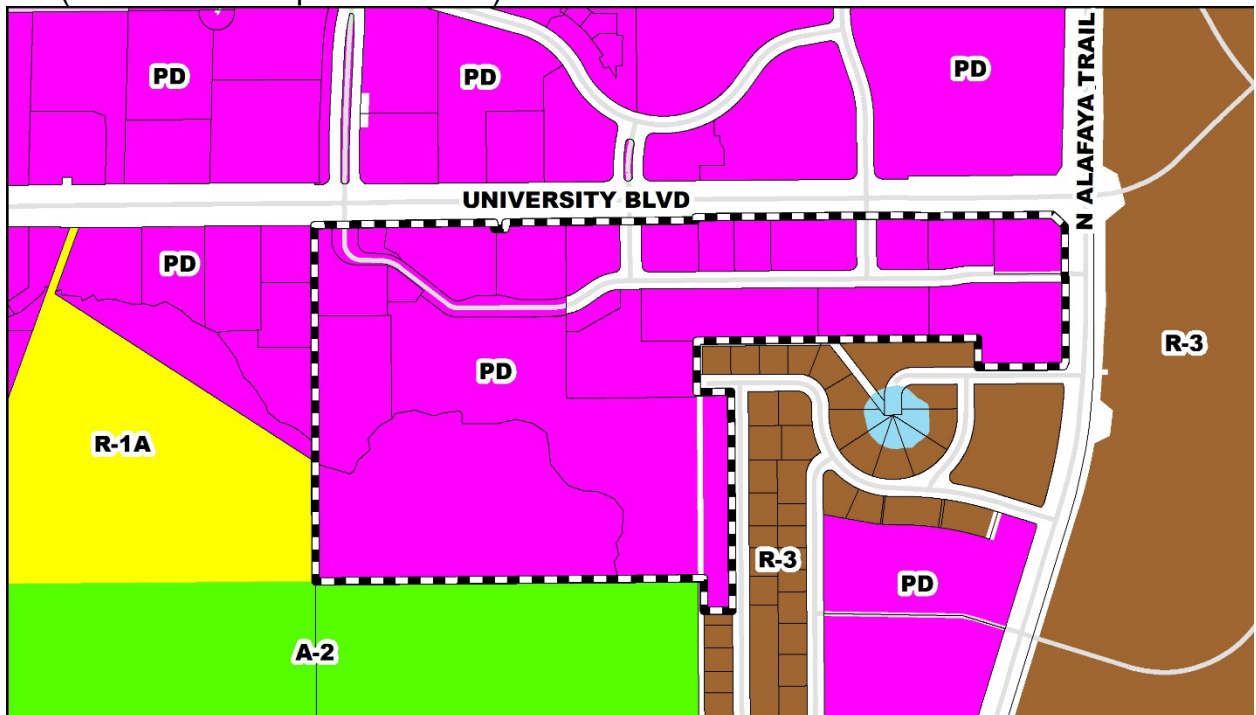
FUTURE LAND USE

Commerical (C)/ Office (O) / Medium Density Residential (MDR)



ZONING

PD (Planned Development District)



Master Sign Plan Sheet

