



Interoffice Memorandum

JUN9'20PM4:08

DATE: June 8, 2020 RCUD

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Alberto A. Vargas, March., Manager, Planning Division

CONTACT PERSON: Eric Raasch, DRC Chairman
Development Review Committee *ERR*
Planning Division
(407) 836-5523 or Eric.RaaschJr@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing

Applicant: Michelle Heatherly, Demetree Global

Case Information: Case # LUPA-19-11-394 (Collegiate Village PD)
Planning and Zoning Commission (PZC)
Meeting Date: May 21, 2020

Type of Hearing: Land Use Plan Amendment Public Hearing

Commission District: 5

General Location: Generally south of University Boulevard and West of Alafaya Trail.

BCC Public Hearing Required by: Orange County Code, Chapter 30

LEGISLATIVE FILE # 20-816

July 28, 2020
@ 2pm

3. 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) project population.

Material Provided:

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Please place this request on the next available BCC agenda. 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.

Attachment (location map)

c: Chris R. Testerman, AICP, Deputy County Administrator
Jon V. Weiss, Director, Planning, Environmental, and Development Services
Department

Collegiate Village LUPA-19-11-394

Legal Description

OWNER	PROPERTY	LEGAL DESCRIPTION
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	COLLEGIATE VILLAGE INN APTS PHASE 1	COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9 THENCE RUN S01°-47'-47"E ALONG THE EAST LINE OF SAID SECTION 9 A DISTANCE OF 86.12 FEET TO THE NORTHEAST CORNER OF LOT 1 COLLEGIATE VILLAGE COMMERCIAL ACCORDING TO THE PLAT THERE OF RECORDED IN PLAT BOOK 29 PAGE 62 IN THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD THENCE RUN S87°-57'05"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 455.81 FEET FOR A POINT OF BEGINNING THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING FIVE (5) COURSES AND DISTANCES S87°-57'-05"W 210.79 FEET S02°-02'-55"E 22.00 FEET S87°-57'-05"W 40.00 FEET N02-0255W 22.00 FEET S87°-57'-05W 477.62 FEET THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE A RUN S01°-51'-50"E A DISTANCE OF 62.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 87°-01'-39" THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.72 FEET TO THE POINT OF TANGENCY THENCE RUN S88°-53'-29"E DISTANCE OF 49.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 35°-26'-15" THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.31 FEET TO THE POINT OF TANGENCY THENCE RUN S53°-27'14"E A DISTANCE OF 212.50 FEET TO THE POINT OF CURVATURE OF A CONCAVE NORTHERLY HAVING A RADIUS OF 43.00 FEET AND A CENTRAL ANGLE OF 56°-39'-19" THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.52 FEET TO THE POINT OF TANGENCY THENCE RUN N69°--53'-28"E A DISTANCE OF 42.26 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 17°-54'-16" THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.12 FEET TO THE POINT OF TANGENCY THENCE RUN N87°-47'-43"E A DISTANCE OF 79.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 13°-12'56" THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.69 FEET TO THE POINT OF TANGENCY THENCE RUN S78°-59'21"E A DISTANCE OF 62.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE

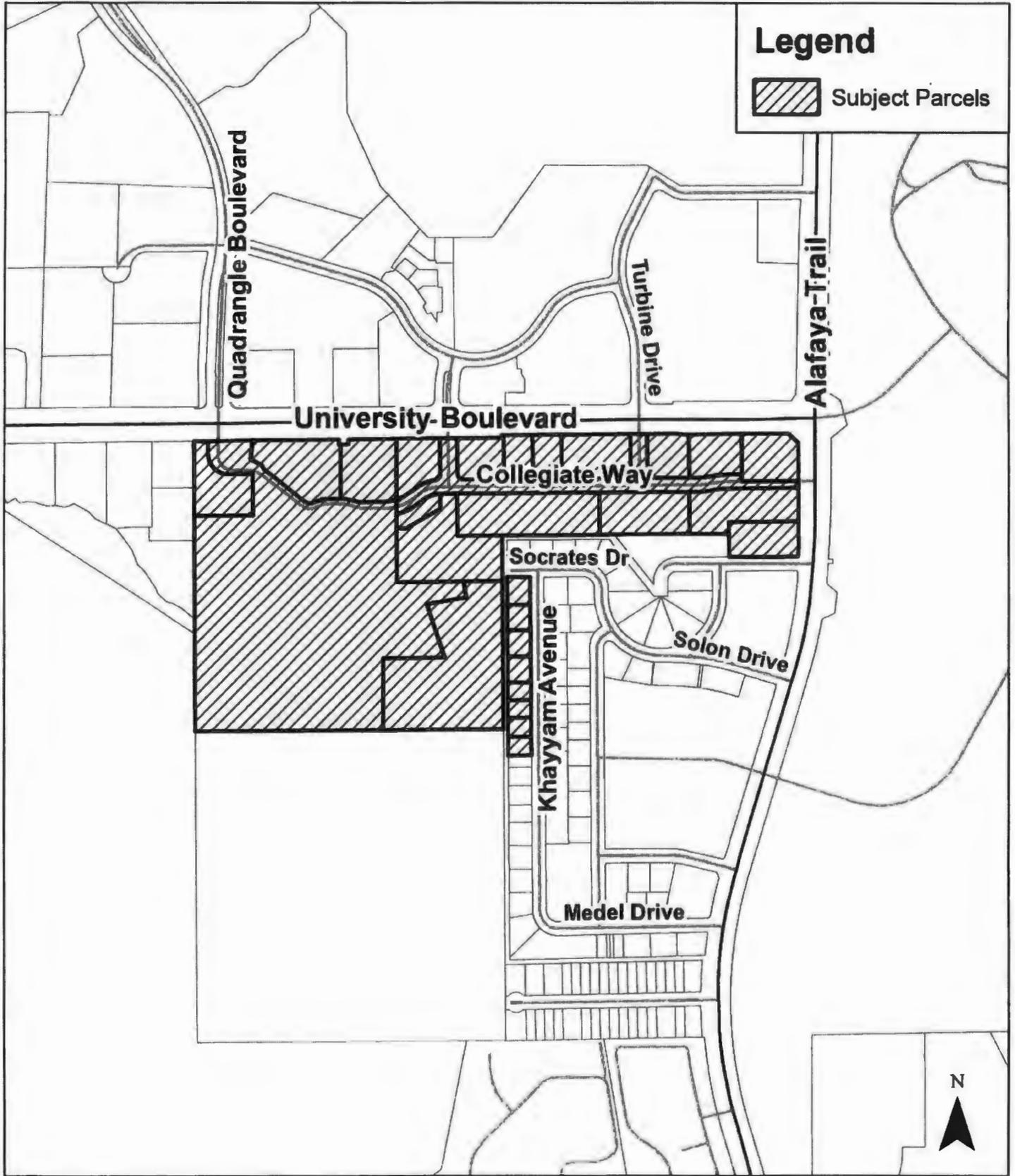
		<p>NORTHERLY HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 13°-04'-14" THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.56 FEET TO THE POINT OF TANGENCY THENCE RUN N87°-56'-26"E A DISTANCE OF 99.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 17°-33'-19" THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.83 FEET TO THE END OF SAID CURVE THENCE RUN N01°-41'-38"W A DISTANCE OF 261.37 FEET TO THE POINT OF BEGINNING & COMM AT THE NW CORNER LOT 11 COLLEGIATE VILLAGE COMMERCIAL PER 29/62 RUN S87°-57'-05"W 210.79FT THENCE S02°--55"E 22 FT THENCE S87°-57'-05"W 40FT THENCE N02°-02'-55"W 22 FT THENCE S87°-57'-05"W 375.16FT TO THE POB THENCE S87°-57'05"W 102.46 FT THENCE S01°-51'-50"E 62.38 FT TO A POC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 38 FT A DELTA 87°-01'-39" AN ARC LENGTH 57.52 FT TO THE POT THENCE S88°-53'-29"E 49.42 FT TO A POC CONCAVE SLY HAVING A RAD 125 FT A DELTA 35°--26'-15" AND ARC LENGTH OF 77.31 THENCE N53°-27'14"W 8.29 FT THENCE N30°--23-11"W 21.5 FT THENCE N64°-38'-24"W 55.27 FT THENCE N06°--27'20"E 81.63 FT TO THE POB IN SEC 09-22-31 FOR A TOTAL OF 21.71+/- ACRES.</p>
<p>CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789</p>	<p>PARCEL 1</p>	<p>FROM NE COR OF SEC RUN S01°--47'-47"E 703.57 FT POB; CONT S01°-47'47"E 635.88 FT, THENCE S88°-16'11"W 520 FT, THENCE N01°-47'-47"W 310.06 FT, THENCE N88°--12'-23"E 266.55FT, THENCE N19°-07-54"W 245.51 FT, THENCE N80°--56'18"E 170.87 FT, THENCE N09°-41'34"W 70.70 FT, THENCE N87°-57'05"E 166.82 FT TO A POB IN SEC 09-22-31 FOR A TOTAL OF 5.61+/- ACRES. (SEE SURVEY ON FILE)</p>
<p>11700 UNIVERSITY BOULEVARD, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL</p>	<p>PARCEL 2</p>	<p>COMMENCE NE COR OF SEC RUN S 87 DEG W 1337.24 FT TO NW COR OF NE ¼ TH S 01 DEG E 86.12 FT TO POB N 87 DEG E 61.04 FT S 02 DEG E 56.10 FT SELY ALONG CURVE 136.66 FT N 87 DEG E 106.08 FT S 01 DEG E 178.48 FT S 88 DEG W 255 FT N 01 DEG W 320 FT TO S R/W & POB IN SEC 09-22-31 FOR A TOTAL OF 1.28+/- ACRES.</p>
<p>11750 UNIVERSITY BOULEVARD, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL</p>	<p>COLLEGIATE VILLAGE COMMERCIAL PHASE 2 LOT 1</p>	<p>COLLEGIATE VILLAGE COMMERCIAL PHASE 2 80/83 LOT 1 – 1.85+/- ACRES.</p>
<p>11764 UNVIERSTIY BOULEVARD, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL</p>	<p>COLLEGIATE VILLAGE COMMERCIAL PHASE 2 LOT 2</p>	<p>COLLEGIATE VILLAGE COMMERCIAL PHASE 2 80/83 LOT 2 – 1.48+/- ACRES.</p>
<p>12001 COLLEGIATE WAY, LLC</p>	<p>COLLEGIATE VILLAGE</p>	<p>COLLEGIATE VILLAGE COMMERCIAL PHASE 2 29/62 LOT 11 – 0.93 +/- ACRES.</p>

1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	COMMERCIAL LOT 11	
MARY L. DEMETREE AS TRUSTEE OF THE ALPHA TRUST 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOT 2	COLLEGIATE VILLAGE COMMERCIAL PHASE 2 29/62 LOT 2 (LESS W 125 FT THERE OF & LESS E 77.43 FT THEREOF) – 0.56+/- ACRES.
COLLEGIATE SQUARE, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 1, 3-5, 7-9. PORTION OF LOT 10	COLLEGIATE VILLAGE COMMERCIAL 26/62 LOT 1, COLLEGIATE VILLAGE COMMERCIAL 29/62 THE W 125 FT OF LOT 2, COLLEGIATE VILLAGE COMMERCIAL 29/62 LOT 3 & E 77.43 FT OF LOT 2, COLLEGIATE VILLAGE COMMERCIAL 29/62 LOT 4, COLLEGIATE VILLAGE COMMERCIAL 29/62 LOT 5, COLLEGIATE VILLAGE COMMERCIAL 29/62 LOTS 7 & 8 (LESS W 86.94 FT OF LOT 8), COLLEGIATE VILLAGE COMMERCIAL 29/62 THE W 86.94 FT OF LOT 8 ALL OF LOT 9 & N 182 FT OF E 192.95 FT OF LOT 10 FOR A TOTAL OF 8.63+/- ACRES.
DAT MORTGAGE ONE, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	PARCEL A	BEGIN AT THE NORTHEAST CORNER OF LOT 5, COLLEGIATE VILLAGE COMMERCIAL AS RECORDED IN PLAT BOOK 29, PAGE 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 75037- 2501, THE FOLLOWING TWO (2) COURSES: 1) N.89°30"E., A DISTANCE OF 207.11 FEET; 2) S.45°15'15"E., A DISTANCE OF 59.20 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH ALAFAYA TRAIL (STATE ROAD 434) PER THE AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, SECTION 75037-2501; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHERLY, 14.02 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11524.16 FEET AND A CENTRAL ANGLE OF 00°04'11" (CHORD BEARING S.00°03'59"E., 14.02 FEET); 2) S.00°06'05"E., A DISTANCE OF 148.93 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFORESAID COLLEGIATE VILLAGE COMMERCIAL ALSO BEING THE CENTERLINE OF COLLEGIATE WAY; THENCE ALONG SAID CENTERLINE, S.89°30'49"W., A DISTANCE OF 249.07 FEET; THENCE ALONG THE AFORESAID BOUNDARY OF COLLEGIATE VILLAGE COMMERCIAL, N.00°06'10"W., A DISTANCE OF 204.98 FEET TO THE POINT OF BEGINNING. 1.15+/- ACRES
COLLEGIATE SQUARE REALTY, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOT 6	COLLEGIATE VILLAGE COMMERCIAL 29/62 LOT 6 – 1.75 +/- ACRES
COLLEGIATE SQUARE TECH CENTER, LLC 1350 ORANGE AVE	LOT 6A	UNIVERSITY HIGHLANDS REPLAT 1/139 LOTS 1 2 & 3 (LESS BEG SE COR LOT 3 RUN W 5 FT TH N 19 DEG E 15.93 FT SLY 15 FT TO POB TAKEN FOR R/W) & S 50 FT F E 356.18 FT OF

SUITE 100 WINTER PARK, FL 32789		N 169 YDS OF NW ¼ OF NW ¼ (LESS E 50.88 FT) – 1.06 +/- ACRES
COLLEGIATE SQUARE HOTEL, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOT 10	LOT 10, LESS THE NORTH 182 FEET TO THE EAST 192.95 FEET THEREOF, COLLEGIATE VILLAGE COMMERCIAL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. – 2.66 +/- ACRES
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 1 & 2	UNIVERSITY HIGHLANDS Z/137 LOTS 1 & 2 (LESS S 35 FT LOT 2) BLK J – 0.35 +/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 3	UNIVERSITY HIGHLANDS Z/137 THE S 35 FT OF LOT 2 & ALL LOT 3 BLK J – 0.17 +/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 4	UNIVERSITY HIGHLANDS Z/137 LOT 4 & N ½ OF LOT 5 BLK J – 0.17 +/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 6	UNIVERSITY HIGHLANDS Z/137 LOT 6 & S ½ OF LOT 5 BLK J – 0.17 +/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 7	UNIVERSITY HIGHLANDS Z/137 LOT 7 BLK J – 0.17 +/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 8	UNIVERSITY HIGHLANDS Z/137 LOT 8 BLK J – 0.17 +/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 9	UNIVERSITY HIGHLANDS Z/137 LOT 9 & N 8 FT OF LOT 10 BLK J – 0.17 +/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 10	UNIVERSITY HIGHLANDS Z/137 LOT 10 & N 12.5 FT OF LOT 11 (LESS N 8 FT OF LOT 10) BLK J – 0.17 +/- ACRES.
COLLEGIATE VILLAGE COMMERCIAL PROPERTY OWNERS ASSN., INC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	TRACT B	COLLEGIATE VILLAGE COMMERCIAL 29/62 TRACT B (ROADWAY) – 2.20 +/- ACRES
JOSEPH W. DAVIS, AS TRUSTEE OF THE MARY JO DAVIS TRUST	PARCEL STRIP A	BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK "J", UNIVERSITY HIGHLANDS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK Z, PAGE 137, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON THE WEST LINE OF SAID BLOCK "J"; THENCE SOUTH 00°21'36"

		<p>EAST, A DISTANCE OF 652.20 FEET ALONG THE WEST LINE OF SAID BLOCK "J" TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°13'58" WEST, A DISTANCE OF 20.00 FEET ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00°21'36" WEST, A DISTANCE OF 652.30 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SOCRATES DRIVE AS SHOWN ON SAID PLAT; THENCE NORTH 89°32'16" EAST, A DISTANCE OF 20.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.. - 0.31+/- ACRES</p>
<p>JOSEPH W. DAVIS, AS TRUSTEE OF THE MARY JO DAVIS TRUST</p>	<p>PARCEL STRIP B</p>	<p>BEGIN AT THE NORTHWEST CORNER OF UNIVERSITY HYLANDS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK Z, PAGE 137, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°32'16" EAST, A DISTANCE OF 435.98 FEET ALONG THE NORTH LINE OF SAID UNIVERSITY HYLANDS; THENCE DEPARTING SAID NORTH LINE SOUTH 00°27'44" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH LINE OF BLOCK "B" AS SHOWN ON SAID PLAT; THENCE SOUTH 89°32'16" WEST, A DISTANCE OF 416.02 FEET ALONG THE NORTH LINE OF SAID BLOCK "B" TO A POINT ON THE WEST LINE OF SAID BLOCK "B"; THENCE SOUTH 00°21'36" EAST, A DISTANCE OF 100.00 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SOCRATES DRIVE AS SHOWN ON SAID PLAT; THENCE SOUTH 89°32'16" WEST, A DISTANCE OF 20.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF SAID UNIVERSITY HYLANDS; THENCE NORTH 00°21'36" WEST, A DISTANCE OF 120.00 FEET ALONG THE WEST LINE OF SAID UNIVERSITY HYLANDS TO THE POINT OF BEGINNING. -0.25+/- ACRES.</p>

Location Map of Subject Parcels



If you have any questions regarding this map, please call the Planning Division at 407-836-5600.