



Interoffice Memorandum

05-02-19P03:02 RCVD



05-02-19P02:36 RCVD

DATE: April 30, 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: Alberto A. Vargas, MArch., Manager,
Planning Division

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

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

Out for ER

Applicant: William E. Burkett, Burkett Engineering, Inc.

Case Information: Collegiate Village Planned Development / Land
Use Plan (PD / LUP) – Case # CDR-18-06-206

Type of Hearing: Substantial Change

Commission District: 5

General Location: South of University Boulevard, west of Alafaya Trail

**BCC Public Hearing
Required by:** Orange County Code, Chapter 38, Article VIII,
Division 1, Section 38-1207

LEGISLATIVE FILE # 19-783

June 4, 2019
@ 2pm

**Clerk's Advertising
Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* 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:

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

Advertising Language:

A PD substantial change to amend approved uses, decrease Commercial square footage from 166,000 to 153,600, increase student housing from 1,400 beds to 1,800 beds, eliminate the multi-family age restricted units, add on-street parking on Lots 6-9, and request the following waivers from Orange County Code:

- 1) A waiver from Section 38-1259(c) is requested to allow a total of 1,800 beds of student housing, in lieu of 750 bedrooms for PD Parcel 1 and Lots 6 and 6A and Collegiate Village Inn.
- 2) A waiver from Section 38-1258(d) and 38-1259(h) is requested to allow a maximum building height up to 100 feet for student housing, in lieu of a maximum building height of three stories (40 feet) for Parcel 1 and Lots 6 and 6A and Collegiate Village Inn.

- 3) A waiver from Section 38-1476(a) is requested to allow for a reduction in parking requirements for commercial / retail development of 3.6 parking 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 and 9 and commercial development that may be a part of Lot 6 and/or Collegiate Village Inn.
- 4) A waiver from Section 38-1501 is requested to allow container stores to be a minimum of 160 square feet, in lieu of a minimum 500 square feet for Lots 7, 8 and 9.
- 5) A waiver from Section 38-79(87) is requested to allow multiple food vendors to operate as described in the Paseo programming on Sheet 4 of the Land Use Plan.

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*).

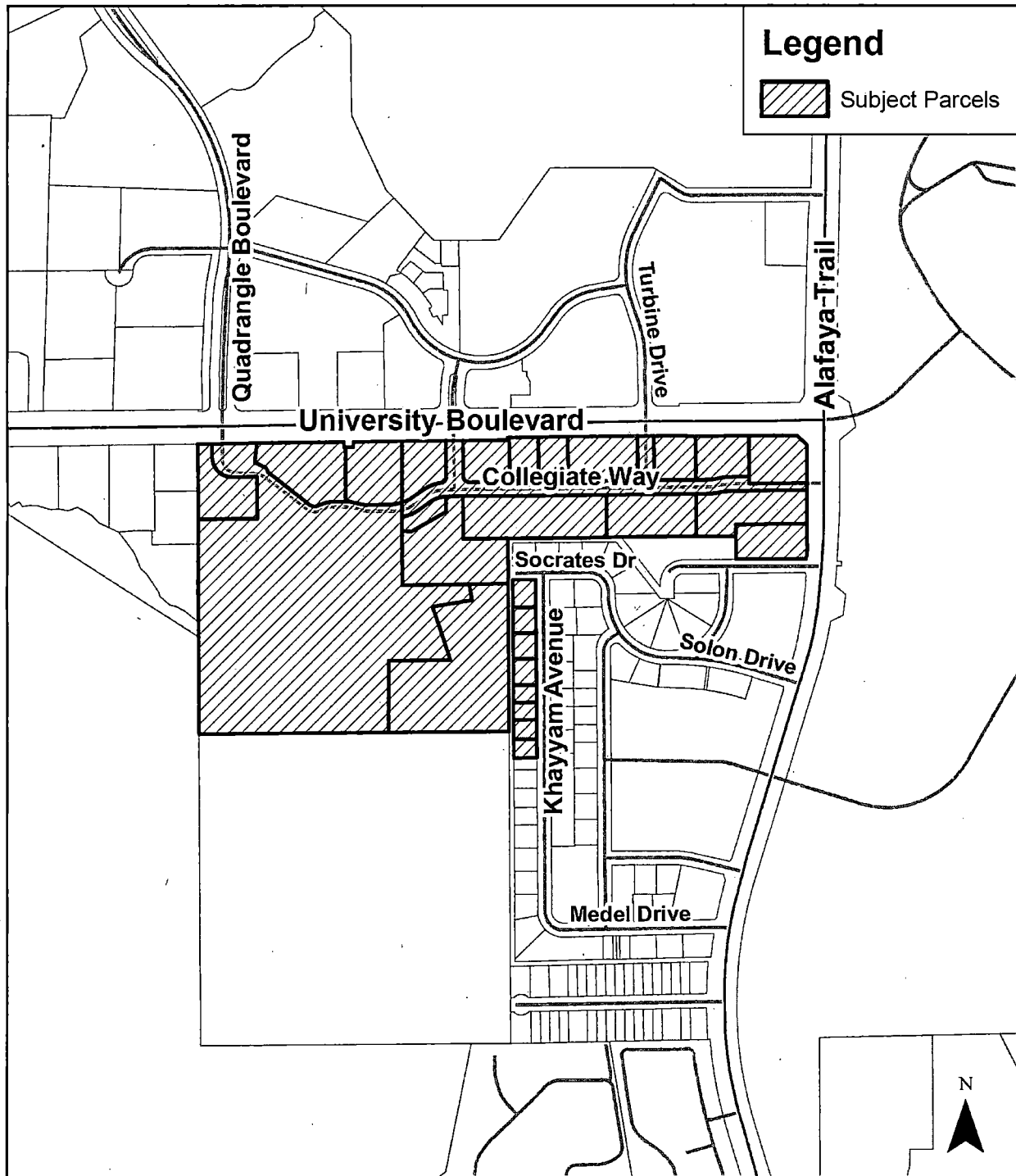
Special instructions to the Clerk:

Please place this request on the **June 4, 2019** 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)

Location Map

CDR-18-06-206



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

Legal Description

CDR-18-06-206

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 8 THENCE RUN S01°47'47"E ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 60.12 FEET TO THE NORTHEAST CORNER OF LOT 1 COLLEGIATE VILLAGE COMMERCIAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGE 82 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°02'55"W 22.00 FEET S87°57'05"W 477.82 FEET THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S01°51'50"E A DISTANCE OF 62.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 97°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 A 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 36°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 CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 43.00 FEET AND A CENTRAL ANGLE OF 59°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 42.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 17°54'18" 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 19°12'58" THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 3.69 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 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 4.58 FEET TO THE POINT OF TANGENCY THENCE RUN N87°56'26"E A DISTANCE OF 69.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 102.00 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 256/2 RUN S87°57'05"W 210.79 FT THENCE S02°02'55"E 22 FT THENCE S87°57'05"W 40 FT THENCE N02°02'55"W 22 FT THENCE S87°57'05"W 375.16 FT 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 36°26'15" AN ARC LENGTH OF 77.31 THENCE N53°27'14"W 8.29 FT THENCE N37°23'11"W 21.5 FT THENCE N84°33'24"W 55.27 FT THENCE N09°27'20"E 81.63 FT TO THE POB IN SEC 08-22-31 FOR A TOTAL OF 21.71+/- ACRES.
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	PARCEL 1	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 310.08 FT, THENCE N88°12'23"E 260.56 FT, THENCE N19°07'54"W 245.51 FT, THENCE N50°05'18"E 170.87 FT, THENCE N09°41'34"W 70.70 FT, THENCE N87°57'05"E 169.82 FT TO POB IN SEC 08-22-31 FOR A TOTAL OF 5.81+/- ACRES (SEE SURVEY ON FILE)
11703 UNIVERSITY BOULEVARD, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	PARCEL 2	COMMENCE NE COR OF SEC RUN S 87 DEG W 1337.24 FT TO NW COR OF NE1/4 OF NE1/4 TH S 01 DEG E 05 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 108 08 FT S 01 DEG E 178 49 FT S 88 DEG W 255 FT N 01 DEG W 320 FT TO S RAW LINE & POB IN SEC 09-22-31 FOR A TOTAL OF 1.28+/- ACRES.
11750 UNIVERSITY BOULEVARD, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	COLLEGIATE VILLAGE COMMERCIAL PHASE 2 LOT 1	COLLEGIATE VILLAGE COMMERCIAL PHASE 2 80/33 LOT 1 - 1.85+/- ACRES.
11764 UNIVERSITY BOULEVARD, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	COLLEGIATE VILLAGE COMMERCIAL PHASE 2 LOT 2	COLLEGIATE VILLAGE COMMERCIAL PHASE 2 80/33 LOT 2 - 1.48+/- ACRES.
12001 COLLEGIATE WAY, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	COLLEGIATE VILLAGE COMMERCIAL LOT 11	COLLEGIATE VILLAGE COMMERCIAL 256/2 LOT 11 - 0.93+/- ACRES.
MARY L. DEMETREE, AS TRUSTEE OF THE ALPHA TRUST 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOT 2	COLLEGIATE VILLAGE COMMERCIAL 256/2 LOT 2 (LESS W 125 FT THEREOF & LESS E 77.43 FT THEREOF) - 0.55+/- 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 256/2 LOT 1, COLLEGIATE VILLAGE COMMERCIAL 256/2 THE W 125 FT OF LOT 2, COLLEGIATE VILLAGE COMMERCIAL 256/2 LOT 3 & E 77.43 FT OF LOT 2, COLLEGIATE VILLAGE COMMERCIAL 256/2 LOT 4, COLLEGIATE VILLAGE COMMERCIAL 256/2 LOT 5, COLLEGIATE VILLAGE COMMERCIAL 256/2 LOTS 7 & 9 (LESS W 80.94 FT OF LOT 8), COLLEGIATE VILLAGE COMMERCIAL 256/2 THE W 85.94 FT OF LOT 3 ALL OF LOT 9 & N 182 FT OF E 192.95 FT OF LOT 10 FOR A TOTAL OF 8.53+/- ACRES
DAT MORTGAGE ONE, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	PARCEL A	FROM NW COR OF NW1/4 OF NW1/4 RUN N 88 DEG E 1284.79 FT S 53 FT TO S RAW LINE OF FLA TECH BLVD & W RAW LINE OF ALAFAYA TRAIL FOR POB RUN S 88 DEG W 200 FT S 200 FT N 88 DEG E 200 FT TO W RAW OF ALAFAYA TRAIL TH N 200 FT TO POB & COMM AT NE COR OF NW1/4 OF NW1/4 S 88 DEG W 93.41 FT S 1 DEG E 78.02 FT TO S RAW LINE S 88 DEG W 157.11 FT FOR POB S 1 DEG E 174.98 FT N 88 DEG E 190.07 FT S 1 DEG E 30 FT S 88 DEG W 249.07 FT N 1 DEG W 204.98 FT N 69 DEG E 50 FT TO POB (LESS N 22 FT FOR RD R/W) (LESS PART ON N & E FOR RD R/W PER OR 402293569) IN SEC 10-22-31 FOR A TOTAL OF 1.15+/- ACRES.
COLLEGIATE SQUARE REALTY, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOT 6	COLLEGIATE VILLAGE COMMERCIAL 256/2 LOT 6 - 1.75+/- ACRES
COLLEGIATE SQUARE TECH CENTER, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	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 OF E 356.18 FT OF N 169 YDS OF NW1/4 OF NW1/4 (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 OF THE EAST 192.95 FEET THEREOF, COLLEGIATE VILLAGE COMMERCIAL ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 97 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA - 2.60+/- ACRES
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 1 & 2	UNIVERSITY HIGHLANDS 2/137 LOTS 1 & 2 (LESS S 35 FT LOT 2) BLK J
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 3	UNIVERSITY HIGHLANDS 2/137 THE S 35 FT OF LOT 2 & ALL LOT 3 BLK J
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 4	UNIVERSITY HIGHLANDS 2/137 LOT 4 & N 1/2 OF LOT 5 BLK J
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 6	UNIVERSITY HIGHLANDS 2/137 LOT 6 & S 1/2 OF LOT 5 BLK J
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 7	UNIVERSITY HIGHLANDS 2/137 LOT 7 BLK J
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 8	UNIVERSITY HIGHLANDS 2/137 LOT 8 BLK J
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 9	UNIVERSITY HIGHLANDS 2/137 LOT 9 & N 8 FT OF LOT 10 BLK J
CVI-ORLANDO, LLC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	LOTS 10	UNIVERSITY HIGHLANDS 2/137 LOT 10 & N 12.5 FT OF LOT 11 (LESS N 8 FT OF LOT 10) BLK J
COLLEGIATE VILLAGE COMMERCIAL PROPERTY OWNERS ASSN., INC 1350 ORANGE AVE SUITE 100 WINTER PARK, FL 32789	TRACT B	COLLEGIATE VILLAGE COMMERCIAL 256/2 TRACT B (ROADWAY) 