



Interoffice Memorandum

08-17-16 08:08 RCVD

08-17-16 08:35 RCVD

**DATE:** August 16, 2016

**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:** **John Smogor, Planning Administrator**  
**Planning Division 407-836-5616 and**  
**john.smogor@ocfl.net**

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

**Project Name:** Collegiate Village Planned Development / Land Use Plan (PD / LUP) - Case # CDR-16-01-036

**Type of Hearing:** Substantial Change

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

**Commission District:** 5

**General Location:** Generally located south of University Boulevard and west of Alafaya Trail

**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

September 20, 2016 @ 2 PM

**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, Email: [lourdes.o'farrill@ocfl.net](mailto:lourdes.o'farrill@ocfl.net) 407-836-5686

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, 407-836-5684.836-5686

**Advertising Language:**

A PD substantial change to convert 200,000 square feet of existing office entitlements into 30,000 square feet of commercial, while adding another 36,100 square feet, and thereby increasing commercial entitlements from 99,900 square feet to 166,000 square feet. Consistent with an existing Condition of Approval, the applicant is also seeking to reflect existing multi-family / student housing entitlements as "1,400 beds", in lieu of 350 units.

**Material Provided:**

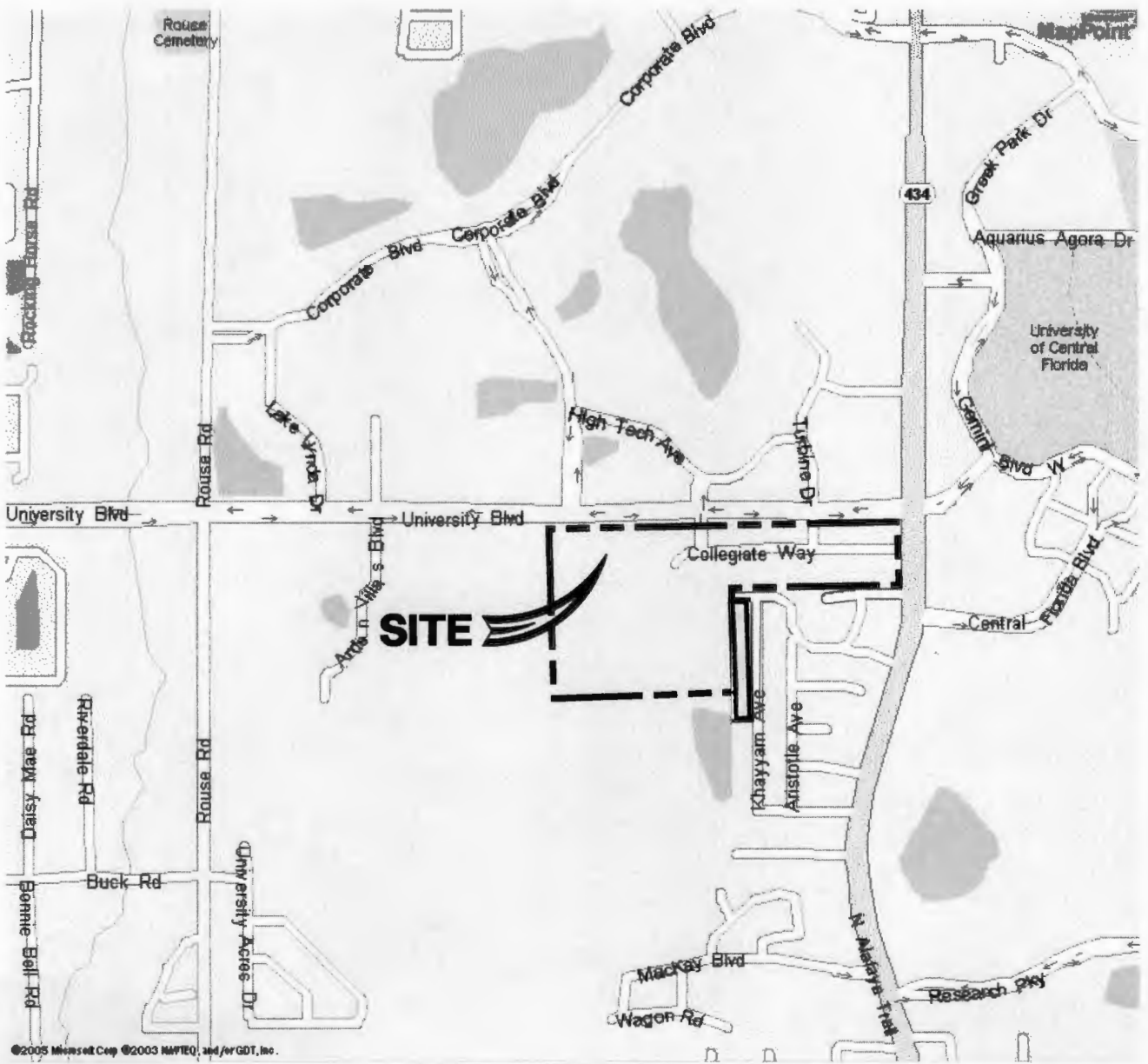
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

**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, Assistant County Administrator  
Jon V. Weiss, Director, Community Environmental Development Services  
Department



If you have any questions regarding this map, please call John Smogor at 407-836-5616.

**Burkett** CIVIL ENGINEERING  
 engineering CONSULTANTS

105 E. Robinson Street, Suite 501 Orlando, Florida 32801  
 (407) 246-1260 Fax (407) 246-0423  
 www.burkettengineering.com

**COLLEGIATE VILLAGE PD**  
**CDR-16-01-036**  
**LOCATION MAP**

**EXHIBIT A**

DATE	8/15/2016
DWG JOB No.	0444.221
SCALE:	N.T.S.

LEGAL DESCRIPTION:

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°-02'-55"W 22.00 FEET S87°-57'-05"W 477.62 FEET THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE 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 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 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 CURVE 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 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°-02'-55"E 22 FT THENCE S87°-57'-05"W 40FT 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 35°-26'-15" AN 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.

LEGAL DESCRIPTION:

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 266.55 FT, 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 POB IN SEC 09-22-31 FOR A TOTAL OF 5.61+/- ACRES.

LEGAL DESCRIPTIONS:

- UNIVERSITY HYLANDS Z/137 LOTS 1 & 2 (LESS S 35 FT LOT 2) BLK J
- UNIVERSITY HYLANDS Z/137 THE S 35 FT OF LOT 2 & ALL LOT 3 BLK J
- UNIVERSITY HYLANDS Z/137 LOT 4 & N 1/2 OF LOT 5 BLK J
- UNIVERSITY HYLANDS Z/137 LOT 6 & S 1/2 OF LOT 5 BLK J
- UNIVERSITY HYLANDS Z/137 LOT 7 BLK J
- UNIVERSITY HYLANDS Z/137 LOT 8 BLK J
- UNIVERSITY HYLANDS Z/137 LOT 9 & N 8 FT OF LOT 10 BLK J
- UNIVERSITY HYLANDS Z/137 LOT 10 & N 12.5 FT OF LOT 11 (LESS N 8 FT OF LOT 10) BLK J

**LEGAL DESCRIPTION:**

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 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 LINE & POB IN SEC 09-22-31 FOR A TOTAL OF 1.28+/- ACRES.

**LEGAL DESCRIPTION:**

COLLEGIATE VILLAGE COMMERCIAL PHASE 2 80/93 LOT 1 - 1.85+/- ACRES.

**LEGAL DESCRIPTION:**

COLLEGIATE VILLAGE COMMERCIAL PHASE 2 80/93 LOT 2 - 1.48+/- ACRES.

**LEGAL DESCRIPTION:**

COLLEGIATE VILLAGE COMMERCIAL 29/62 LOT 11 - 0.93+/- ACRES.

**LEGAL DESCRIPTION:**

COLLEGIATE VILLAGE COMMERCIAL 29/62 LOT 2 (LESS W 125 FT THEREOF & LESS E 77.43 FT THEREOF) - 0.56+/- ACRES.

**LEGAL DESCRIPTION:**

COLLEGIATE VILLAGE COMMERCIAL 29/62 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.

**LEGAL DESCRIPTION:**

COLLEGIATE VILLAGE COMMERCIAL 29/62 LOT 6 - 1.75+/- ACRES

**LEGAL DESCRIPTION:**

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

**LEGAL DESCRIPTION:**

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 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. - 2.66+/- ACRES

**LEGAL DESCRIPTION:**

FROM NW COR OF NW1/4 OF NW1/4 RUN N 88 DEG E 1294.79 FT S 53 FT TO S R/W LINE OF FLA TECH BLVD & W R/W LINE OF ALAFAYA TRAIL FOR POB RUN S 88 DEG W 200 FT S 200 FT N 88 DEG E 200 FT TO W R/W 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 R/W LINE S 88 DEG W 157.11 FT FOR POB S 1 DEG E 174.98 FT N 88 DEG E 199.07 FT S 1 DEG E 30 FT S 88 DEG W 249.07 FT N 1 DEG W 204.98 FT N 88 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 4025/3569) IN SEC 10-22-31 - 1.15+/- ACRES