



**Interoffice Memorandum**

08-26-15 P04:09 RCVD

08-25-15 P04:05 18

**DATE:** August 26, 2015

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

**THROUGH:** Cheryl Gillespie, Supervisor, Agenda Development Office

**FROM:** Lisette M. Egipciaco, Development Coordinator, Planning Division

**CONTACT PERSONS:** **Lourdes O'Farrill,**  
**Development Coordinator**  
**Planning Division 407-836- 5686**  
**Lourdes.O'Farrill@ocfl.net**  
**&**  
**Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836- 5684**  
**Lisette.Egipciaco@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners Public Hearing

**Project Name:** Stillwater Crossings & Center Bridge PD / Parcel CB-8 Village Center PSP / Tract C-1 TLE Windermere Development Plan - Case # DP-15-04-118

**Type of Hearing:** Development Plan

**Applicant(s):** Mr. Sam Sebaali  
Florida Engineering Group  
5127 S. Orange Avenue, Suite 200  
Orlando, Florida 32809

**Commission District:** 1

October 6, 2015  
@  
2 PM

General Location: South of the intersection of Lake Smith Circle & Village Lakeview Avenue / West of Lake Smith Circle

Parcel ID # (s) 15-23-27-8444-03-010

# of Posters: 2

Use: 10,044 Square Foot Day Care Building

Size / Acreage: 1.16

BCC Public Hearing Required by: Section 38-1381, Orange County Code

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 abutting and surrounding the subject property.

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-5686.

Advertising Language:

The request is to construct a 10,044 square foot day care building with an associated 5,028 square foot outdoor play area.

The request also includes the following waivers from the Orange County Code:

1. A waiver from Sec. 38-1389(d)(3)(g) is requested to allow the building to not be situated immediately adjacent to the build-to-line.
2. A waiver from Sec. 38-1389(d)(6)(d) is requested to remove the requirement for a 40" high knee wall along the private shared access driveway adjacent to the north property line.

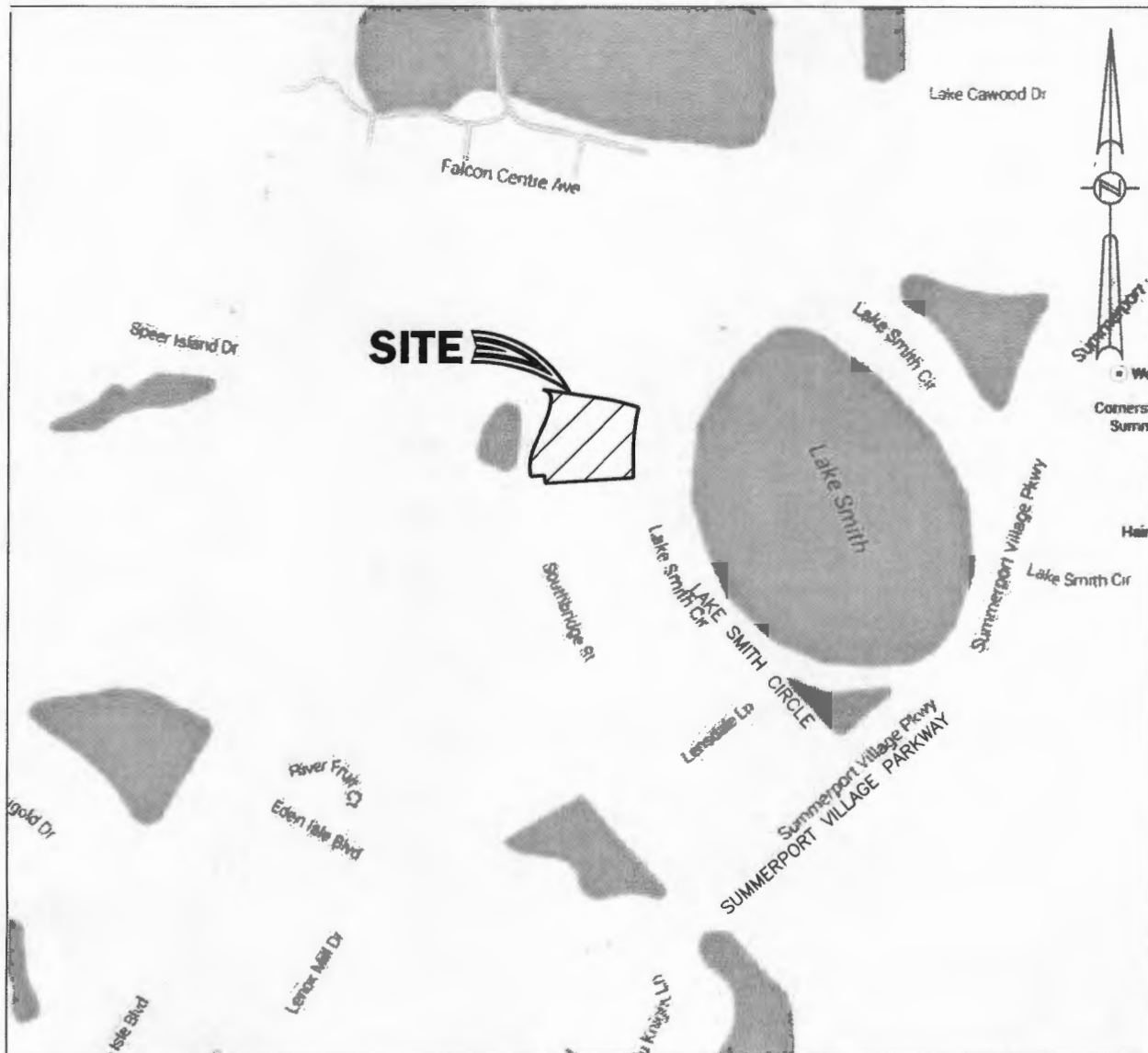
**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

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.

Please notify Lourdes O'Farrill and Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



For questions regarding this map, please call Lisette Egipciano at 407.836.5684 Or Lourdes O'Farrill at 407-836-5686

**① SITE CONSTRUCTION KEYNOTES**

- C1. CONNECT TO EXISTING CURB.
- C2. SAW CUT EXISTING PAVEMENT CLEAN AT INTERFACE OF NEW PAVEMENT AND EXISTING PAVEMENT & MATCH EXISTING CHISEL.
- C3. 6" HEAD CURB, TYPICAL.
- C4. 2" CURB TRANSITION.
- C5. ASPHALT PAVEMENT LIGHT-DUTY IN PARKING SPACES.
- C6. ASPHALT PAVEMENT HEAVY-DUTY IN DRIVE ALLEYS.
- C7. CONCRETE PAVEMENT, TYPICAL.
- C8. COLORED CONCRETE @ PEDESTRIAN CROSSWALK.
- C9. CONCRETE SIDEWALK, TYPICAL.
- C10. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C11. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- C12. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2010.
- C13. F.O.D.T. CURB CUT RAMPS PER INDEX NO. 304, FOR HANDICAP ACCESS.
- C14. WHEEL STOP PER F.O.D.T. INDEX NO. 300, TYPICAL.
- C15. DUMPSTER ENCLOSURE.
- C16. 6 BICYCLE PARKING SPACES ON 6'x12.18' CONCRETE PAD.
- C17. 40" HIGH MASONRY BLOCK WALL WITH A DECORATIVE FINISH TO MATCH THE BUILDING WALL AND A DECORATIVE CAP.
- C18. 2"x2" PLASTER.
- C19. 6" HIGH PVC FENCE.
- C20. SANITARY SEWER CLEAN-OUT.
- C21. DOMESTIC WATER METER.
- C22. DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER.
- C23. IRRIGATION WATER METER.
- C24. IRRIGATION WATER REDUCED PRESSURE BACKFLOW PREVENTER.

**② SITE STRIPING & SIGNAGE KEYNOTES**

- S1. SITE BOUNDARY.
- S2. HANDICAP PARKING STALL TYPICAL.
- S3. HANDICAP SIGN.
- S4. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
- S5. 24" THERMOPLASTIC STOP BAR.
- S6. DIRECTIONAL ARROWS PER F.O.D.T. INDEX NO. 17346, TYPICAL - WHITE.
- S7. SOLID DOUBLE YELLOW LINE.
- S8. GORE STRIPING PER F.O.D.T. INDEX NO. 17345.

**SITE LEGEND**

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PUBLIC OPEN SPACE
- PROPOSED DRAINAGE EASEMENT

**LINE CHART**

NO.	BEARING	LENGTH
L1	N08°37'43"E	31.97'
L2	N24°42'57"E	60.71'
L3	N05°31'48"W	4.52'
L4	N88°28'49"E	138.80'
L5	N15°34'07"E	45.70'

**CURVE CHART**

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16°05'14"	222.83'	62.57'	N18°40'20"E	62.36'
C2	30°15'31"	102.17'	53.96'	N09°35'35"E	53.33'

**TREE REMOVAL NOTE:**

THE DP AREA HAS BEEN PREVIOUSLY MASS GRADED. THERE WERE NO TREES TO REMAIN WITHIN THE DP BOUNDARY AS PART OF THE MASS GRADING PLAN APPROVAL.

**STORMWATER SYSTEM**

THE STORMWATER SYSTEM IS DESIGNED IN ACCORDANCE WITH ORANGE COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT (PERMIT #48-01214P-08) REQUIREMENTS.

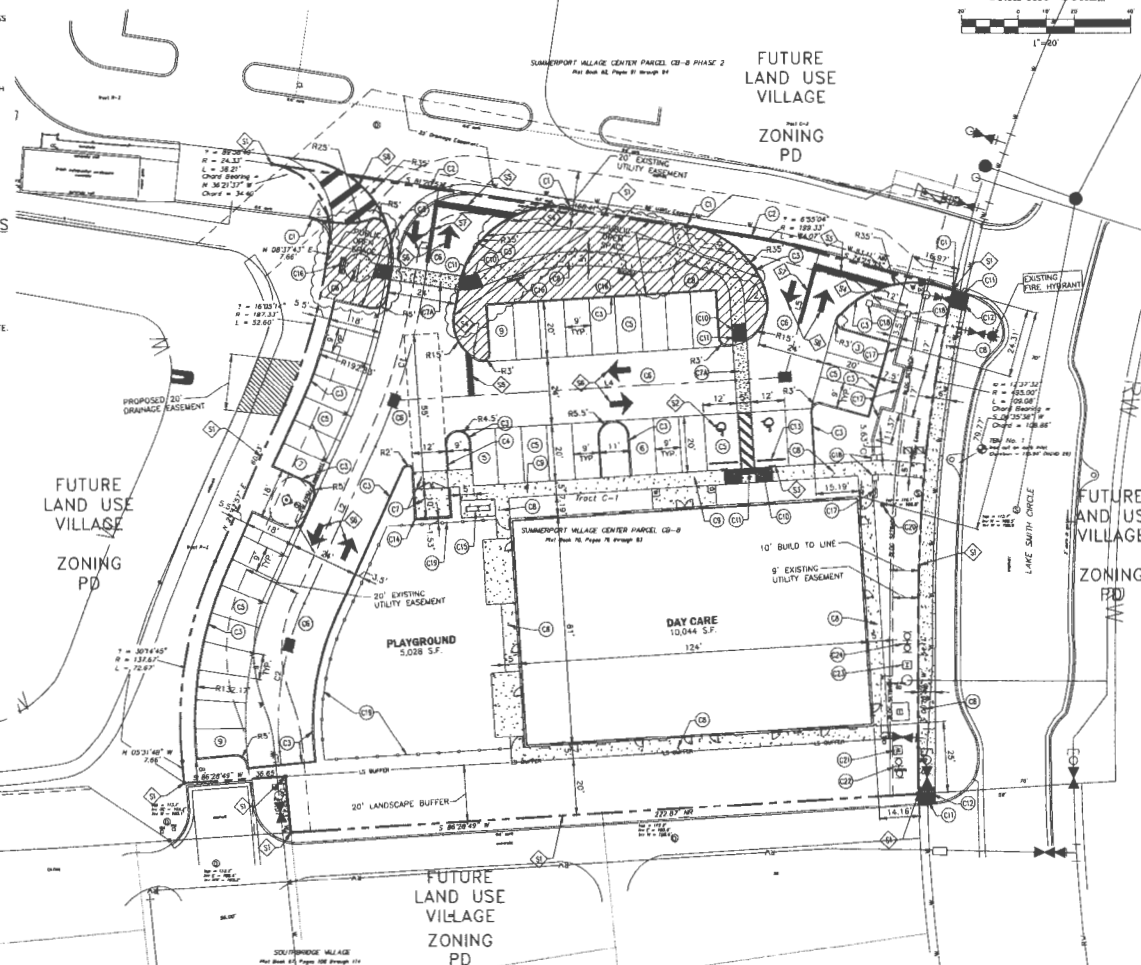
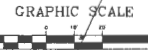
**DEVELOPMENT STANDARDS**

IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS AS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BC ARE WAIVED.

**WAIVER REQUEST:**

**BUILD-TO-LINE:**  
A WAIVER IS BEING REQUESTED FROM SECTION 38-138(4)(3)(a) TO ALLOW THE BUILDING TO NOT BE SITUATED IMMEDIATELY ADJACENT TO THE BUILD-TO-LINE, AS SHOWN ON PLAN SHEET C-4 DUE TO THE PRESENCE OF A REQUIRED SIDEWALK WHICH HAS TO BE OUTSIDE THE BUILD-TO-LINE BY CODE, AND DUE TO THE CURVATURE OF THE ROADWAY FRONTAGE ALONG LAKE SMITH CIRCLE.

**KNEE WALL:**  
A WAIVER IS BEING REQUESTED FROM SECTION 38-138(4)(3)(a) TO REMOVE THE REQUIREMENT FOR A 40" HIGH KNEE WALL ALONG THE PRIVATE SHARED ACCESS DRIVEWAY ADJACENT TO THE NORTH PROPERTY LINE. THIS SHARED ACCESS DRIVEWAY IS VERTICAL TO THE OVERALL DEVELOPMENT AND PROVIDES ACCESS TO THIS SITE AS WELL AS THE EXISTING PARKING AREA TO THE NORTH OF THE SUBJECT SITE. WE HAVE PROVIDED THE REQUIRED 3M' HIGH HEDGE FOR SCREENING OF THE PARKING, WHICH WOULD REACH 40" IN HEIGHT WITHIN ONE YEAR OF PLANTING. THE PROPOSED HEDGE, THE PROPOSED PUBLIC OPEN SPACE ALONG WITH THE OTHER LANDSCAPE PROVIDE ADEQUATE SCREENING AND BUFFERING FROM THE DRIVEWAY ALONG THE NORTH PROPERTY LINE.



**SITE DATA**

PROPERTY LOCATION:	LAKE SMITH CIRCLE, WINDERMERE, FL 34786
PARCEL NUMBER:	15-23-27-8444-03-010
PROPERTY ZONING:	PD
PROPERTY FUTURE LAND USE DESIGNATION:	VILLAGE
EXISTING USE:	VACANT COMMERCIAL
PROPOSED USE:	DAY CARE
PROJECT AREA:	1.16± ACRES
PROPOSED GROSS FLOOR AREA:	10,044 S.F.
ALLOWABLE FAR:	0.40
PROPOSED FAR:	0.20
MAXIMUM ALLOWABLE BUILDING HEIGHT:	BUILDING HEIGHT PROPOSED
45'	30'
BUILDING CONSTRUCTION TYPE:	TYPE 1-B
BUILDING SETBACKS (REQUIRED):	BUILDING SETBACKS (PROPOSED)
FRONT (EAST) 10'	FRONT (EAST) 15.6'
SIDE (NORTH) 0'	SIDE (NORTH) 79.8'
SIDE (SOUTH) 0'	SIDE (SOUTH) 23'
BUILD TO LINE 0'	BUILD TO LINE 10'

LANDSCAPE BUFFERS (REQUIRED)	LANDSCAPE BUFFERS (PROPOSED)
FRONT (EAST) 10'	FRONT (EAST) 5'
SIDE (NORTH) 0'	SIDE (NORTH) 5'
SIDE (SOUTH) 20'	SIDE (SOUTH) 20'

PARKING REQUIRED	174 CHILDREN x (2 SPACES PER 10 CHILDREN)	36 SPACES
TOTAL PARKING REQUIRED		36 SPACES
PARKING PROVIDED		36 SPACES
STANDARD PARKING SPACES		31 SPACES
STREET PARKING SPACES		5 SPACES
HANDICAP SPACES		2 SPACES
TOTAL PARKING PROVIDED		44 SPACES

BUILDING FOOTPRINT	10,044 S.F.
PAVING	17,779 S.F.
PERVIOUS AREA	3,906 S.F.
TOTAL SITE AREA	50,441 S.F.

OPEN SPACE REQUIREMENT	20 X
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REQUIRED OPEN SPACE	100% OF OPEN SPACE
MAXIMUM CATEGORY 'A' ALLOWED	20% OF OPEN SPACE
MAXIMUM CATEGORY 'B' ALLOWED	30% OF OPEN SPACE
MAXIMUM CATEGORY 'C' ALLOWED	50% OF OPEN SPACE
MAXIMUM CATEGORY 'S' & 'L' ALLOWED	75% OF OPEN SPACE

PROVIDED OPEN SPACE	0.43 AC OR 37.2% > 27.5%
CATEGORY 'A' (GRASS / LANDSCAPE AREAS & PLAYGROUND AREA)	0.43 AC
CATEGORY 'B' (HANDICAP SPACES INCLUDING WALK & BENCHES)	0.00 AC
CATEGORY 'C' (PRESERVED WETLAND AREA)	0.00 AC
TOTAL PROVIDED OPEN SPACE	0.43 AC

PUBLIC OPEN SPACE REQUIRED:	0.087 BAC	7.50 X
TOTAL PROVIDED PUBLIC OPEN SPACE AREA	0.091 BAC	7.83 X

PLAYGROUND AREA REQUIRED DAYCARE:	174 CHILDREN x (45 S.F. PER 2 CHILDREN)	3,915 S.F.
PLAYGROUND AREA PROVIDED		5,028 S.F.

DAYS & HOURS OF OPERATION	PLAYGROUND FOLLOW THESE SAME HOURS.
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FLOOD ZONE	FLOOD ZONE "X" PER FEMA F.I.R.M. PANEL 12095C0302E DATED: 09/23/2009
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SOILS	CHANDLER FINE SAND HSC "A"
WETLAND STATEMENT	THE PROJECT SITE IS PART OF A WETLAND UNPAVED SYSTEM AND HAS PREVIOUSLY BEEN MASS GRADED AND APPROVED FOR DEVELOPMENT.

LIGHTING NOTE	LIGHTING SHALL COMPLY WITH ARTICLE XV OF CHAPTER 9 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.
SIGNAGE NOTE	ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 36° 20' 50" E, UNLESS OTHERWISE INDICATED WITH A "P" OR BEARING.

DEVELOPMENT PHASING	PROJECT WILL BE DEVELOPED IN ONE PHASE.
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SITE NOTES:	1. ALL CURB RADI ARE TO BE 5.0' TYPICAL UNLESS NOTED OTHERWISE. EXCEPTION: RADIUS ISLANDS ARE TO FIT ISLAND MOTIFS, UNLESS NOTED OTHERWISE.
	2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ALLEYS, TYPICAL.
	3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 36° 20' 50" E, UNLESS OTHERWISE INDICATED WITH A "P" OR BEARING.
	4. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

SITE NOTE:	ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.
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NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK	6/15/2015	REVISD PER ORANGE COUNTY COMMENTS DATED 5/20/2015	HA	SJS
	7/08/2015	REVISD PER ORANGE COUNTY COMMENTS DATED 6/25/2015	JT	SJS
DATE	REVISIONS	BY	CHECKED	

STILLWATER CROSSINGS AND CENTER BRIDGE PD  
PARCEL CB-8 VILLAGE CENTER, TRACT C-1  
TLE WINDERMERE, DEVELOPMENT PLAN  
WINDERMERE, FLORIDA



5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325

**SITE DEVELOPMENT PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	HA	SJS	SJS
PROJECT NO.	SCALE	DATE	SHEET NO.
14-117	1"=20'	APRIL 23, 2015	C-4
			4 of 13

FLORIDA ENGINEERING GROUP, INC.  
CERTIFICATE NO. 06-0000595  
SAM J. SEARLES, P.E.  
LICENSE NO. 42078  
14-117\_PlanC.dwg

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared **Sheri Schmitz / Brian Hall / Charly Casas / Jean M. Gaille**, who on oath says that he/ she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **Stillwater Crossings & Center Bridge PD / Parcel CB-8 Village Center PSP / Tract C-1 TLE Windermere DP**, in ORANGE County Florida, was published in said newspaper in the issues **09/13/15**

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*BRIAN HALL*

Printed Name of Affiant

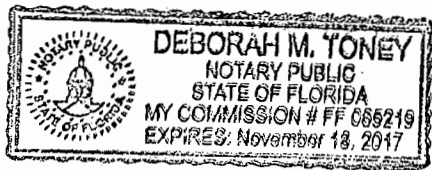
*[Signature]*

Signature of Affiant

Sworn to and subscribed before me on this **15** day of **September, 2015** by above said affiant, who is personally known to me (X) or who has produced identification ( ).

*[Signature]*

Signature of Notary Public (Typed, Printed or Stamped)



Ad No. 3545518

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct a public hearing on **October 6, 2015**, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding:

**Applicant:** Sam Sebaili, Florida Engineering Group, Stillwater Crossings & Center Bridge PD / Parcel CB-8 Village Center PSP / Tract C-1 TLE Windermere Development Plan - Case # DP-15-04-118

**Consideration:** Stillwater Crossings & Center Bridge PD / Parcel CB-8 Village Center PSP / Tract C-1 TLE Windermere Development Plan submitted in accordance with Article 11 of the Orange County Subdivision Regulations; The request is to construct a 10,044 square foot day care building with an associated 5,028 square foot outdoor play area. The request also includes the following waivers from the Orange County Code:

1. A waiver from Sec. 38-1389(d)(3)(g) is requested to allow the building to not be situated immediately adjacent to the build-to-line.
2. A waiver from Sec. 38-1389(d)(6)(d) is requested to remove the requirement for a 40' high knee wall along the private shared access driveway adjacent to the north property line, pursuant to Section 38-1381, Orange County Code.

**Location:** District 1; property generally located south of the intersection of Lake Smith Circle & Village Lakeview Avenue / West of Lake Smith Circle; Orange County, Florida (legal property description on file in Planning Division).

You may obtain a copy of the legal property description by calling the Orange County Planning Division, 407-836-5684; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5684, Email: lissette.egipciaco@ocfl.net or loudes.o'farrill@ocfl.net.**

**PARA MÁS INFORMACIÓN REFERENTE A FAVOR DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION (PLANNING DIVISION) AL NUMERO 407-836-5686.**

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Martha O. Haynie, County Comptroller  
As Clerk of the Board of  
County Commissioners  
Orange County, Florida

ORG3545518 09/13/15