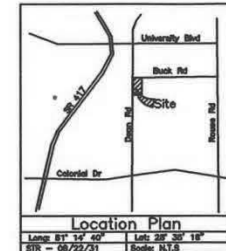


SPECIAL EXCEPTION

Central Florida Family Center

Parcel 1: 08-22-31-0000-00-028
Parcel 2: 08-22-31-0000-00-029



Project Description

The proposed project is for a Family Recreation & Daycare Center. Included are the following items:

- A Daycare / Pre-K facility with approximately 12 classrooms
- Computer/learning Center
- On-site Kitchen and Cafeteria
- Outdoor Playground
- Capacity for 275 students
- Hours of Operation - 24 hours
- An Recreation Facility with Employee Controlled Access
- Indoor Playground
- Indoor Inflexible Amusement Rides
- Indoor Kids Birthday Party Rooms
- Indoor/Outdoor Soccer Ball / Goal
- Outdoor Covered Miniature Golf
- Hours of Operation - 8 AM to 12 PM

Site Statistics

General Information
Total Site Area 7.42 Ac (323,648 sq ft)
Wetlands Area 1.60 Ac (72,364 sq ft)

Zoning Classification: R-1A
Future Land Use: Low Density Residential

Gross Floor Areas
Daycare Building - 14,000 sq ft
Recreation Building - 40,000 sq ft
Total GFA - 54,000 sq ft
Total FAN - 0.18

Existing	Demolished	Proposed
Front Yrs	20.0'	29.7'
Rear (E)	25.0'	29.3'
Side (S)	7.5'	60.1'
Side Street (N)	15.0'	80.6'

Parking Required
275 students @ 1 per 10 students = 28 spaces
300 patrons @ 1 per 3 patrons = 111 spaces
10 employees @ 1 per 1 employee = 10 spaces
Total spaces required = 153 spaces
Included MOP Req'd (151-200 range) = 8 spaces

Parking Provided
Standard spaces - 147 spaces
Unimproved Spaces - 6 spaces
Total spaces provided - 153 spaces

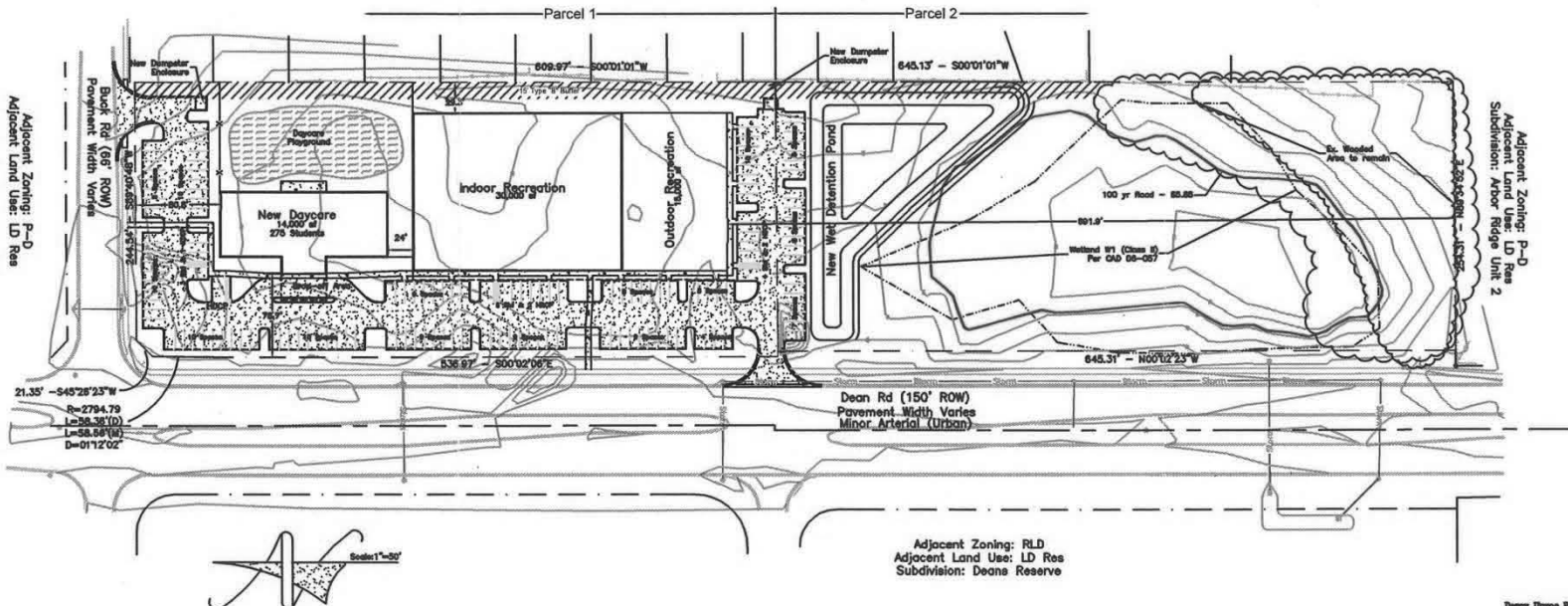
Improving Areas	Per	Foot
Building Footprints	0.47	52,518 sq ft
Parking and Access	0.47	54,862 sq ft
Walks, Paths and Driv.	0.47	5,482 sq ft
Total Improvements	0.47	112,862 sq ft
Percent Improvement	0.0%	37.2%
Percent Open Space	100.0%	62.7%

Legal Description

Parcel 1
The West 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 22 South, Range 31 East, Orange County, Florida, LESS the West 75.00 feet for right of way.

AND Parcel 2
The West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 22 South, Range 31 East, Orange County, Florida.
Line and except the following parcel lines by order of taking recorded in Official records Book 4382, Page 3747 and in Final Judgment recorded in Official Records Book 4833, page 1858, Public Records of Orange County, Florida, described as follows:
Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 22 South, Range 31 East, Orange County, Florida, run thence N89°20'22"E along the South line of the Northwest 1/4 of the Southwest 1/4 of Section 8, a distance of 35.00 feet to the existing Easement right of way line of Dean Road and a Point of Beginning; thence S00°16'47"W along said right of way line, a distance of 537.28 feet to the point of curvature of a curve commencing Easement having a radius of 2534.70 feet, thence Northerly along said curve through a central angle of 02°11'10" for a distance of 108.17 feet to the North line of the Southwest 1/4 of Section 8; thence departing the existing Easement right of way line of Dean Road run N69°20'47"E along said North line, a distance of 297.89 feet to the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 8; thence S00°16'47"E along said East line a distance of 35.00 feet; thence S89°22'43"W a distance of 244.00 feet; thence S45°13'33"W a distance of 21.83 feet to a point on a curve commencing Easement and having a radius of 2794.70 feet, thence from a tangent bearing of S02°53'00"W run Southerly along said curve through a central angle of 01°11'47" for a distance of 53.35 feet to a point of tangency; thence S02°14'07"E a distance of 237.65 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 8; thence S89°20'22"W a distance of 45.00 feet to the Point of Beginning.

Adjacent Zoning: P-D
Adjacent Land Use: LD Res
Subdivision: Arbor Ridge Unit 1



Schedule of Drawings

- C0 - Special Exception Site Plan
- P1/1 - Floor Plans & Elevations

Designer:
Mr. Tony Robb
10014 Florida Ave
Orlando, Florida 32825
Ph (407) 823-0488
Fx (407) 823-2887

Architect:
Mr. Allen Arthur
301 North Fort Creek Avenue
Orlando, FL 32803
Ph (407) 846-2711
Fx (407) 846-3779

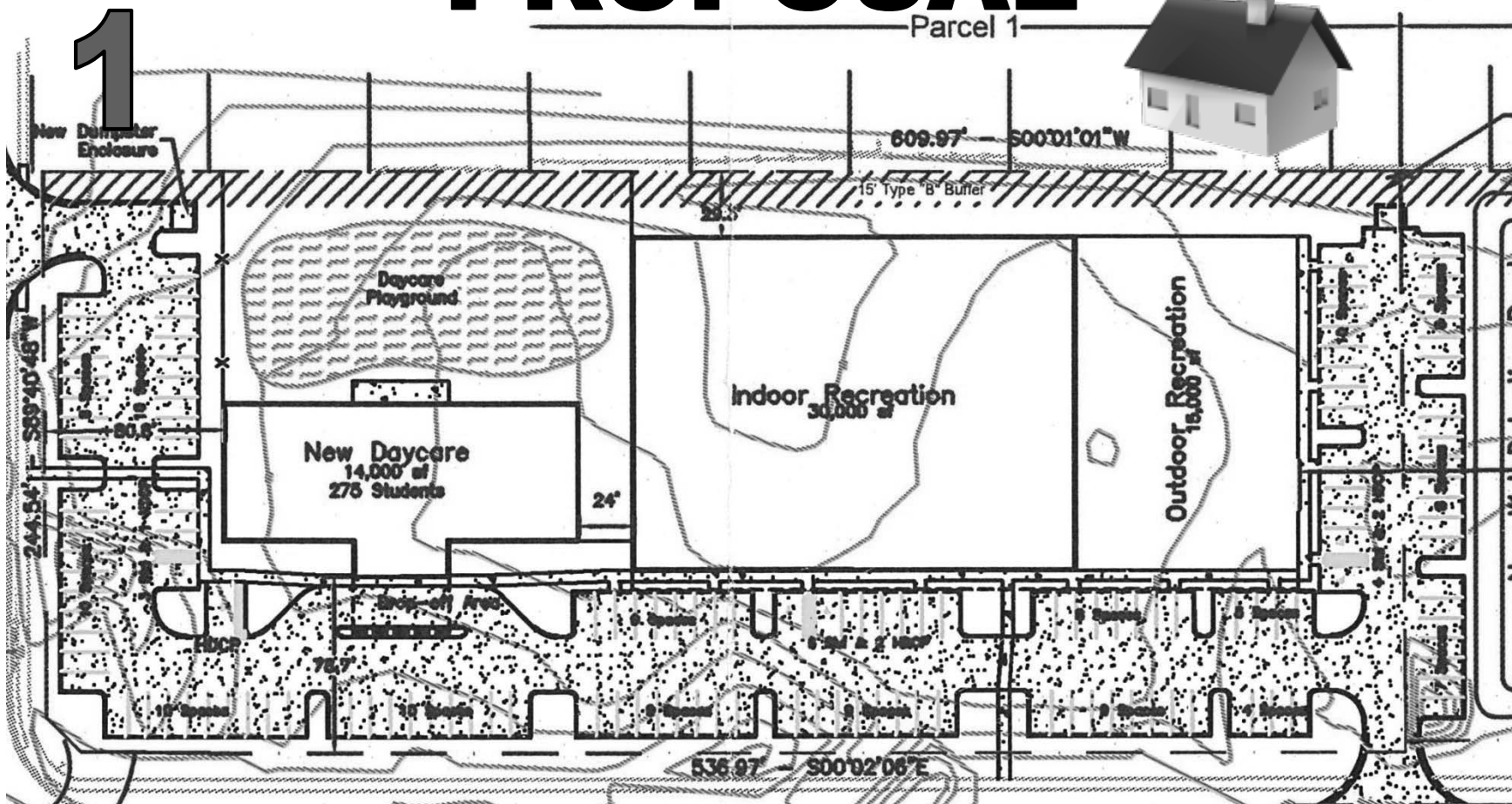
Engineer:
Darryl Thorne PE
Unroe Engineering, Inc
PO Box 60042
Orlando, Florida 32808
Ph (407) 235-0280
Fx (407) 439-7838

Surveyor:
Geometric Surveyors Inc
4408 E Colonial Drive
Orlando, FL 32817
Work (407) 735-1887
Fax (407) 275-5275

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 60042, Orlando, FL 32808-0942
PH (407) 235-0280
FAX (407) 439-7838

Special Exception Site Plan
Central Florida Family Center
10000 Buck Road, Orlando, Florida 32817

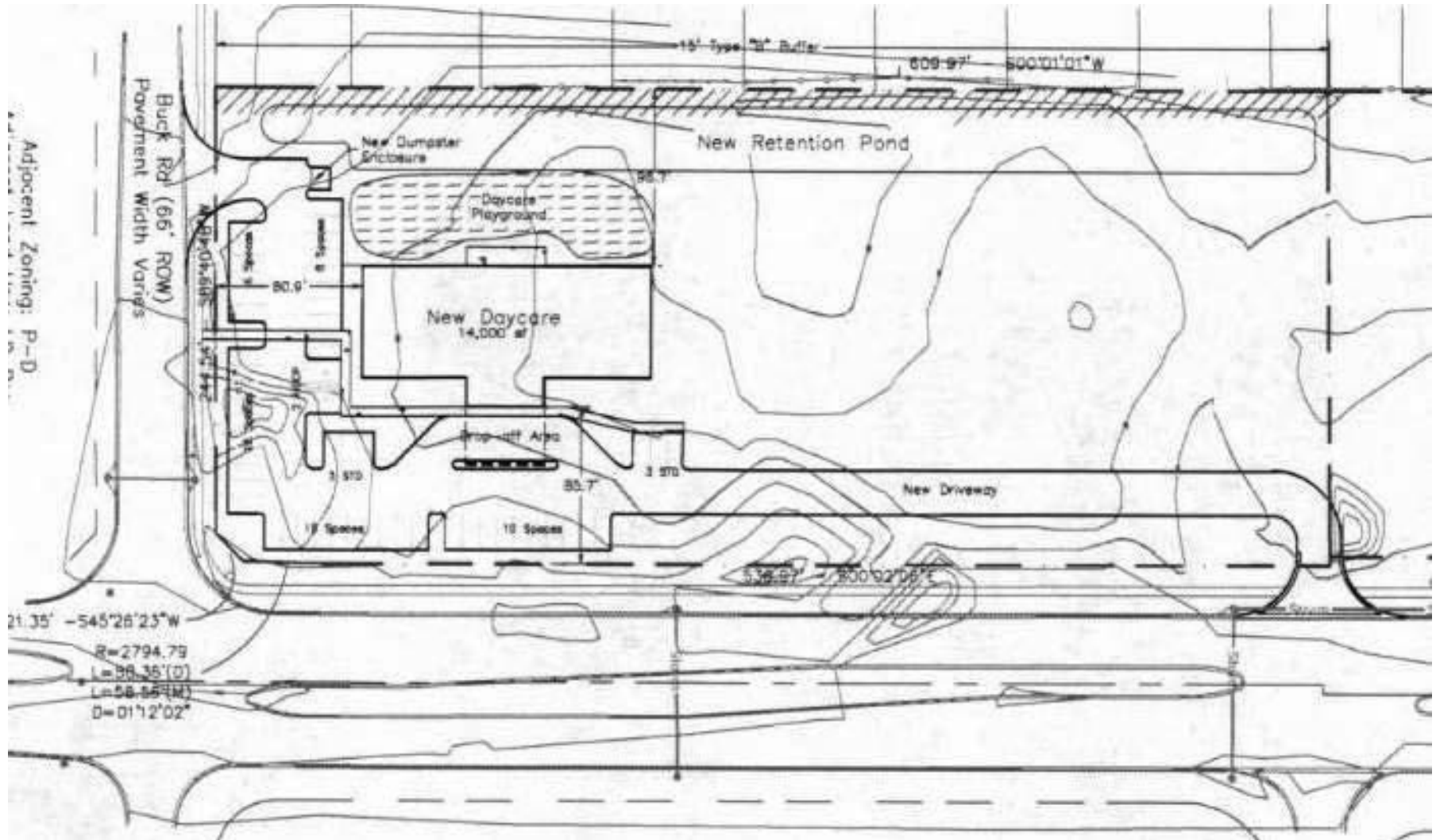
2" = 100'
1" = 50'
05/05/18
C0
1 of 2



DENIED!

Unanimously

Revised Plan



World • United States • FL • Orange Co.

University Blvd

COVERED
BRIDGE

CARLIE
PLACE

ARBOR
RIDGE

SCOTTISH
GLENN

ARDEN
VILLAS

Little
Econlockhatchee
River
Little Econlockhatchee Park

1000 feet

250 ft

Union Park
Middle

Union Park Dr

Downey
Christian

Union Park
Christian
School

Beall's
Christ

Dollar

Park Manc

Rouse

University Acres Dr

Rouse Rd

Loka

Rive

Ro

Suncres

378

37A

Hillmont Circle

Fallow Trail

Lake Twylo Rd

Rider Pl

Paisley Circle

Johnny St

Lasistor St

Albin Ln

Buck Hill Pl

Mission Bay Blvd

Earlston St

Stonhaven Rd

Peddlers Way

Kendal Dr

Cedena Cove St

Nonda Lee Rd

Nicoma Ln

Winder Trail

Arbor Ridge Trail

Buck Rd

Aein Rd

Bonnie Bell Rd

Riverdale Rd

Little Econlockhatchee River

Cleburne Rd

Riva Ridge Trail

Corinth Ct

Titus Ct

Rivers Trail Dr

Carmel Park Dr

Montello Dr

Tree Ridge Ln

Dobbin Dr

Bandelier Dr

Logandale Dr

N Dean Rd

Dean Rd N

Damsite Rd

River Park Circle

River Park Blvd

Sali Dr

Alcock Rd

Olcot St

Loubet St

Juno Ave

Groton St

Nansen Ave

Rutledge Ave

Bacon St

Cameron St

Baltic St

Churchill St

Murdock Blvd

Grayson Dr

Judge Ave

Sawyer St

Vincent Rd

Lancewood St

Burt Way

Glenmont Ln

Westfall Dr

Top Kids
Academy

