



Interoffice Memorandum

02-08-17P03:51 RCVD


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A handwritten letter 'Q' in the top right corner of the document.

DATE: January 23, 2017

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 PERSON(S): **Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836- 5684**  
**Lisette.Egipciaco@ocfl.net**

SUBJECT: Request for Board of County Commissioners  
Public Hearing

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Project Name: Lakeside Village Center South Planned  
Development (PD) / Lakeside Village Center  
South Preliminary Subdivision Plan (PSP) /  
Sweetwater Car Wash Development Plan (DP) -  
Case # DP-16-06-217

Type of Hearing: Development Plan

Applicant(s): Larry Poliner  
Landsmart Consultants, LLC  
13693 Glynshel Drive  
Winter Garden, Florida 34787

Commission District: 1

General Location: North side of Silver Park Drive / Southwest of  
Winter Garden Vineland Road

LEGISLATIVE FILE # 17-214

MARCH 21, 2017  
@ 2pm

Parcel ID # (s)	36-23-27-5452-01-002 (a portion of)
# of Posters:	1
Use:	6,234 square foot car wash building and accessory structures
Size / Acreage:	1.789 acres
BCC Public Hearing Required by:	Orange County Code Section 38-1381(a).
Clerk's Advertising Requirements:	<p>(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of <i>The Orlando Sentinel</i> 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;</p> <p>And</p> <p>(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.</p>
Spanish Contact Person:	Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**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*).

**Advertising Language:**

This request is to construct a 6,234 square foot car wash building and accessory structures on a total of 1.789 acres; District 1; North side of Silver Park Drive / Southwest of Winter Garden Vineland Road.

The following waiver from Orange County Code is also requested:

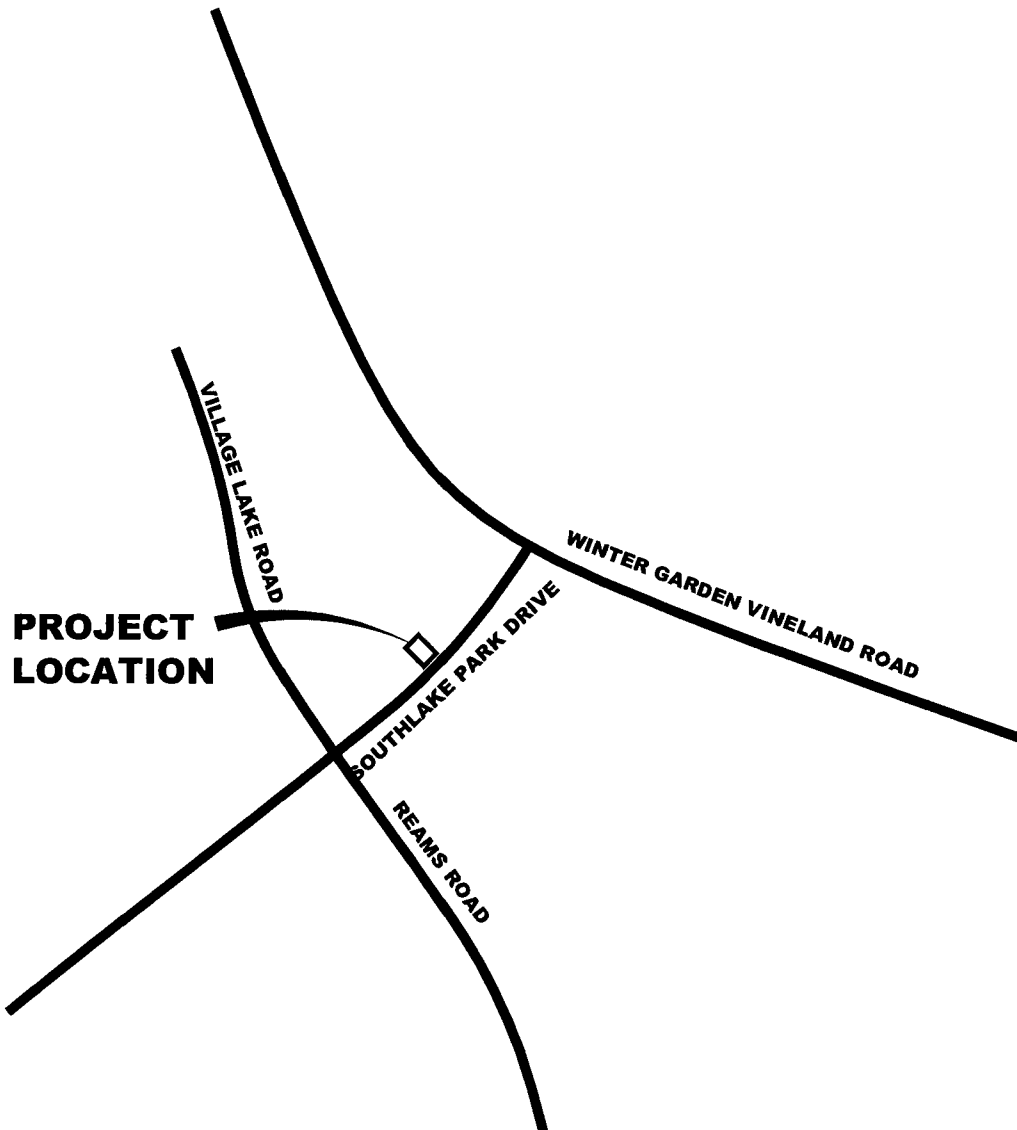
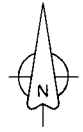
1. A waiver from Orange County Code Section 38-1389(c)(10) is requested to allow a sidewalk less than ten (10) feet in width, in lieu of a ten (10) foot wide sidewalk, to be placed in the right of way in lieu of a utility easement.

**Special Instructions to Clerk (if any):**

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.

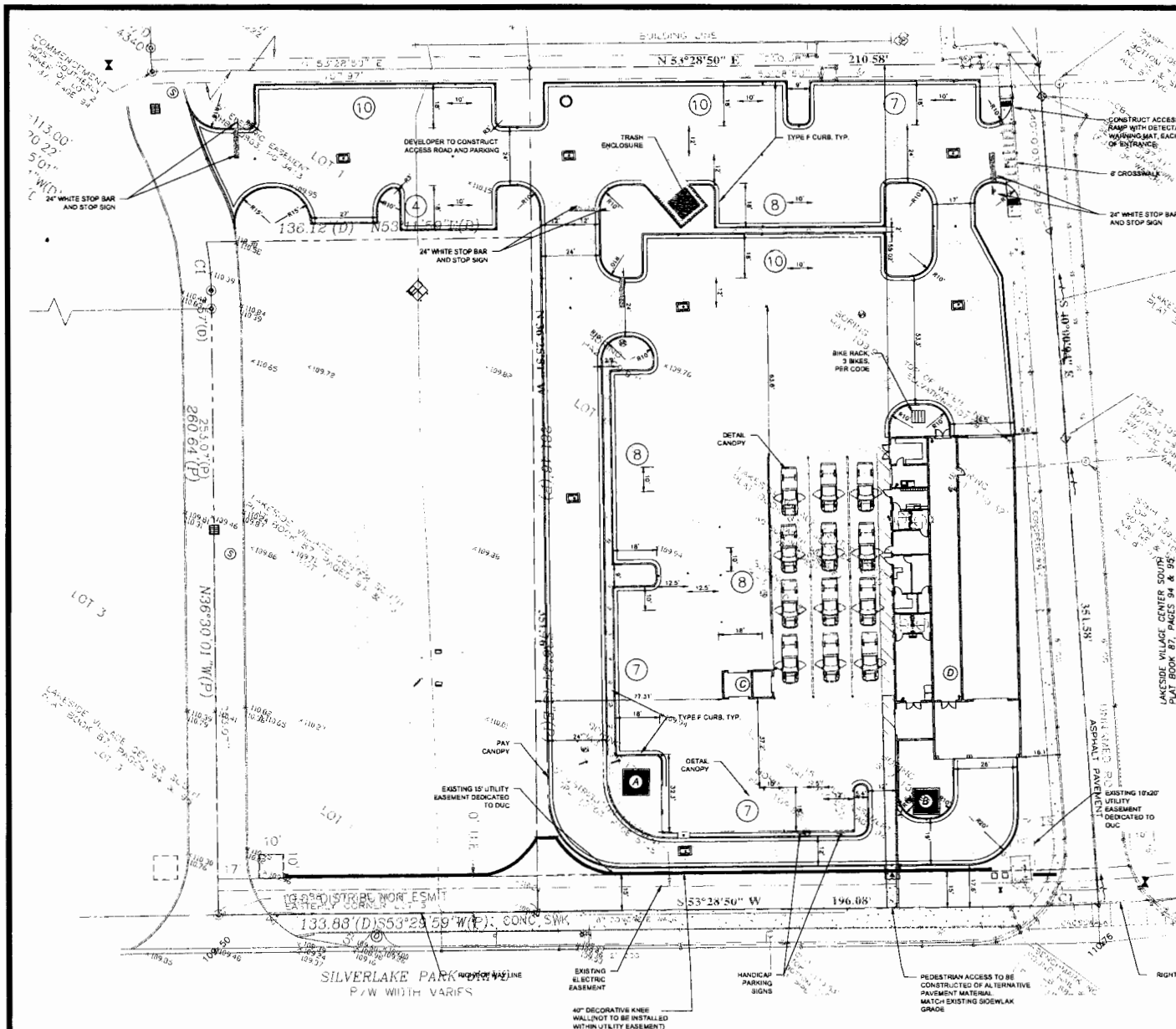
Please notify Lisette Egipciaco of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



For questions regarding this  
map, please call Lisette  
Egipciaco at 407.836.5684

LANDSMART CONSULTANTS, LLC	Scale: NTS	LOCATION MAP	FIGURE 1
	Date: JAN 2017		
	Job No.:	SWEETWATER CAR WASH ORANGE COUNTY, FLORIDA	
	COA No. 29307		



# **SWEETWATER CARWASH LAKESIDE VILLAGE** **SITE SUMMARY**

Parcel Area = 1.789 Acres  
 Zoning = PD  
 Overall PD = Lakeside Village Center South PD

Impervious Area = 62,340 SF = 20 % Category A  
 TOTAL LANDSCAPED/GREEN AREA = 21 PERCENT PERVIOUS

Building Setbacks As Delineated  
 Min Setbacks Per PD = Side 0', Side Street 6', Front 10'

**Landscape Buffer**  
 Front Provided = 15 feet  
 Side provided = 5 feet  
 Rear provided = 5 feet  
 Stormwater Retention = Off Site Master Retention

FAR = 0.11

MAXIMUM BUILDING HEIGHT = 50', ACTUAL = 29' 6"

SITE HAS A MASTER STORMWATER SYSTEM

ALL UTILITIES ARE PROVIDED TO SITE FOR CONNECTION.

ITE TRIP GENERATION- ITE Code 948. 415 Daily trips

## **SITE SUMMARY**

BUILDING A- EQUIPMENT ROOM - 120 SF  
 BUILDING B- EQUIPMENT ROOM - 120 SF  
 BUILDING C- VACUUM CONTROLS/STORAGE- 205 SF  
 BUILDING D- OFFICE/TUNNEL/EQUIPMENT ROOM - 5,789 SF

TOTAL BUILDING SF = 6,234 SF

TOTAL PAVEMENT/SIDEWALK = 55,329 SF

TOTAL SF = 61,563 SF = 79% IMPERVIOUS

## **PARKING CALCULATIONS**

PARKING REQUIRED = 1/300 SF OF BUILDING = 21 SPACES  
 TOTAL PARKING PROVIDED = 25 SPACES



# **SWEETWATER CARWASH** **LAKESIDE VILLAGE CENTER, ORANGE COUNTY, FL** **SITE GEOMETRY PLAN**

NO.	DATE	REVISION / ISSUE DATE

LANDMARK CONSULTANTS, LLC  
 13401 Citrus Blvd.  
 Orlando, Florida 32837  
 Phone No. 407-246-2148  
 Fax No. 407-246-2149  
 www.landmarkconsultants.com

Engineer of Record

Lawrence P. Miller  
 #19794  
 LANDMARK CONSULTANTS, LLC  
 Certified Professional Engineer

PROJECT  
 DRAWN: LMP CHECKED: LMP  
 DATE: DEC 2016  
 SCALE: 1"=20'  
 SHEET: C-3  
 SITE GEOMETRY PLAN