



SOUTHEAST TOWN DESIGN REVIEW COMMITTEE MEETING

MEETING INFORMATION

Location

Veteran's Conference Room
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

3:00 p.m.

Committee Members Present

Dean Grandin, Jr. Chairman
Mark Cechman
Rick Howard
Tim Johnson

Committee Members Absent

Staff Present

Diane Garcia, Recording Secretary
Elisabeth Dang, Chief Planner
Colandra Jones, Planner II
Paul Lewis, Chief Planning Manager
Gus Castro, Project Manager I
Nancy Ottini, Transportation Impact Fee
Coordinator
Holly Stenger, Project Manager

MINUTES— MAY 8, 2014

OPENING SESSION

- Dean Grandin called the meeting to order at 3:05 p.m.
- Quorum was determined. Committee members Mark Cechman, Rick Howard and Tim Johnson were present when the quorum was determined.

RICK HOWARD MADE A MOTION TO APPROVE THE MINUTES OF THE APRIL 10, 2014 SETDRC MEETING. THE MOTION WAS SECONDED BY TIM JOHNSON AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2014-00013 SUB2014-00022

SOUTHEASTERN OAKS TOWNHOMES

Owner: Charles & Kelly Mendenhall,
Andrew & Josephine Fleming,
Valsamma Abraham

Applicant: Thomas Sullivan
Gray Robinson

Project Planner: Colandra Jones (407.246.3415)
colandra.jones@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) and a preliminary plat for 140 townhomes. The subject property is located within the Southeastern Oaks PD and is designated Residential Neighborhood in the Southeast Orlando Sector Plan. The subject site is located south of Clapp Simms Duda Road, east of Narcoossee Road, north of the Osceola County line and west of Split Oak Forest (+/-20.01 acres, District 1).

Colandra Jones provided a brief overview of the project and noted that the townhomes are located on a 20 acre parcel west of phase 2 that was approved back in April 2014. Ms. Jones stated that staff has been working with the applicant on some of the conditions of approval and noted that there are few conditions she would like to

clarify with the board. On page 22, under Transportation Planning, item #1 titled "Private Road ROW" is an error and should be deleted. Item #4, Trail Design, the language states "the trail that is shown on the adjacent property to the east shall connect" and the correct language should read that the property to the "west" not "east." Staff stated that on page 23, Item #1, under Informational Comments, Transportation Engineering, "Bike Parking", that the item be deleted as it is not applicable to the project. Ms. Jones provided additional information on the project such as the community being gated, a private drive that runs south around the property, setbacks and the townhomes front door entry, side-entries and interior entries.

Discussion ensued regarding the front door entries and side entries and their locations, townhome design, pedestrian connection to patios, front door code requirements, overhangs, entry gates, knee walls, pedestrian access to patio walkways, sidewalks and landscaping. The code requires the front door to face the street, but the end units are proposed to have the front door facing the side of a building. Staff and applicant discussed several different front door options that would meet both the applicant design request and the front door code requirements. It was determined that corner units meet the requirement because the front door will face the side street. The code allows revisions of numerical standards not to exceed 20%; therefore up to 20% of the units may have a front door that does not face a street. The proposed interior units with a side-facing front door are less than 20% of the total number of units. Therefore, the second sentence in condition #13 under City Planning, Front Entries would be revised to read "this SPMP approves alternative development standards that will allow the interior end units and corner units to have a front door facing the side." Both the applicant and staff agreed to the revised language.

Applicant requested additional revised language on the Conditions of Approval and in the Informational Comments as follows:

On page 5, Side Yard Setback: Second sentence should read "The SPMP depicts the interior end units with a building separation of 10 feet." Not 12 feet.

On page 22, City Planning, condition #16, Connectivity Index: Revise language to read "This project is not required to meet the minimum connectivity index because the agreement with Orange County does not allow additional streets to connect to Clapp Simms Duda Road." Staff agreed to the revised language.

On page 22, under Transportation Planning, there was some discussion regarding condition #2 (Mobility Management) and condition #3, (Access 30+ Units) but the conditions remained as written.

On page 23, Transportation Engineering, Requirements, bullet #5: Change the language from "a Guardrail" to "a 42 inch to 72 inch high metal picket fence." Applicant agreed to the revised language.

On page 25, Under Informational Comments, Police, item #3, Natural Access Control: Change the "6 feet" minimum width to "5 feet."

On page 27, Under Informational Comments, Fire, item #7, Department Access: Language changed to state that "The secondary access point must receive Orlando Fire Department approval." Applicant agreed to the revised language.

Applicant requested that a requirement be added to the Conditions of Approval as an added bullet under Transportation Engineering on page 23 that states "Alleys will have an inverted crown." Staff agreed to the added language.

Discussion ensued regarding the on street parking width, the alley ways, and their ability to support fire trucks, the fire code requirements, the drivable concrete gutter, cross sections, driving surface, drive-ways, on-street parking, both street and alley lighting, the landscaping code requirements, HOA responsibilities, the over garage bonus rooms and their code requirements.

Additional discussion ensued on the project's three different unit/scheme designs such as the exterior design, the materials, the timbers, roof forms and the similarity of the three proposed building designs.

Applicant agreed to all the other conditions as set forth of the staff report.

MARK CECHMAN MADE A MOTION TO APPROVE MPL2014-00013 AND SUB2014-00022, SOUTHEASTERN OAKS TOWNHOMES, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED CHANGES BEGINNING WITH #12 UNDER CITY PLANNING ON PAGE 22 IS SUBJECT TO AN APPEARANCE REVIEW TO DISCUSS THE DESIGN DETAIL ISSUES; #13 UNDER CITY PLANNING FRONT ENTRIES, DELETING THE SECOND SENTENCE AND ADDING THE LANGUAGE OF "THIS SPMP APPROVES ALTERNATIVE DEVELOPMENT STANDARDS THAT WILL ALLOW THE INTERIOR END UNITS AND CORNER UNITS TO HAVE A FRONT DOOR FACING THE SIDE; #16 THE CONNECTIVITY INDEX ON PAGE 22 REVISE THE LANGUAGE THAT WILL STATE "THIS PROJECT IS NOT REQUIRED TO MEET THE MINIMUM CONNECTIVITY INDEX BECAUSE THE AGREEMENT WITH ORANGE COUNTY DOES NOT ALLOW ADDITIONAL STREETS TO CONNECT TO CLAPP SIMMS DUDA ROAD; DELETE #1 ON PAGE 22 UNDER TRANSPORTATION PLANNING; #4 UNDER TRANSPORTATION PLANNING TRAIL DESIGN SHOULD STATE THE PROPERTY TO THE "WEST" AND NOT THE PROPERTY TO THE EAST; ON PAGE 23 UNDER TRANSPORTATION ENGINEERING REQUIREMENTS THE ADDED LANGUAGE TO STATE THAT "ALLEYS WILL HAVE AN INVERTED CROWN", ALSO ON PAGE 23 UNDER TRANSPORTATION REQUIREMENTS CHANGE THE LANGUAGE ON BULLET #5 BY DELETING THE "GUARDRAIL" AND REPLACING IT WITH "A 42 INCH TO 72 INCH HIGH METAL PICKET FENCE WILL BE REQUIRED. FINALLY THIS MOTION WOULD INCLUDED THE INFORMATIONAL COMMENTS WITH THE EXCEPTION OF ITEM #1 TRANSPORTATION ENGINEERING BIKE PARKING IS BEING DELETED; ITEM #3 POLICE NATURAL ACCESS CONTROL BULLET #5 CHANGE THE MINIMUM OF "6 FOOT" WIDE SIDEWALK TO "5 FEET" WIDE SIDEWALK AND ON PAGE 27 FIRE DEPARTMENT ACCESS CHANGE THE LANGUAGE TO STATE "THE SECONDARY ACCESS POINT MUST RECEIVE ORLANDO FIRE DEPARTMENT APPROVAL."

THIS MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

**2. MPL2014-00014 SOUTHEASTERN OAKS PHASE 1
SUB2014-00023**

Owner: William & Margaret Crider,
Split Oak Reserve, LLC

Applicant: Thomas Sullivan
Gray Robinson

Project Planner: Colandra Jones (407.246.3415) or colandra.jones@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) and a preliminary plat for 134 single family homes. The subject property is located within the Southeastern Oaks PD and is designated Residential Neighborhood in the Southeast Orlando Sector Plan. The subject site is located south of Clapp Simms Duda Road, east of Narcoossee Road, north of the Osceola County line and west of Split Oak Forest (+/-82.22 acres, District 1).

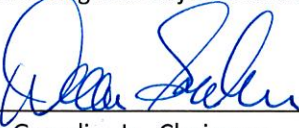
It was determined by the SETDRC that this item be deferred and a special SETDRC meeting be scheduled.

TIM JOHNSON MADE A MOTION TO TABLE ITEM #MPL2014-00014 AND SUB2014-00023 SOUTHERN OAKS PHASE 1, UNTIL A SPECIAL MEETING CAN BE SCHEDULED OR WAIT UNTIL THE NEXT SCHEDULED MEETING IN JUNE, WHICHEVER ONE COMES FIRST.

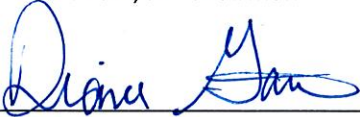
THIS MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

ADJOURNMENT

The meeting was adjourned at 4:58 p.m.



Dean Grandin, Jr. Chairman



Diane Garcia, Recording Secretary