



# SOUTHEAST TOWN DESIGN REVIEW COMMITTEE MEETING

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## MEETING INFORMATION

### *Location*

Veteran's Conference Room  
2<sup>nd</sup> 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— APRIL 10, 2014

### OPENING SESSION

- Dean Grandin called the meeting to order at 3:09 p.m.
- Quorum was determined. Committee members Mark Cechman, Rick Howard and Tim Johnson were present when the quorum was determined.

**TIM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE JANUARY 9, 2014 SETDRC MEETING. THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.**

### REGULAR AGENDA

#### **1. MPL2013-00047 SOUTHEASTERN OAKS PHASE 2 SUB2014-00017**

Owner: William & Margaret Crider  
Split Oak Reserve LLC

Applicant: Thomas Sullivan  
Gray Robinson

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

Request Specific Parcel Master Plan (SPMP) approval for 122 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 and north of the Osceola County line (+/-39.28 acres, District 1).

Colandra Jones provided a brief overview of the project and noted that the PD is scheduled for 2<sup>nd</sup> reading at City Council on June 2. The project is proposing 500 residential units and 300,000 square feet of commercial uses within the Village Center. Ms. Jones noted that the Village Center is near Narcoossee Road and the residential units are closer to the east. Ms. Jones stated that there are three segments of the

residential project and the one being presented is approximately 122 single family dwelling units with 50 ft. and 60 ft. lots. The other two applications for residential will be presented to the board next month for a townhome project and another single family home project. Ms. Jones also noted on page 5, regarding the front yard setbacks, the sidewalk was shown in the front yard setback but after discussion with the applicant, the applicant is now requesting that the sidewalk be within the right of way. The applicant would update the master plan and the preliminary plat to reflect the change before it goes to permitting.

Dean Grandin asked how wide is the right of way and would it be adjusted based on the request. The applicant stated that it's a 50 ft. right of way and that it would not be adjusted. Discussion ensued regarding the right of way, the setbacks and the distance from the edge of the sidewalk to the garage. Staff noted that in the staff report on page 14, item #6, bullet #2, states that the garage shall be setback at least 30 feet from the property line. The board and applicant agreed to keep the sidewalks in an easement rather than adjusting the right of way. Applicant agreed to the condition.

Ms. Jones continued with her overview of the project and stated that the applicant is proposing that the development be gated and stated that there is a provision in the Southeast Sector Plan that would allow the applicant's request. In regards to community amenities, since the property is adjacent to a canal, the applicant is requesting for the lots that are adjacent to canal to have docks and also a community boat dock for the residents. The docks would be permitted to South Florida Water Management District standards. Board members raised no objections to docks, subject to City permitting requirements.

Discussion ensued regarding the maximum allowable ISR of 70%, size of ponds, flood line/maps, opens space, the canal and boat docking areas, canal's connection to Lake AJay and East Lake Tahoe, easement, buffers, resident and public canal access, street lights and street light design, screen room/enclosures, rear yard setbacks, walkways/trails to canal and recreation areas, landscaping, size of homes and lots.

Ms. Jones finalized her overview by noting that there is a transportation condition, under Transportation Planning, condition #7, which states "at least one of the two cul-de-sacs adjacent to Clap-Simms-Duda Road shall be used as access for the emergency vehicles in the event the main entranceway is blocked." Ms. Jones also noted that the applicant is requesting that staff waive condition #9, on page 20 regarding the Southeast Fire Sprinklers. Applicant stated that they are working hard to be competitive in the housing market.

Discussion ensued regarding the emergency access, breakaway gate and breakaway gate location, fire department access, Knox-box and Opticom box and their locations, street & sanitation access, residential access control, landscaping, wall size/height and wall material type, open spaces, drainage, septic tanks and their removal, new building codes, FEMA process for flood zone, road and road construction completion, bridge, lots sizes and maximum garage size.

Final discussion regarding the sprinklers, ponds, drainage, open space, septic tanks and their removal, and the maximum ISR requirement of 70%. It was determined by staff that condition #9, page 20 under Fire will remain as written with the added language of "Unless otherwise approved by the Fire Department and the PD.", be added to the last sentence.

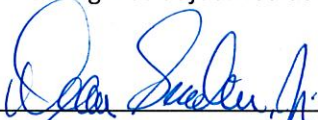
Applicant agreed to all the conditions as set forth of the staff report.

**TIM JOHNSON MADE A MOTION TO APPROVE MPL2014-00007 AND SUB2014-00017, SOUTHEASTERN OAKS PHASE 2, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED LANGUAGE ON PAGE 20, UNDER FIRE, CONDITION #9 THAT STATES "OR AS OTHERWISE ALLOWED BY THE PD AND APPROVED BY THE FIRE DEPARTMENT."**

**THIS MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.**

ADJOURNMENT

The meeting was adjourned at 4:15 p.m.

  
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Dean Grandin, Jr. Chairman

  
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Diane Garcia, Recording Secretary