



# SPECIAL 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*

9:00 a.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  
Keith Grayson, Chief Plan Examiner

## MINUTES— MAY 29, 2014

### OPENING SESSION

- Dean Grandin called the meeting to order at 9:09 a.m.
- Quorum was determined. Committee members Mark Cechman, Rick Howard and Tim Johnson were present when the quorum was determined.

### REGULAR AGENDA

#### **1. 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)  
[colandra.jones@cityoforlando.net](mailto: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).

Dean Grandin noted that this item was a continuation of the May 8, 2014 meeting and that the item was deferred so that the applicant and staff could meet and make some changes to the conditions of approval in the staff report.

Colandra Jones noted that staff met with the applicant and stated that some language has been revised in of the conditions of approval and the concerns that were voiced in the May 8, 2014 meeting have been rectified.

Ms. Jones provided a brief overview of the language changes beginning with under City Planning on page 14, setbacks, item #6, second bullet will remain as written, bullet number seven the language has been revised to state that Lots 14, 15, 110 and 111 "shall be considered interior lots." Bullet number eight a sentence has been added to state "There is a 25 foot upland buffer within Tract J, therefore the setback from the property line is 25 feet." The final addition to the staff report is on page 15 which is an Urban Design condition with three added items.

Holly Stenger provided a brief overview on the added Urban Design conditions and stated that conditions describe which lots require the transparency, the setbacks on some of the lots, which lots are reverse corner lots and which lots are interior lots.

Discussion ensued regarding accessory structures, zoning codes and specific guidelines that would include sheds, screen rooms, water treatment, etc. There was also discussion on the HOA and restricted covenants, spine roads and their entrances, lift stations, emergency connections, community amenities, park and park maintenance, setbacks, crosswalks, buffers, roads, and road stabilization.

Mark Cechman asked the applicant about the spine roads that are linked to Osceola County that need to be constructed and the estimated time the those roads would be completed. Discussion ensued regarding who would be responsible for the completion of Road A, the landscaping and lighting, sidewalks, the allotted time frame for the completion of the road by the developer and Osceola County, whether or not that part of the project should be bonded with a 5 year term with language that would support the bond and the responsibility of City Public Works Department to track the construction progress of "Road A" and the performance bond.

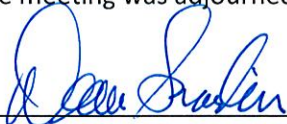
Applicant agreed to all the other conditions as set forth of the staff report.

**TIM JOHNSON MADE A MOTION TO APPROVE ITEM #MPL2014-00014 AND SUB2014-00023 SOUTHERN OAKS PHASE 1, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED LANGUAGE UNDER CITY PLANNING CONDITION #6, LAST BULLET POINT THAT STATES "SIDEWALKS WOULD BE ON THE PROPERTY AT THE PROPERTY LINE WITH A SIDEWALK EASEMENT"; UNDER TRANSPORTATION ENGINEERING ADD A CONDITION STATING, "THE PROJECT SHALL INCLUDE A PERFORMANCE BOND FOR "ROAD A" CONSTRUCTION FOR A MINIMUM OF 5 YEARS SUBJECT TO EXTENSION IF NECESSARY, SUBJECT TO THE PUBLIC WORKS DIRECTOR'S APPROVAL OF THE COST OF THE PERFORMANCE BOND. THE BOND SHALL BE POSTED PRIOR TO CERTIFICATE OF COMPLETION OF PHASE 1".**

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

ADJOURNMENT

The meeting was adjourned at 9:50 a.m.

  
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Dean Grandin, Jr. Chairman

  
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Diane Garcia, Recording Secretary