



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
Tim Johnson

Committee Members Absent

Rick Howard

Staff Present

Diane Garcia, Recording Secretary
Elisabeth Dang, Chief Planner
Colandra Jones, Planner II
Paul Lewis, Chief Planning Manager
Gus Castro, Project Manager I
Holly Stenger, Project Manager

MINUTES— JULY 10, 2014

OPENING SESSION

- Dean Grandin called the meeting to order at 3:03 p.m.
- Quorum was determined. Committee members Mark Cechman and Tim Johnson were present when the quorum was determined.

TIM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE MAY 8, 2014 AND MAY 29, 2014 SETDRC MEETING. THE MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2014-00017 MOSS PARK DAYCARE

Owner/Applicant: John JeBailey
JeBailey Realty LLC

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

Request for approval of a Specific Parcel Master Plan (SPMP) for a 16,208 square foot childcare facility with a maximum capacity of 280 students. The subject property is located within the Moss Park PD and is designated Village Center in the Southeast Orlando Sector Plan. The subject site is located north of Savannah Park Drive, east of Narcoossee Road and west of Moss Rose Way (+/-1.44 acres, District 1).

Colandra Jones provided a brief overview of the project and noted that there was only one concern regarding the dumpster that is located on the east side of the property. Staff recommended that the applicant move the dumpster closer to the building adjacent to the parking lot to the north. Ms. Jones stated that the change is noted in the staff report.

Discussion ensued regarding the curb cut, the traffic flow, the connection to the fire station and receiving comments and approval from Fire Operations regarding the connection and the cross access agreement to the site, the buffers along the front of the property to the parking lot, the storm water and pond maintenance.

Additional discussion regarding the DCF standards, DCF Approvals, building codes, and

the Education Department standards. Board members also discussed the playground areas, the primary fence enclosure, the 48" high existing chain link fence, the sidewalk connection, and the dumpster.

Board members expressed some concerns regarding the maximum amount of parking spaces of allowed under the code and whether the allotted 40 parking spaces is enough to cover staff and the peak load of parents picking up their children. Staff stated that although the project meets code on the maximum amount of parking spaces allowed, the code also contemplates that there might be some on street parking available to off-set the higher traffic flow at certain times of the day. This particular site does not have any on street parking available to cover any possible overflow. Staff recommended that the applicant review the ratio of children with their ages to better calculate the how many children would be in attendance and at what times.

Applicant stated that since there's multiple drop off and pick up times for the daycare center the maximum amount of 40 spaces would be efficient to cover the traffic flow.

Dean Grandin asked staff about the approved townhomes on the other side of Savannah Drive and their process in the permitting. Staff stated that nothing has been submitted to permitting for the infrastructure or for any of the buildings at this time. Dean Grandin expressed his concerns regarding the service drive that connects to the secondary fire station drive which is the exit for the daycare and requested clarification how that system will function.

Discussion ensued regarding some of the daycare requirements such as a sprinkler permit, fire alarm permit, cross access, sidewalk distance from building, buffers, water fountains, roof height and dryer vents, canopies, building design, installation of bollards near the play ground area, access control and emergency play area exits, landscaping, lighting, light posts, street tree locations, landscaping maintenance plan, fencing and fencing materials.

Applicant agreed to all of the conditions as written in the staff report.

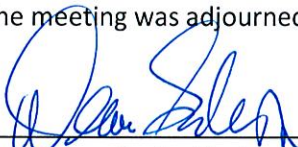
TIM JOHNSON MADE A MOTION TO APPROVE ITEM #MPL2014-00017 MOSS PARK DAYCARE SUBJECT TO THE APPLICANT OBTAINING CLEARANCE FROM THE FIRE DEPARTMENT FOR THE RELOCATION OF THE CROSS-ACCESS DRIVEWAY ALONG WITH ALL OF THE CONDITIONS AS LISTED IN THE STAFF REPORT.

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

Following the vote, board members and staff discussed the maximum amount of parking spaces allowed for the site and the possible traffic overflow the daycare might create. Board members expressed their concerns about possible morning traffic backups and that the daycare might have to work on operations to maintain a good traffic flow and prevent overflow into the neighborhood. Staff stated that the maximum amount parking spaces met the code and recommended that the condition remained as written in the staff report.

ADJOURNMENT

The meeting was adjourned at 3:45 p.m.



Dean Grandin, Jr. Chairman



Diane Garcia, Recording Secretary