



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
Rick Howard

Committee Members Absent

Staff Present

Diane Garcia, Recording Secretary
Michelle Beamon, Planner II
Keith Grayson, Chief Zoning Plans
Examiner

MINUTES— SEPTEMBER 11, 2014

OPENING SESSION

- Dean Grandin called the meeting to order at 3:00 p.m.
- Quorum was determined. Committee members Mark Cechman and Rick Howard were present when the quorum was determined. Tim Johnson arrived shortly thereafter.

RICK HOWARD MADE A MOTION TO APPROVE THE MINUTES OF THE AUGUST 14, 2014 SETDRC MEETING. THE MOTION WAS SECONDED BY MARK CECHEMAN AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2014-00027 LAKE NONA ESTATES PARCEL 12

Owner:

James L. Zboril, Manager
Lake Nona Land Co., LLC
9801 Lake Nona Road
Orlando, FL 32827

Applicant:

Lake Nona Land Co., LLC represented by
Heather Isaacs (407-405-3062;
hisaacs@lakenona.com)
9801 Lake Nona Road
Orlando, FL 32827

Project Planner:

Michelle Beamon (407.246.3145)
michelle.beamon@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) amendment to revise the rear setback on 12 parcels within the Lake Nona Estates Parcel 12. The subject properties are located within the Lake Nona PD and are designated Residential Neighborhood in the Southeast Orlando Sector Plan. The subject site is located south of Lake Nona Shore Drive, north of Lake Nona (the water body), and west of Narcoossee Road (±7.75 acres, District 1).

Michelle Beamon provided a brief overview of the project and noted that the

proposed SPMP is specifically for lots 35 through 46 and stated that the development standard were approved through MPL2004-00016. Ms. Beamon also stated that all lot parcels are type "A" and that the proposed amendments are for the rear setbacks and for the rear pool deck/enclosure setback. Currently the rear building setback is 20 feet and the pool deck/enclosure setback is 10 feet. The proposal is for 5 feet, for both, from the drainage swale easement. The drainage swale easement varies between 25 feet to 40 feet. The proposed changes are due to the discrepancies between the approved construction plan and the recorded plats. The 2004 SPMP shows a 25 foot wetland buffer (that will remain), a 25 foot drainage easement and a 25 foot setback from the drainage easement which results in a 70 foot setback from the rear lot line. After 2004 the property was platted and wetland permits were obtained. The wetland buffers and drainage easements are different from what are shown in the 2004 SPMP. The applicant is requesting an amendment to the setbacks to reflect the actual reported wetland boundary and drainage easements.

Discussion ensued regarding the recorded boundary wetlands, the wetland setbacks, the drainage easement setbacks, the rear setbacks, the final overall setbacks from the wetlands and the side yard pool and building setbacks.

Rick Howard asked the applicant if the wetland line was a conservation easement and the applicant confirmed that yes the wetland line is on a conservation easement and that on page 6, of the staff report, provides more details of the wetland line. Applicant also stated that all wetland lines and buffers will not change and will remain as written in the SPMP and that there is a condition in the staff report that will require each of sheets to be submitted with permit sets when they are submitted to permitting so that there is no confusion.

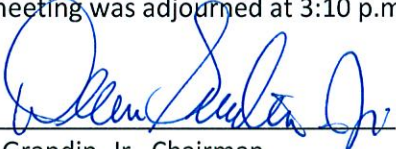
Applicant agreed to all of the conditions as written in the staff report.

TIM JOHNSON MADE A MOTION TO APPROVE ITEM #MPL2014-00027 LAKE NONA ESTATES PARCEL 12 SUBJECT TO THE ALL OF THE CONDITIONS AS LISTED IN THE STAFF REPORT.

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

ADJOURNMENT

The meeting was adjourned at 3:10 p.m.


Dean Grandin, Jr. Chairman


Diane Garcia, Recording Secretary