



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
Michelle Beamon, Planner III
Paul Lewis, Chief Planning Manager
Gus Castro, Project Manager I
Nancy Ottini, Transportation Impact Fee
Coordinator

Holly Stenger, Project Manager
Keith Grayson, Chief Plans Examiner

MINUTES— MAY 14, 2015

OPENING SESSION

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

MARK CECHMAN MADE A MOTION TO APPROVE THE MINUTES OF THE MARCH 12, 2015 SETDRC MEETING. THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2014-00039 LAUREATE PARK NEIGHBORHOOD CENTER SUB2015-00021

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

- (a) Request Specific Parcel Master Plan (SPMP) approval for amendment to add 9,100 square feet to the Phase 1 mixed use area and 141 dwelling units for the Phase 2 residential area.
- (b) Request for approval of a preliminary plat for phase 2.

The subject property is located on Parcels 28C and 28D of the Lake Nona PD and is

designated Neighborhood Center on the Southeast Orlando Sector Plan. The Subject property is located north of Tavistock Lakes Blvd., west of Narcoossee Road, and south of the Central Florida Greenway (SR 417) (±16.5 acres, District 1).

Michelle Beamon provided a brief overview of the project and stated that there are 2 requests associated with the project. The first is a request for approval of the SPMP Amendment to add 9,100 square feet to phase 1 mixed used area and 141 dwelling units for the phase 2 residential. The second request is for an approval for a preliminary plat for phase 2. Ms. Beamon stated that phase 1 for the neighborhood center was approved in 2012 and is currently under construction and this is the first SPMP for phase 2 which will consist of 106 lots and 35 units reserved for future multifamily development on a lot adjacent to Tavistock Lakes Blvd. Ms. Beamon also stated that the SPMP contains setbacks for the various residential lot types on page 7 of the staff report, the maximum neighborhood impervious surface ratio 0.85 and the street cross sections are unique to this particular neighborhood and are planned to be public streets. The project packet contains 4 proposed elevations and the remainder will be submitted for Appearance Review. Ms. Beamon provided an addendum which will remove the fire reviewer contact information as well as remove the three wastewater comments to reflect the decision that the system will not be public and add one wastewater condition regarding manhole location.

Some discussion ensued regarding the type of homes that will be built on the site, the setbacks and the cross sections.

The applicant provided a brief summary of the project and wanted to express the difference between the project and other phases of Laureate Park as well as the applicant's vision of the project overall. Applicant expressed their great satisfaction with the success of the Laureate Park project but would like to create a more urban design/environment for the Laureate Park Neighborhood Center. The applicant stated that the townhome units would be very similar to the townhome units located at Baldwin Park. The townhomes would have rear loaded 2 car garage, possibly with some roof terraces on top, which would allow water views over the 2-story water front homes. The water front homes would be 2-car garage front loaded and the majority of the living space would be on the water. Applicant also stated that each of the homes that are located along the water are going to be custom homes, which means no two homes are going to look alike or are going to be exactly the same. All the homes would go through the Appearance Review Process to verify that they meet the transparency requirements.

Discussion ensued regarding the specific design standards and Urban Design conditions, townhome architectural designs, roof designs and styles, townhome height limitations, cross sections, setbacks, driveways, easements, sidewalks and their location, pedestrian paths, street trees and landscaping, both private and public streets, and modified curb cuts on both private street and public streets, both pavers and standard pavement roads, location of the air conditioning units, on street parking, fire department access, solid waste access and street lights. Prior to this meeting it was agreed that the streets would be public, in order to accommodate the utilities and sewer system. Due to constrained ROW, the applicant is unable to revise the cross sections to accommodate sidewalks on both sides and the F curbs that are required by Public Works. The applicant requested that some of the streets be private. The Public Works Director stated that the utility and sewer system can be within a private street as long as they are within an easement. It was agreed that some of the streets can be private; the main throughway (Street Type 3 and 5) must be public.

Applicant went over some of the conditions of approval:

Page 30, item #7, Alley Access – applicant requested that this condition be deleted as it does not apply based on the new street cross sections submitted. Staff agreed to remove this condition.

Page 33, item #2, Curb Type – revised the language to read “Modified or narrowed “F” type curb shall only be allowed on private streets.” Staff agreed to the revised language.

Applicant also stated that they will continue to monitor and track the ISR and make sure that the neighborhood as a whole does not exceed 0.85 when it come through permitting. Staff noted that both the townhomes and most of the single family homes are all built to the setbacks so there wouldn't be any room for future additions that could increase ISR.

Discussion ensued regarding the sidewalks, public/private streets, public/private alleys, public/private sanitary sewers, utilities and easements. Applicant requested that they have their engineers work with both the Planning and the Public Works staff within the next week to identify which roads would be public versus private and revised the language to the conditions of approval to meet those conditions. Both staff and the SEDTRC Board agreed to the applicant's request to meet with staff and to add/revised language to the conditions of approval before the next City Council Meeting of June 15, 2015.

Applicant requested to add new language at the end of Engineering/Zoning condition #1 on page 33 that states that "Any street with a sidewalk on only one side of the road shall be platted as a private street."

Applicant also requested to add a new #2 condition to Wastewater on page 33 that states "Publicly dedicated wastewater, reclaimed services in private streets shall be permitted by easement shown on the final plat."

After much discussion both the SEDTRC and staff agreed to the applicant's request to add the new language to the conditions of approval.

Staff made a clarification on the diagrams for the transparencies on the single family homes and stated that the calculations shown are not how staff typically calculates transparencies and that staff is requesting that the diagrams not be submitted as part of the exhibit. Staff stated that they will work with the applicant to recalculate and update the exhibit to ensure transparencies to meet code.

Applicant also requested that the requirement for a maximum 9-foot curb cut under Additional Standards by Residential Housing Type on page 8 bullet #3 not apply to this phase because the garages are so close to the curb.

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

MARK CECHMAN MADE A MOTION TO APPROVE MPL2014-00039 AND SUB2015-00021, LAUREATE PARK NEIGHBORHOOD CENTER SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND ADDENDUM WITH THE ADDED LANGUAGE ON PAGE 33, ITEM #2, CURB TYPE – MODIFIED OR NARROWED "F" TYPE CURB SHALL ONLY BE ALLOWED ON PRIVATE STREETS. ON PAGE 30, DELETE CONDITION #7. UNDER ENGINEERING/ZONING, SIDEWALK, CONDITION #1 ADD, "ANY STREET WITH A SIDEWALK ON ONLY ONE SIDE OF THE ROAD SHALL BE PLATTED AS A PRIVATE STREET." WASTEWATER ADD NEW #2 CONDITION "PUBLICLY DEDICATED WASTEWATER, RECLAIMED WATER AND POTABLE WATER SERVICES IN PRIVATE STREETS SHALL BE PERMITTED BY EASEMENT SHOWN ON THE FINAL PLAT. ALSO, WITH THE UNDERSTANDING THAT ALL STREETS, PUBLIC OR PRIVATE WILL NOT BE GATED.

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

AFTER THE MOTION, DEAN GRANDIN STATED THAT THERE IS AN UNDERSTANDING THAT THE ISSUE OF PRIVATE STREETS VERSES PUBLIC STREETS WILL BE RESOLVED AND INCORPORATED AND BE PART OF THE MINUTES GOING FORWARD TO CITY COUNCIL.

2. SUB2015-00022 LAUREATE PARK NEIGHBORHOOD CENTER – PARKING LOT PLAT

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;
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Project Planner: Michelle Beamon (407.246.3145)
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Request for approval of a minor subdivision plat for a parking lot that will serve the Laureate Park Neighborhood Center.

The subject property is located within the Lake Nona PD and is designated Neighborhood Center in the Southeast Orlando Sector Plan. The subject site is located north of Tavistock Lakes Boulevard, west of Narcoossee Road and south of the Greenway (± 0.57 acres; District 1).

Michele Beamon provided a brief overview of the project and stated that this project is within phase 2 and adjacent to the multi-use building.

The applicant provided an explanation as to why this parking lot is a separate application and noted that the restaurant is now under construction and that the parking lot will serve the restaurant as well as serve the guests of the residents of phase 2. In order to proceed with restaurant parking lot the applicant needs to separate the plat out to move forward.

The board members discussed the streets, the alleys and the parking lot location, the number of parking spaces and handicap parking spaces, maintenance, parking lot operations and parking lot access.

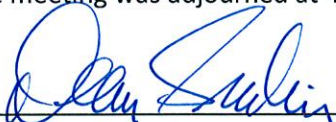
Applicant agreed to all the conditions as set forth of the staff report.

RICK HOWARD MADE A MOTION TO APPROVE SUB2015-00022, LAUREATE PARK NEIGHBORHOOD CENTER – PARKING LOT PLAT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT INCLUDING THE ADDENDUM.

THE MOTION WAS SECONDED BY TIM JOHNSON AND PASSED BY UNANIMOUS VOICE VOTE.

ADJOURNMENT

The meeting was adjourned at 4:10 p.m.



Dean Grandin, Jr. Chairman



Diane Garcia, Recording Secretary