



# SOUTHEAST TOWN DESIGN REVIEW COMMITTEE MEETING

## 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  
Michelle Petion, Planner III  
Paul Lewis, Chief Planning Manager  
Gus Castro, Project Manager I  
Nancy Ottini, Transportation Impact Fee  
Coordinator  
Keith Grayson, Chief Plans Examiner  
Colandra Jones, Planner III

## MINUTES— NOVEMBER 12, 2015

### OPENING SESSION

- Dean Grandin called the meeting to order at 3:07 p.m.
- Quorum was determined. Committee members Mark Cechman, Tim Johnson and Rick Howard were present when the quorum was determined.

**TIM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 10, 2015 SETDRM MEETING. THE MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.**

### REGULAR AGENDA

**1. MPL2015-00028 LAUREATE PARK JEWEL BOX  
SUB2015-00057**

Owner: Robert B. Adams,  
Lake Nona Land Co., LLC  
9801 Lake Nona Road  
Orlando, FL 32827

Applicant: Heather Isaacs (407-405-3062)  
Tavistock Development Company

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

Request Specific Parcel Master Plan (SPMP) approval for amendment and preliminary plat for a portion of Laureate Park Phase 6 to include 40 detached single family units in a new product type called the jewel box.

The subject property is located in Parcel 27B in the Lake Nona PD and is currently designated Residential Neighborhood on the Southeast Orlando Sector Plan. The subject property is located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and south of the Central Florida Greenway (+/-4.5 acres, District 1).

Colandra Jones provided a brief overview of the project and stated the project is a SPMP Amendment to phase 6 of Laureate Park. The applicant is introducing the Jewel Box product and is also proposing to revise the product mix in phase 6, as shown on page 4 of the staff report in table 2. The revised lot mix is only for the non-gated portion of phase 6. This application also includes a preliminary plat for the 40 lots of the Jewel Box product.

The SEDTRC was briefly educated by the applicant on the features of a Jewel Box lot. The applicant noted that the typical size of a Jewel Box is approximately 2,500 square feet and is limited to 2 stories with a 1 car garage and 1 driveway parking space; and depending on the lot size, a few Jewel Box homes will have 2 car garages.

Discussion ensued regarding the driveways, easements, maintenance obligations, the HOA responsibilities and restrictions, the future development tracts, the circulation plan, solid waste, property frontage, accessory restrictions (pools and additions), 4 foot fencing and fence design, setbacks and ISR's, maximum square footage for property additions, porch enclosure and encroachment restrictions, landscaping design, on-street parking and its location, private alleyways and HOA maintenance responsibilities of the alleys, architectural design and building elevations, mews and their connections.

Applicant stated that the Southeast Sector Plan requires the finished floor of homes to be 18" above grade level and the applicant is requesting that the board provide some relief to the condition and/or consider eliminating it altogether. The board agreed to lower the standard of 18" above grade to 8" above grade with the added requirement that the applicant provide some kind of architectural design feature at the base such as a watermark or banding. The applicant agreed to the board's added condition and stated that the design plan will be submitted to Appearance Review Board for final approval. The Board also noted that this exception is only for this unique project and lot size. Applicant agreed.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2015-00028 AND SUB2015-00057, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT ALONG WITH THE ADDED CONDITION THAT "FOR THIS UNIQUE PROJECT ONLY, A REDUCED GROUND FLOOR BUILDING ELEVATION IS ALLOWED FROM 18" ABOVE GRADE LEVEL TO 8" ABOVE GRADE LEVEL AND AN ARCHITECTURAL DESIGN WITH A WATERMARK BASE IS REQUIRED AT 8" OR ABOVE. ALSO WITH THE EXCEPTION ON PAGE 10 IN THE STAFF REPORT UNDER ROAD CROSS SECTIONS, THE TWO-WAY ALLEY, STRIKE THE WORD "(PUBLIC)" AND REPLACE IT WITH THE WORD "(PRIVATE)". ALSO WITH THE ADDED CONDITION THAT ADDITIONS OF MORE THAN 800 SQUARE FEET ARE NOT ALLOWED.**

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

**2. MPL2015-00029 NONA PARK LOTS 5 & 6**

Owner/Applicant: Ryan Stahl,  
Lake Nona Investors, LLC

Project Planner: Michaëlle Petion (407.246.3837)  
[michaëlle.petion@cityoforlando.net](mailto:michaëlle.petion@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) for 9,720 sq. ft. of office, 5,678 sq. ft. of eating and drinking and 3,238 sq. ft. of retail.

The subject property is located on lots 5 and 6 in the Lake Nona PD and is currently designated Village 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 Central Florida Greenway (+/-2.53 acres; District 1).

Michaëlle Petion provided a brief overview of the project and stated that the project consists of 3 buildings and 3 drive-thru uses which meet the minimum parking requirements and also stated that the building elevations for building B are provided but that buildings A and C will require determinations for Appearance Review for those building elevations. Ms. Petion also noted that there is an addendum that addresses the transportation planning condition which is being removed because it was satisfied.

Discussion ensued regarding the drive-thru and by-pass lane, lots splits, landscaping plan, signs, parking, shared parking spaces, parking buffers and the future use for building A.

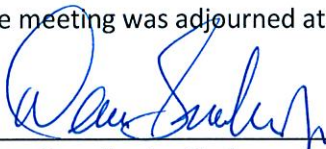
Applicant agreed to all the conditions as set forth of the staff report.

**TIM JOHNSON MADE A MOTION TO APPROVE MPL2015-00029, LAKE NONA LOTS 5 & 6 SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT ALONG WITH THE ADDENDUM.**

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

ADJOURNMENT

The meeting was adjourned at 3:50 p.m.



Dean Grandin, Jr. Chairman



Diane Garcia, Recording Secretary