



# 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  
Tim Johnson  
Rick Howard

### *Committee Members Absent*

### *Staff Present*

Diane Garcia, Recording Secretary  
Elisabeth Dang, Chief Planner  
Wes Shaffer, Planner I  
Paul Lewis, Chief Planning Manager  
Nancy Ottini, Transportation Impact Fee  
Coordinator  
Keith Grayson, Chief Plans Examiner

## MINUTES— FEBRUARY 11, 2016

### OPENING SESSION

- Dean Grandin called the meeting to order at 3:08 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 JANUARY 14, 2016 SETDRC MEETING. THE MOTION WAS SECONDED BY MARK CECHEMAN AND PASSED BY UNANIMOUS VOICE VOTE.**

### REGULAR AGENDA

#### **1. MPL2015-00042**

#### **NEMOURS SPMP AMENDMENT**

Owner/Applicant:

Nelson Roque, the Nemours Foundation

Project Planner:

Wes Shaffer (407.246.3792)  
[thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net)

Request Specific Parcel Master Plan (SPMP) approval for amendment to develop additional surface parking.

The subject property is located in the Lake Nona PD and is designated Village Center on the Southeast Orlando Sector Plan. The subject property is located north of Nemours Parkway, east of Lake Nona Boulevard and South of the Central Florida Greenway (SR 417) (±59.99 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the Nemours SPMP for the hospital and outpatient clinic with the parking garage was approved by the SETDRC back on September 2008 and noted that on August 14, 2014 the SETDRC also approved the SPMP for the Ronald McDonald house, a 2-story building on the property which is currently under construction.

Mr. Shaffer noted that the amendment proposes to add 351 spaces of surface parking and would bring the total parking spaces to 1,375 and stated that the total amount of parking spaces meets the Land Development Code.

Discussion ensued regarding the order of the construction phases for the parking spaces, green space, employee parking spaces, trees and landscaping location, loading dock area, accessibility to the sidewalks, stairwells and walkways, total amount of handicapped parking spaces and their locations and fire department access.

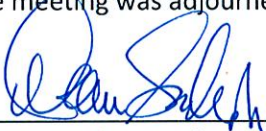
Applicant agreed to all the conditions as set forth of the staff report.

**TIM JOHNSON MADE A MOTION TO APPROVE MPL2015-00042, NEMOURS SPMP AMENDMENT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED REQUIREMENT THAT THE FIRE CONDITION #1 UNDER FIRE DEPARTMENT ACCESS REMAINS AS A CONDITION BUT ONLY OMITTING THE FIRST SENTENCE IN THE CONDITION THAT STATES "THE PLANS DO NOT SHOW PROPER FIRE ACCESS ROADWAYS TO THE BUILDING." AND WITH THE ADDED LANGUAGE AND CONDITION THAT STATES THAT THERE WILL BE AN EFFORT TO SAVE EXISTING TREES OR RELOCATE AS NECESSARY TO PROVIDE A VISUAL BUFFER BETWEEN THE NORTH BOUNDARY OF THE PHASE 1 PARKING LOT AND THE SERVICE/DELIVERY AREA.**

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

#### ADJOURNMENT

The meeting was adjourned at 3:35 p.m.



Dean Grandin, Jr. Chairman



Diane Garcia, Recording Secretary