



# 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  
Colandra Jones, Planner III  
Wes Shaffer, Planner I  
Nancy Ottini, Transportation Impact Fee  
Coordinator  
Keith Grayson, Chief Plans Examiner

## MINUTES— APRIL 14, 2016

### OPENING SESSION

- Dean Grandin called the meeting to order at 3:01 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 10, 2016 SETDRC MEETING. THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.**

### REGULAR AGENDA

#### **1. MPL2016-00009 SUB2016-00013**

#### **THE GATHERINGS**

Owner: Ralph Ireland, VP, Lake Nona Land Company, LLC  
Applicant: Heather Isaacs, Tavistock Development Company

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

Request for approval of a Specific Parcel Master Plan (SPMP) and a preliminary plat to develop a 216 unit active adult multifamily development.

The subject property is located in the Lake Nona PD and is designated Village Center with the Urban Transit Center Overlay on the Southeast Orlando Sector Plan. The subject property is located south of Tavistock Lakes Boulevard, north of Laureate Boulevard, east of Maskin Avenue and west of Benavente Avenue (±9.0. acres, District 1).

Colandra Jones provided a brief overview of the project and stated that the 8 multifamily buildings will be 4 stories high, and that 434 parking spaces will be provided on site and each building will have garages on the first floor and some detached garages throughout the property. Ms. Jones also noted that included with

the SPMP are some alternative standards which will include elimination of the lakeside parkway. Also, due to the number of alternatives requested, staff will require that the applicant submit a PD amendment to amend the mixed use district standards prior to the approval of a SPMP for another phase in this district.

Discussion ensued regarding screen walls, matured hedges, property access points, knee walls and fencing, building elevations, parking, sewer lines, road construction, road access and road platting.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2016-00009 AND SUB2016-00013, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND WITH THE ADDED CONDITION THAT STATES NO CERTIFICATE OF OCCUPANCY FOR PHASE 2 FOR THE BUILDINGS WILL BE ISSUED UNTIL THE ROAD ON THE NORTH SIDE OF THE PROPERTY IS COMPLETED.**

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

**2. MPL2016-00010 SOUTHERN CIRCULAITON PLAN AMENDMENT**

Owner: Ralph Ireland, VP, Lake Nona Land Company, LLC  
Applicant: Heather Isaacs, Tavistock Development Company

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

Request for approval of a Specific Parcel Master Plan (SPMP) amendment to revise the Southern Circulation Plan to consolidate into one document all previous approvals for various phases of Laureate Park, and update the Mixed Use District area to accommodate the proposed Gatherings project.

The subject property is located in the Lake Nona PD and includes various designations on the Southeast Orlando Sector Plan. The subject property is located south of the Central Florida Greenway, west of Narcoossee Road, east of Boggy Creek Road and north of the Poitras property (District 1).

Colandra Jones provided a brief overview of the project and stated that the amendment includes the elimination of the Lakeside Parkway from Tavistock Lakes Boulevard to Laureate Boulevard which would increase maximum block size allowed and the proposed roadway to the north of the Gatherings which would become a cul-de-sac.

Light discussion ensued regarding the Circulation Plan Amendment and bike trails.

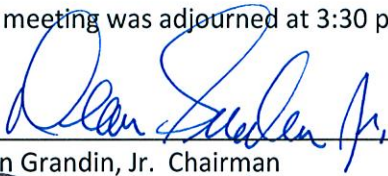
Applicant agreed to all the conditions as set forth of the staff report.

**TIM JOHNSON MADE A MOTION TO APPROVE MPL2016-00010, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

ADJOURNMENT

The meeting was adjourned at 3:30 p.m.



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Dean Grandin, Jr. Chairman



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Diane Garcia, Recording Secretary