

**Staff Report to the
Southeast Town Design Review Committee
July 14, 2016**

**MPL2016-00030
ITEM #3**



LAUREATE PARK CASITA

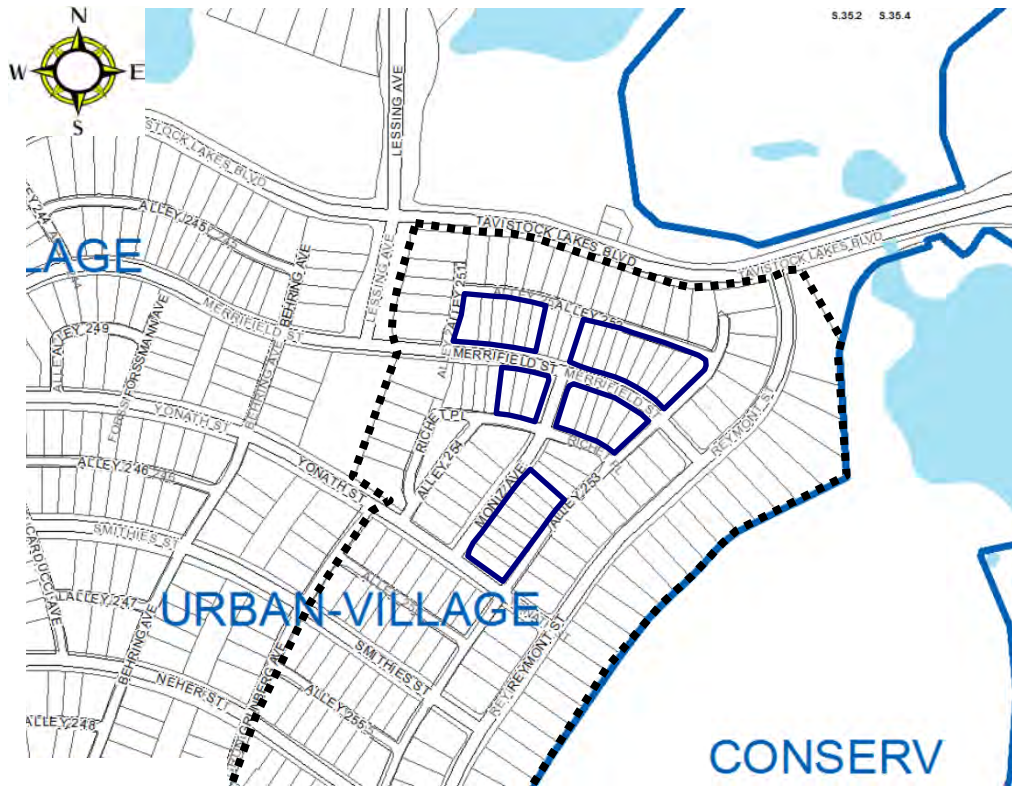


Location Map

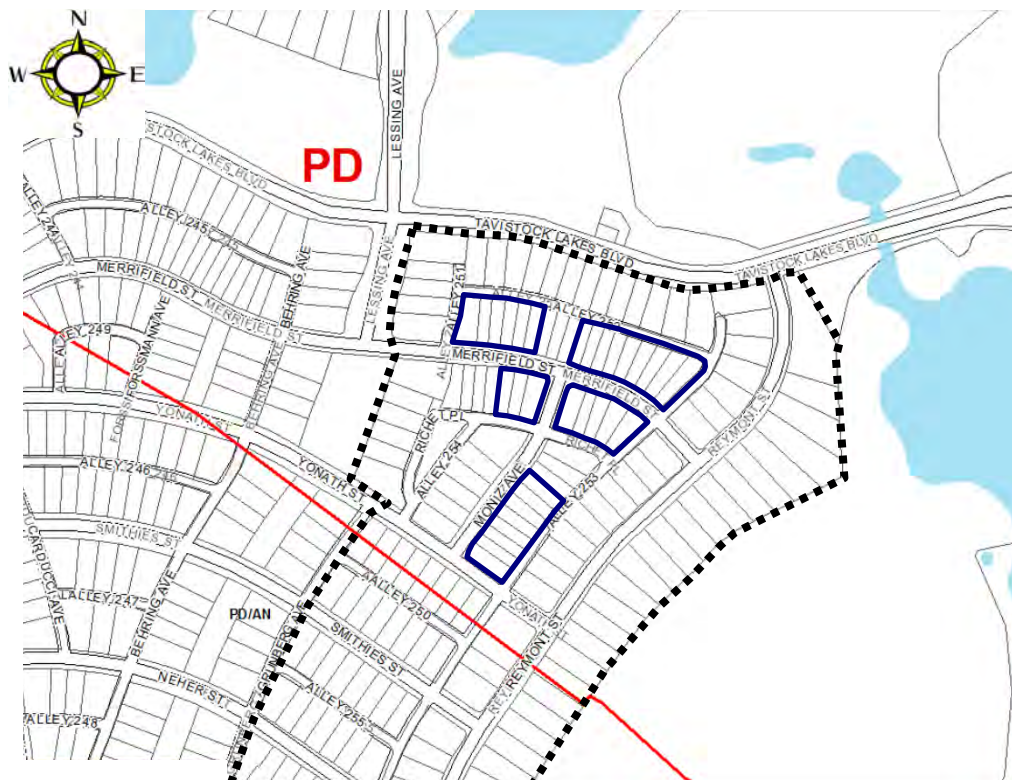
SUMMARY

<p>Owner</p> <p>Robert Adams Lake Nona Land Company, LLC</p> <p>Applicant</p> <p>Heather Isaacs Tavistock Development Company, LLC</p> <p>Project Planner</p> <p>Wes Shaffer</p> <p>Updated: July 11, 2016</p>	<p>Property Location: Generally located south of Tavistock Lakes Boulevard, west of Narcoossee Road, and north of Laureate Boulevard. (31 lots in Laureate Park 5B—30'x120x each)</p> <p>Applicant's Request: Specific Parcel Master Plan (SPMP) approval request for the development of the Casita model, a rear-loaded product with an accessory structure in the front.</p> <p>Staff's Recommendation: Approval subject to the conditions of this report.</p>
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FUTURE LAND USE MAP



ZONING MAP



Project Description

The applicant is requesting Specific Parcel Master Plan (SPMP) approval for the development of the Casita model, a rear-loaded product with an ancillary unit in the front yard. This product is being introduced by a specific builder who currently owns the subject properties. These properties include lots 223-231, 235-240, 245-252, and 256-263 of Laureate Park Phase 5B, located within the Lake Nona DRI/PD (Parcel 26 on Map H v.8.4). Additionally, the applicant is requesting that the Casita model become a developable option for lots across all phases of Laureate Park that are 30 feet wide and 120 feet deep.

Previous Actions

- September 2010—SETDRC approved the Laureate Park Phase 1 SPMP for a residential development comprised of 504 dwelling units (Case #MPL2010-00014).
- August 2011—The SETDRC approved the Laureate Park Phase 2 SPMP to allow for a residential development comprised of 159 dwelling units (Case #MPL2011-00013).
- August 2011—The SETDRC approved the Laureate Park Phase 3 SPMP to allow for a residential development comprised of 130 single family dwelling units (Case #MPL2011-00015).
- January 2013—The SETDRC approved the Laureate Park Phase 5 SPMP to allow for a residential development comprised of 431 single family dwelling units (Case #MPL2012-00032).
- March 2015—The SETDRC approved the Laureate Park Phase 6 SPMP to allow for a residential development comprised of 886 dwelling units (Case #MPL2015-00001).
- November 2015—The SETDRC approved amendment for a portion of Laureate Park Phase 6 to include 40 detached single family units in a new product type called the jewel box (Case #MPL2015-00028)

Project Context

The subject sites are designated Urban Village future land use and surrounded by this designation to the west and north with Conservation future land use to the south and east. Existing uses include Phase 5A of the Laureate Park residential neighborhood which is currently under construction to the west, Phase 3 of the Laureate Park residential neighborhood to the north, and the Primary Conservation Network to the east and south. The proposed Casitas development is compatible with the surrounding existing and planned uses.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Laureate Park Phase 3
East	Conservation		Primary Conservation Network
South	Urban Village / Conservation	PD/AN	Primary Conservation Network
West	Urban Village		Laureate Park Phase 5B

Conformance with the Growth Management Plan (GMP)

The proposed SPMP is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Future Land Use Element Policy 2.4.4 (Urban Village policy), Subarea Policies S.35.3 and S.35.4, along with Goal 4 and its associated goals, objectives and policies.

Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan

In order to be consistent with the Southeast Orlando Sector Plan, applications must be reviewed for compliance with LDC Chapter 68, which lays out the detailed development guidelines and standards for the Southeast Sector area. The proposed development is categorized as “Residential Neighborhood” in the Lake Nona DRI/PD. According to LDC Section 68.200 (b) (1), “The majority of housing in the Southeast Plan area shall be located in Residential Neighborhoods. These medium and low density areas shall be scaled to the needs of pedestrians, with local destinations, such as Centers, schools, and community parks, within walking distance.”

Table 2—Setbacks

Lot Type	Yard	Building Setbacks (FT)	
		Minimum	Proposed
30' x 120'	Front	15	15
	Side	3	3
	Side Street ¹	15	15
	Rear	5 or 16+	5

¹Corner lots on alleys will have a minimum 3 feet side street setback.

Development Standards

Setbacks

Case #MPL2012-00032 provides setback information for the Laureate Park Phase 5 residential neighborhood. Table 2 summarizes the setbacks described in that Master Plan and the setbacks proposed by the subject development.

Mix of Housing Types

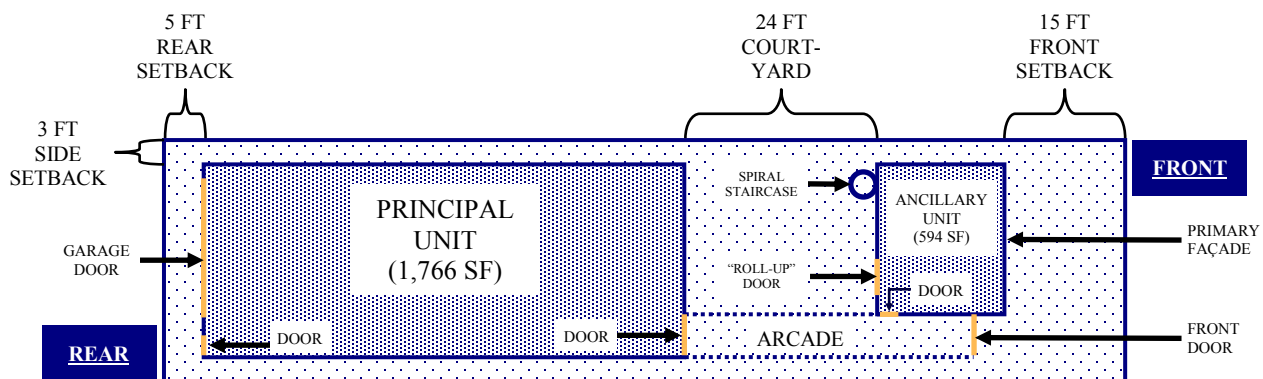
Part 3 of the Southeast Orlando Sector Plan describes the residential building standards. Section 68.301 requires a mix of housing types within residential neighborhoods. Housing types may vary by lot size and form. These criteria are intended to insure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types. Of the approved development program within each phase of Laureate Park, it is estimated that 14% of total lots are sized 30'x120' which is the lot size that Casita models are designed for. As a condition of this staff report, the City will restrict Casita approvals to 50% of eligible lots within each phase of Laureate Park in order to prevent an overabundance of Casitas homes. This is unlikely to occur with lots specifically owned by the developer as they are offering a total of four different housing products each with three model variations.

Table 3—Lot Analysis

Lot Type	Phase										Total	Share
	1A	1B	1C	2A	2B	3	4	5A	5B	6		
30 x 120	37	0	14	9	12	35	0	12	41	107	267	14%
Other	143	145	151	133	42	138	0	220	158	563	1693	86%
Total	180	145	165	142	54	173	0	232	199	670	1960	100%

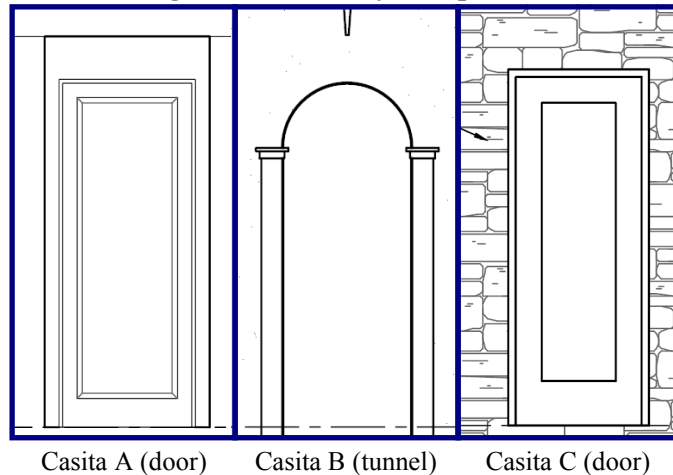
LDC Figure 68-E describes the variety of lot types in the Southeast Orlando Sector Plan. The Casita model is intended for lots 30'x120' in size, meaning it fits the Figure 68-E description for a Single Family Bungalow. Section 68.302 states, "Variation in individual housing 'types' results in different 'models'. Each model may have the same lot size and basic floor plan but is differentiated by varied exterior treatments and materials. Variations in building mass, entry and porch design, window pattern, roof form, and/or other architectural features are strongly encouraged....No street block should have more than two consecutive single family homes with the same house model." Throughout the entire Laureate Park development, the builders have provided various housing models to create a diverse community and the addition of the Casita product will contribute to this diversity and further the City's commitment toward a variety of housing types. Figure 1 illustrates the proposed building footprint on a 30'x120' lot.

Figure 1—Casita First Floor Footprint on 30' x 120' Lot



Relation of Buildings to Streets

LDC Section 68.303 provides guidelines on how residential buildings should relate to the street in order to support pedestrian comfort and neighborhood character. Sec. 68.303(a) states, "Primary facades shall contain the primary entry and shall be street-facing." Sec. 68.303(c) continues, "With the exception of four-plexes, apartments, and accessory dwelling units, every home shall have its primary entry (front door) facing a public street and not more than 6 feet recessed back from the face of the primary façade....Porches for all residential types shall be accessed directly from a public street or pedestrian easement and must be visible from the street. Porches may extend 6 feet into the setback. Front porches shall have a minimum depth of six feet and comprise a minimum of 30% of the width of a building's primary front façade (not including the garage) or 10 feet whichever is larger. Porches for duplexes, condos, and apartments may be shared. Tunnel-like entrances shall be specifically discouraged."

Figure 2—Doorway Comparison

The proposed Casita models A & C feature a “faux” front door, recessed back 4 feet from the primary façade and connected to the principal unit via an arcade. Rather than a faux front door, Casita model B appears to have an empty doorway that produces a tunnel-like entrance which, as mentioned above, is specifically discouraged (see Figure 2 on page 5 for doorway comparison). In practice, the empty doorway is a common architectural feature of Casitas and shall be permitted for development subject to the conditions of this report. In particular, the applicant must include a door of decorative gate. In each Casita model, a 4 foot stoop (plus 2 feet of stairs) extends from the doorway. If it is extended to become a porch, in order to fully conform with Sec. 68.303 staff asks that the porch be a minimum 6 feet of depth, not including stairs.

Ancillary Units

Chapter 68 defines ancillary dwelling units as a habitable studio or one-bedroom unit (maximum 600 SF) located over an attached or detached garage with an entrance separate from the principle structure. Though the Casitas are not technically located over an attached or detached garage, they are made to resemble a garage apartment with a “roll-up” door opening to the courtyard on the rear of the first floor (including half bath) and an outdoor spiral staircase that leads to the second floor. The first floor of the Casita features a half-bath and the second floor has a full-bath. Since there is no kitchen, these buildings are not considered ancillary units.

Table 4—Casita Model Habitable² Area (SF)

Casita Model	House			Casita			Total
	1st Floor	2nd Floor	Sub-total	1st Floor	2nd Floor	Sub-total	
A, B, C	912	854	1,766	295	299	594	2,360

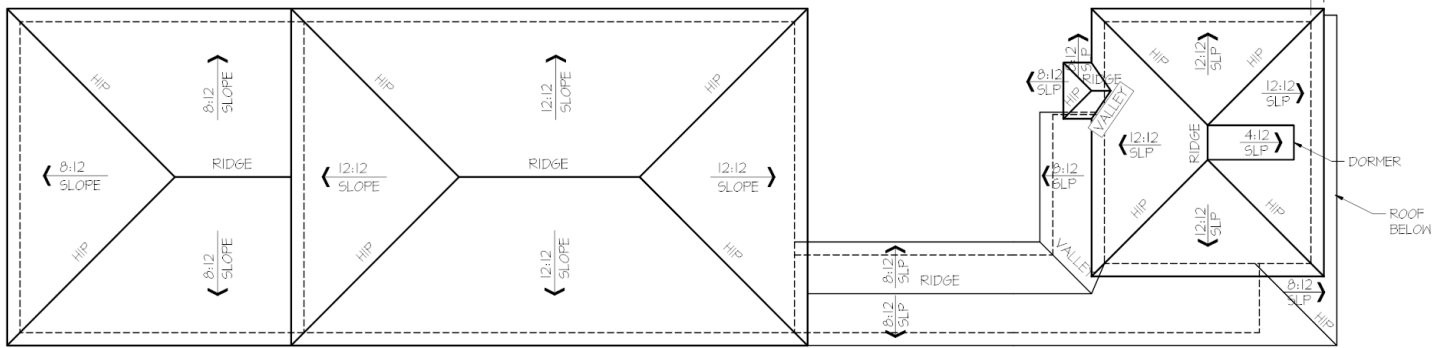
²Any floor area usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor area usable only for storage purposes is not a “habitable floor.”

The applicant has indicated that the Casita models are intended to be inhabited by a single family. Casitas may not be converted to an independent ancillary unit because they do not conform to the requirements of LDC Chapter 68 Figure H and the site plans do not show sufficient parking for a second unit.

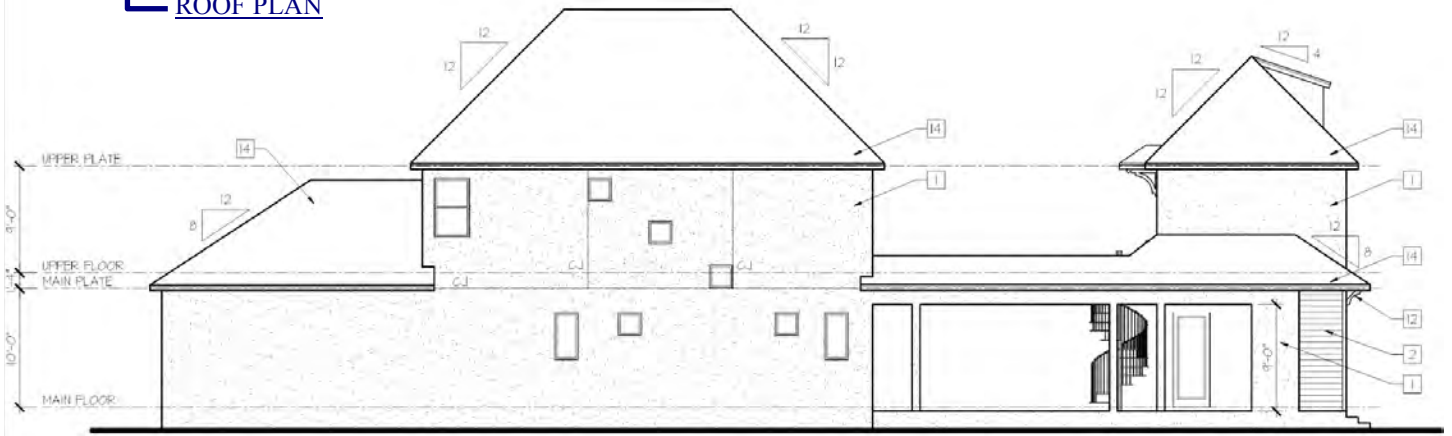
Single Story Casita

Later in the review process, the applicant submitted plans for a single-story version of the Casita model. This smaller version is considered to be more dependent with the main house as it only has a half-bath.

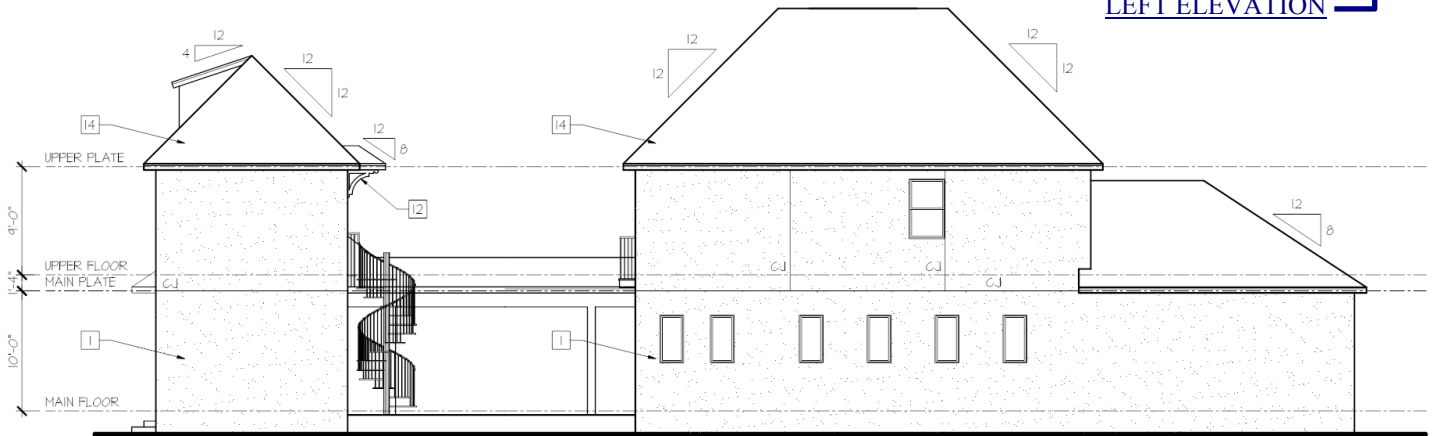
CASITA A ELEVATIONS



↑ ROOF PLAN

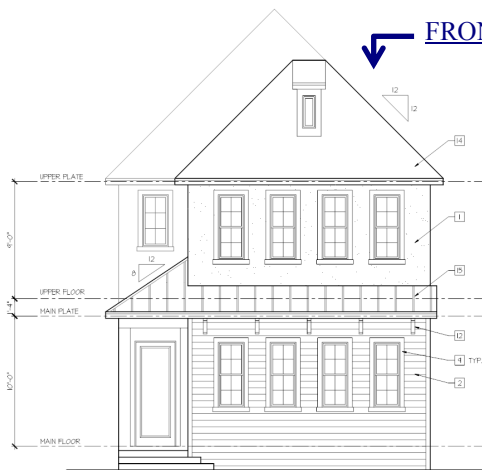


LEFT ELEVATION ↑

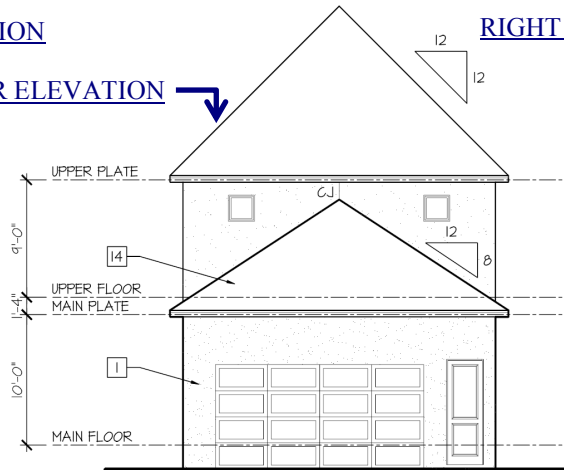


↓ FRONT ELEVATION

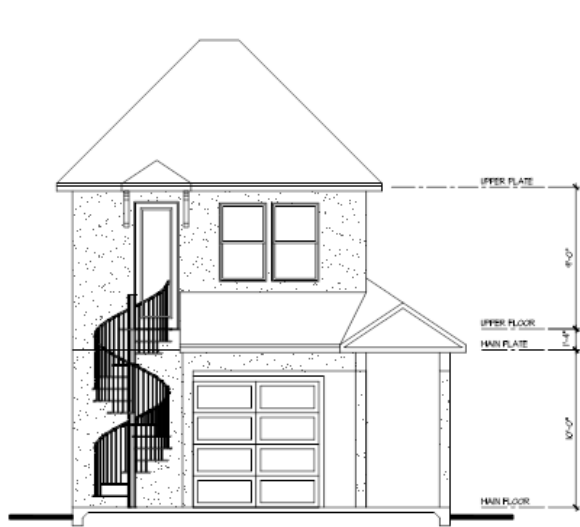
RIGHT ELEVATION ↑



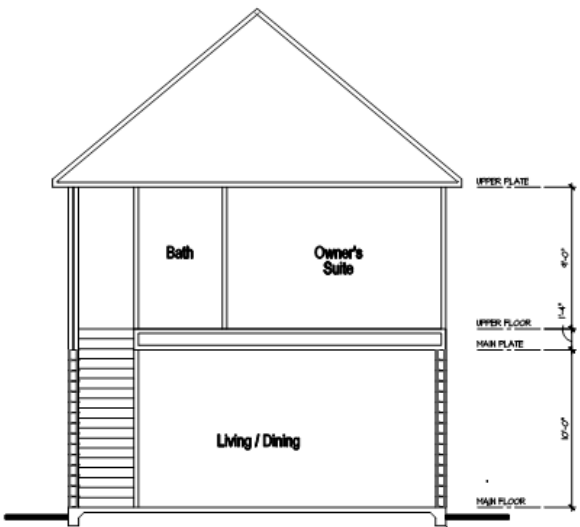
↓ REAR ELEVATION



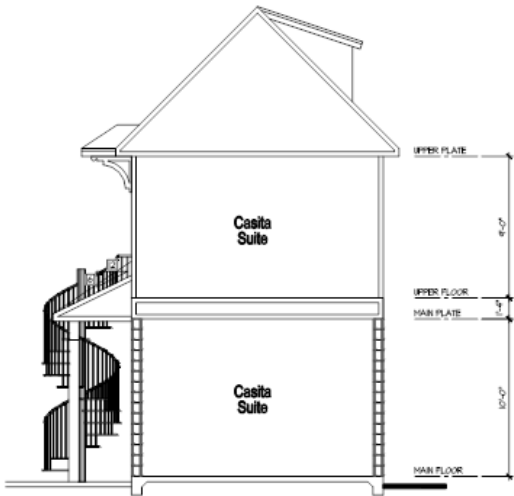
CASITA A BUILDING SECTIONS



B-B



A-A



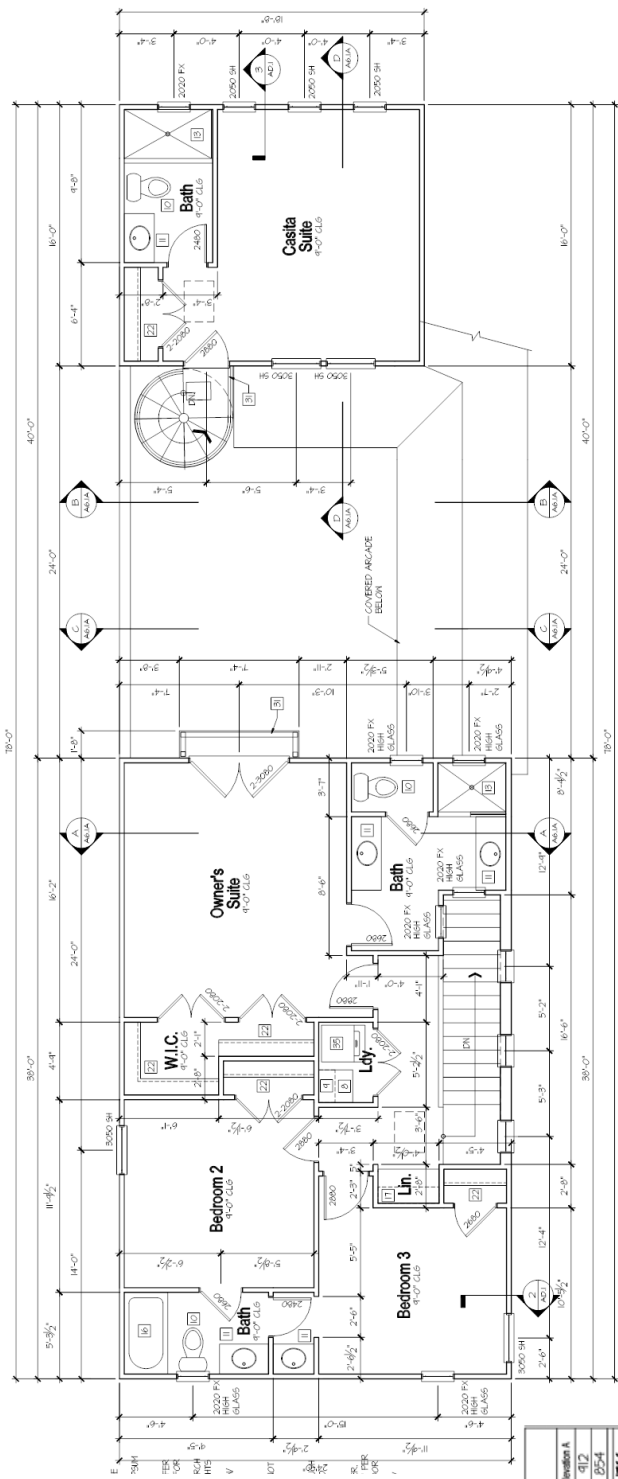
D-D



C-C

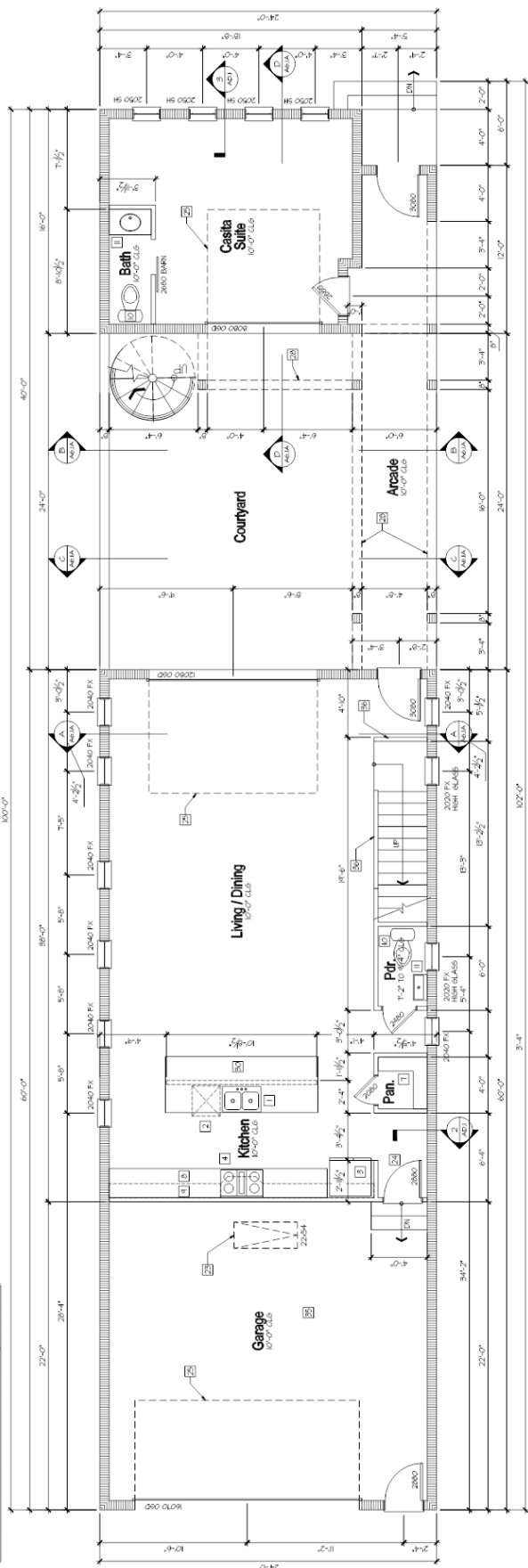
Elevation "A"

CASITA A FLOOR PLAN



SECOND FLOOR

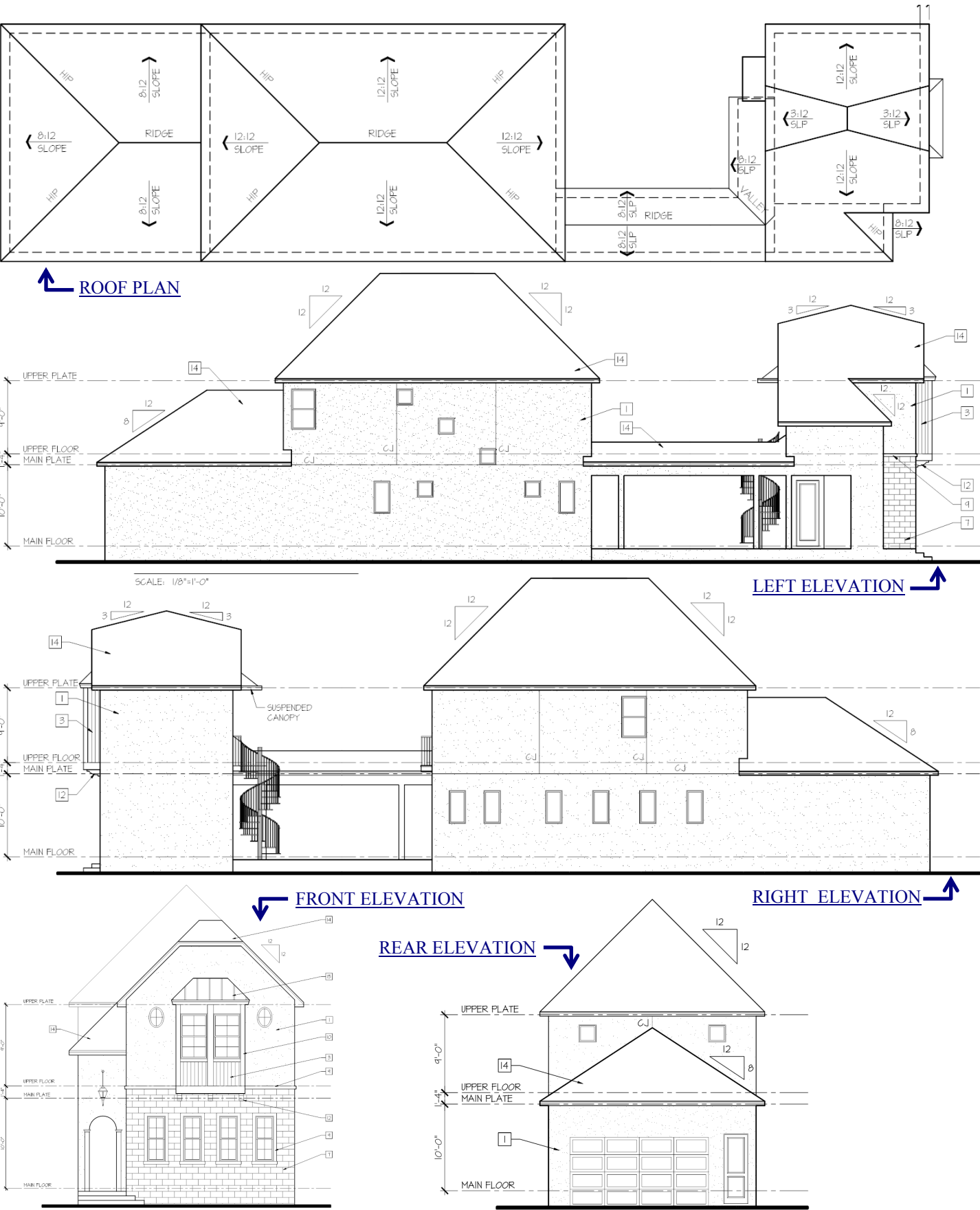
SQUARE FOOTAGES	
Elevation A	
HOUSE MAIN FLOOR	412
HOUSE SECOND FLOOR	854
SUBTOTAL	1266
CASITA MAIN FLOOR	245
CASITA SECOND FLOOR	248
SUBTOTAL	544
TOTAL (HOUSE + CASITA)	2860
ARCADIE	280
GARAGE	528
TOTAL	5284
±0	



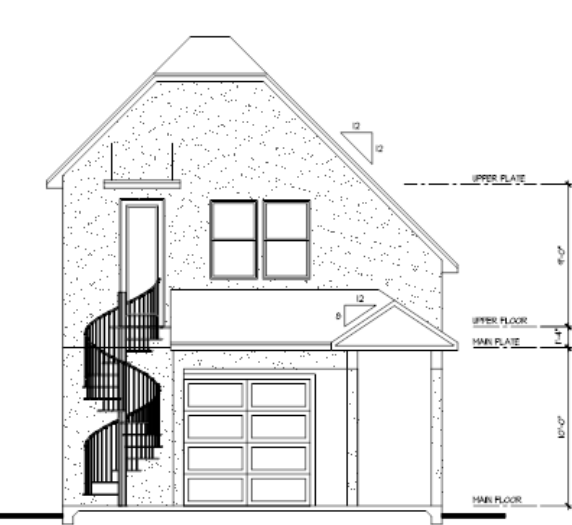
FIRST FLOOR

CASITA B ELEVATIONS

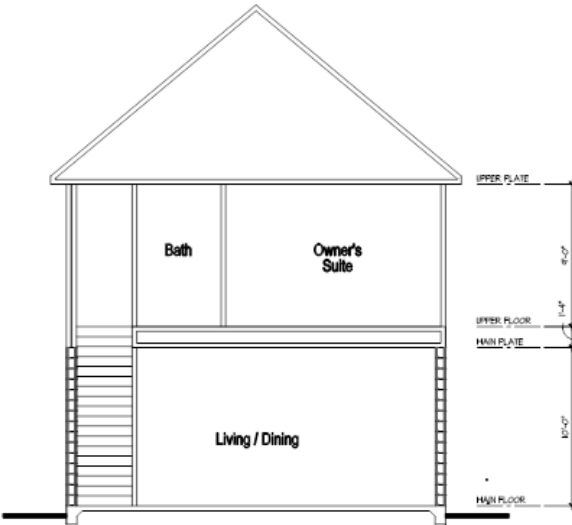
P.



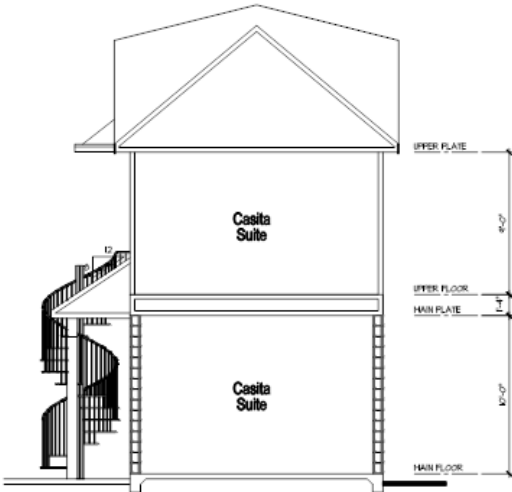
CASITA B BUILDING SECTIONS



B-B



A-A



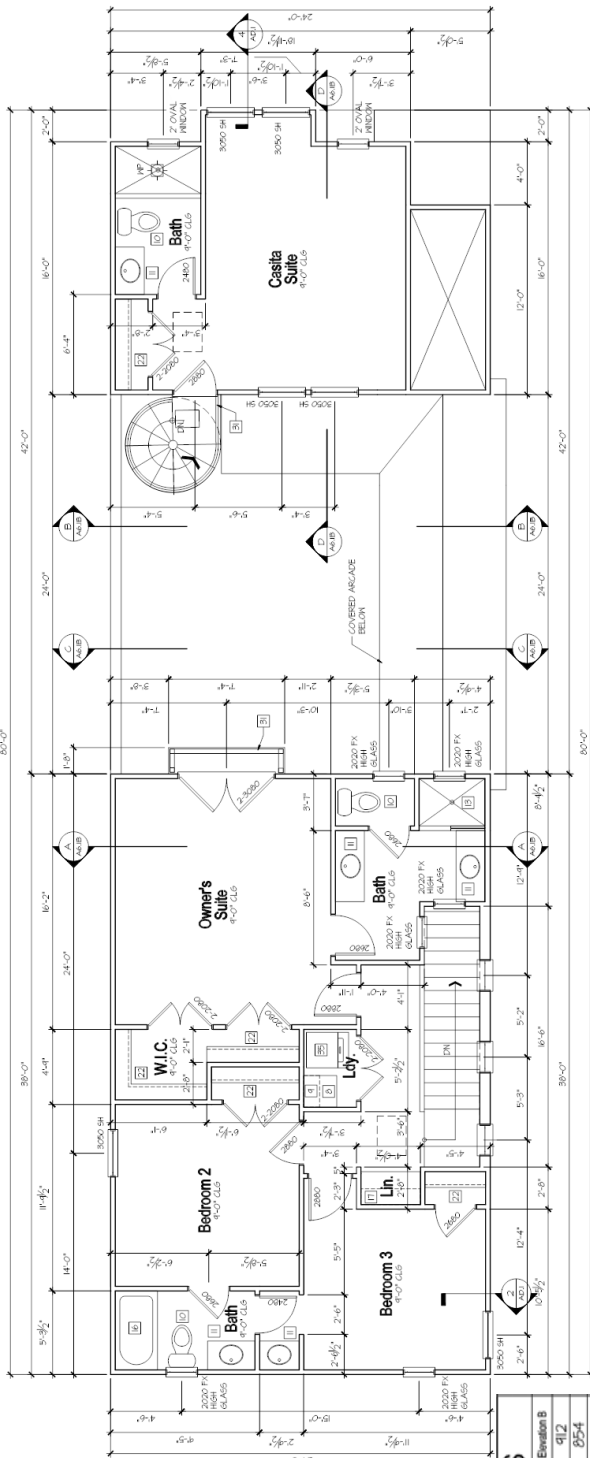
D-D



C-C

Elevation "B"

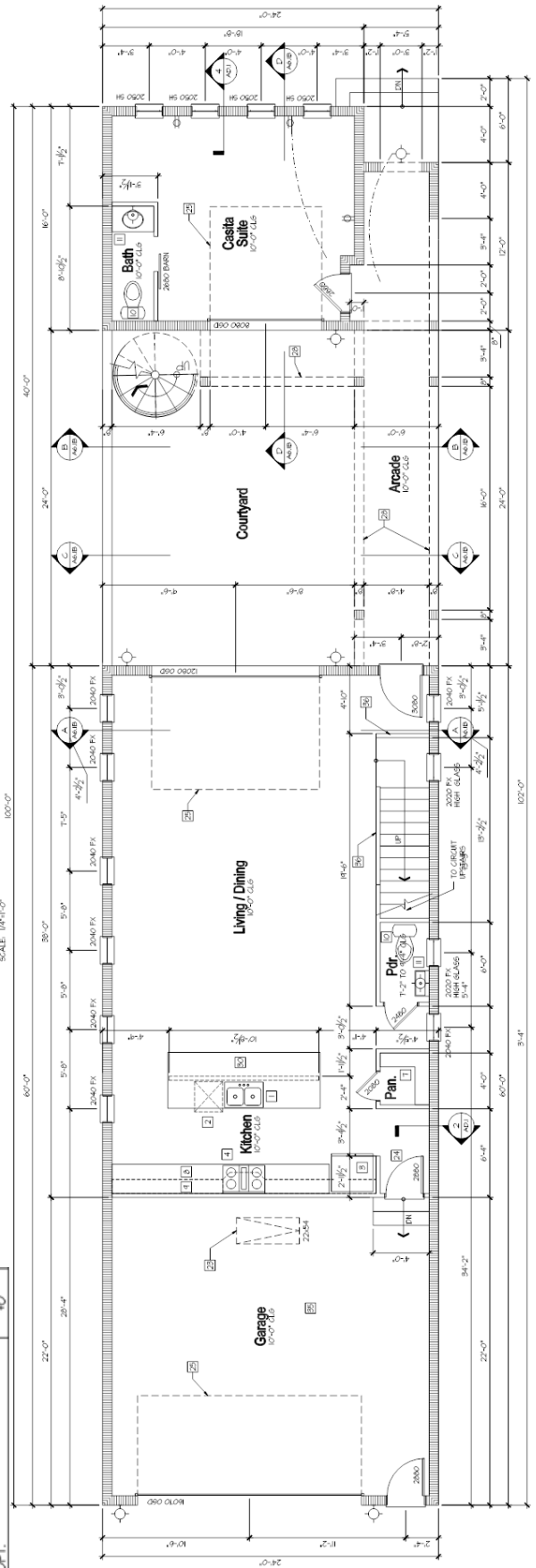
CASITA B FLOOR PLANS



SECOND FLOOR

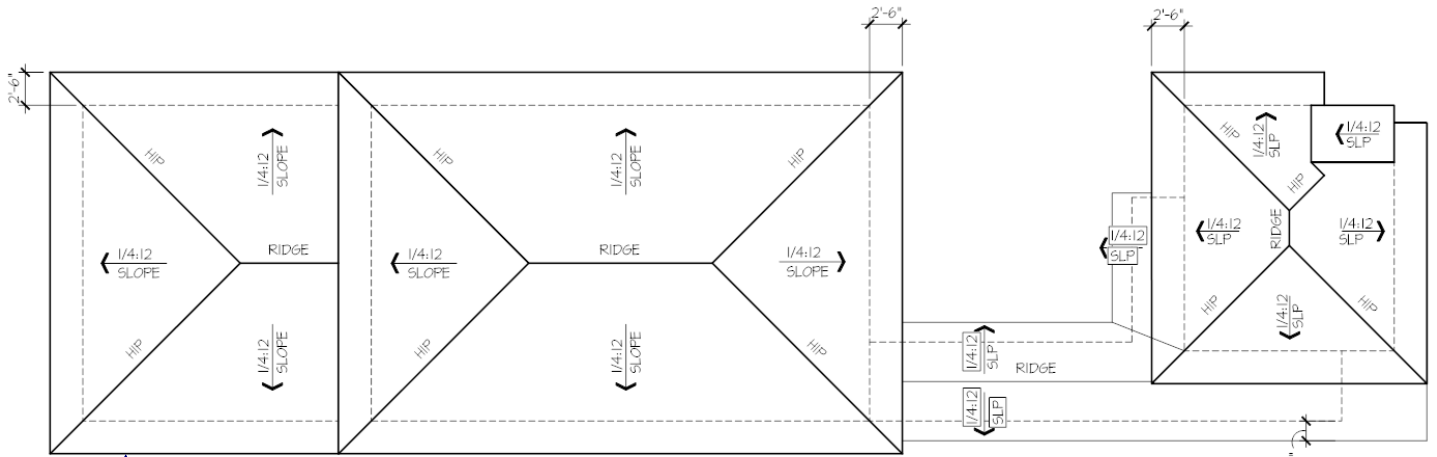
MODIFIED TO 579 SF

SQUARE FOOTAGES	
Elevation B	
HOUSE MAIN FLOOR	412
HOUSE SECOND FLOOR	854
SUBTOTAL	1166
CASITA MAIN FLOOR	245
CASITA SECOND FLOOR	318
SUBTOTAL	613
TOTAL (HOUSE + CASITA)	2574
ARCADIE	280
GARAGE	528
TOTAL	3272
OPT.	40

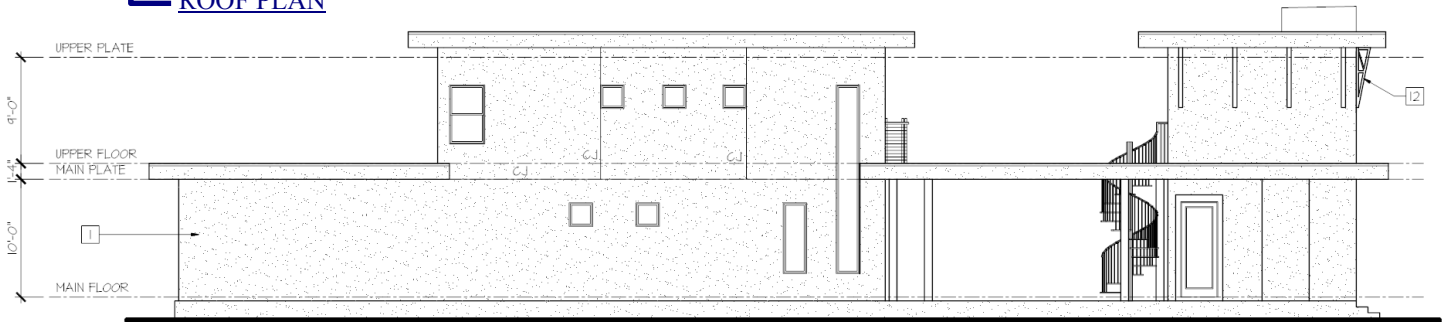


FIRST FLOOR

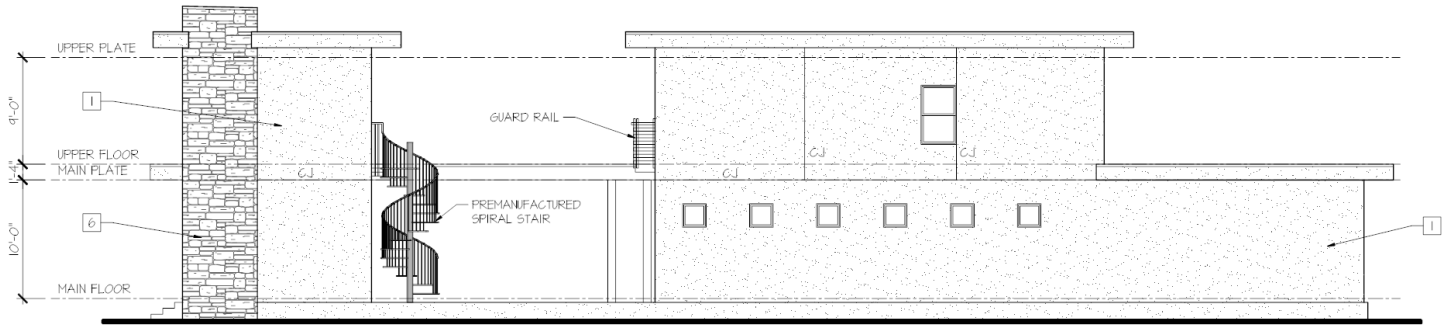
CASITA C ELEVATIONS



ROOF PLAN

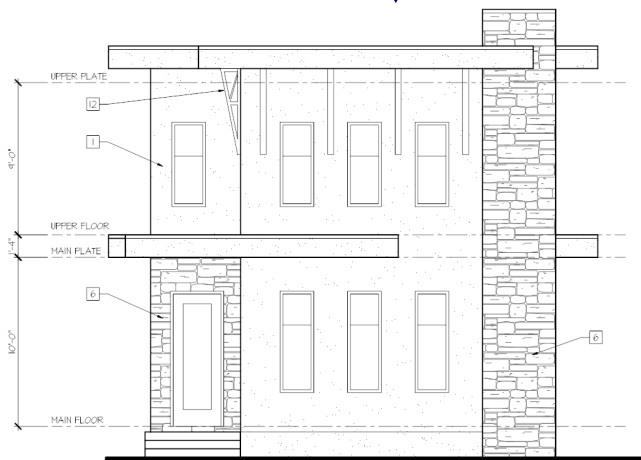


LEFT ELEVATION

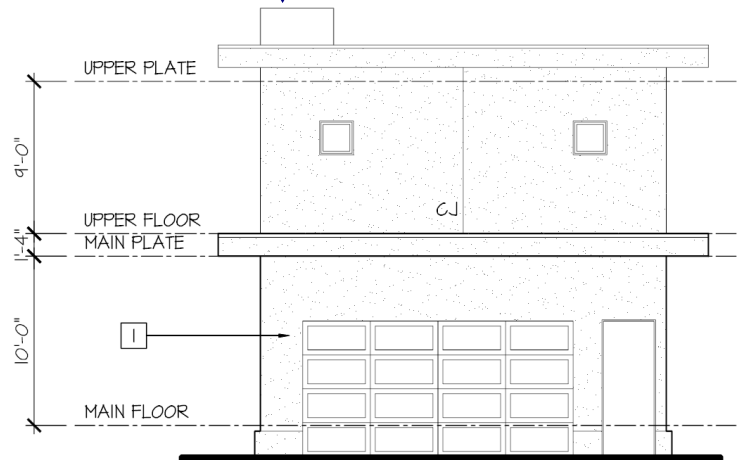


RIGHT ELEVATION

FRONT ELEVATION



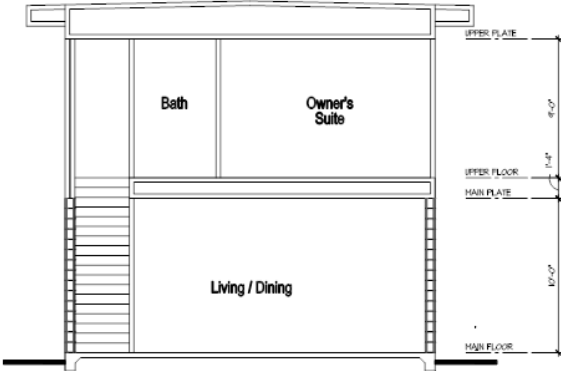
REAR ELEVATION



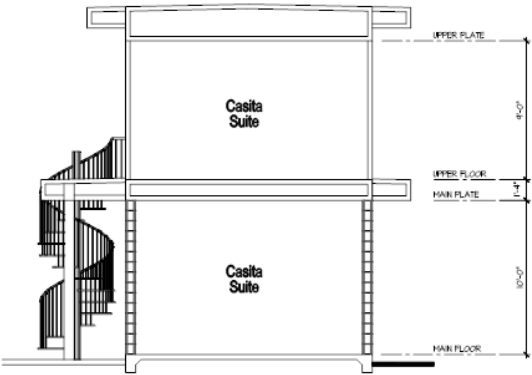
CASITA C BUILDING SECTIONS



B-B



A-A



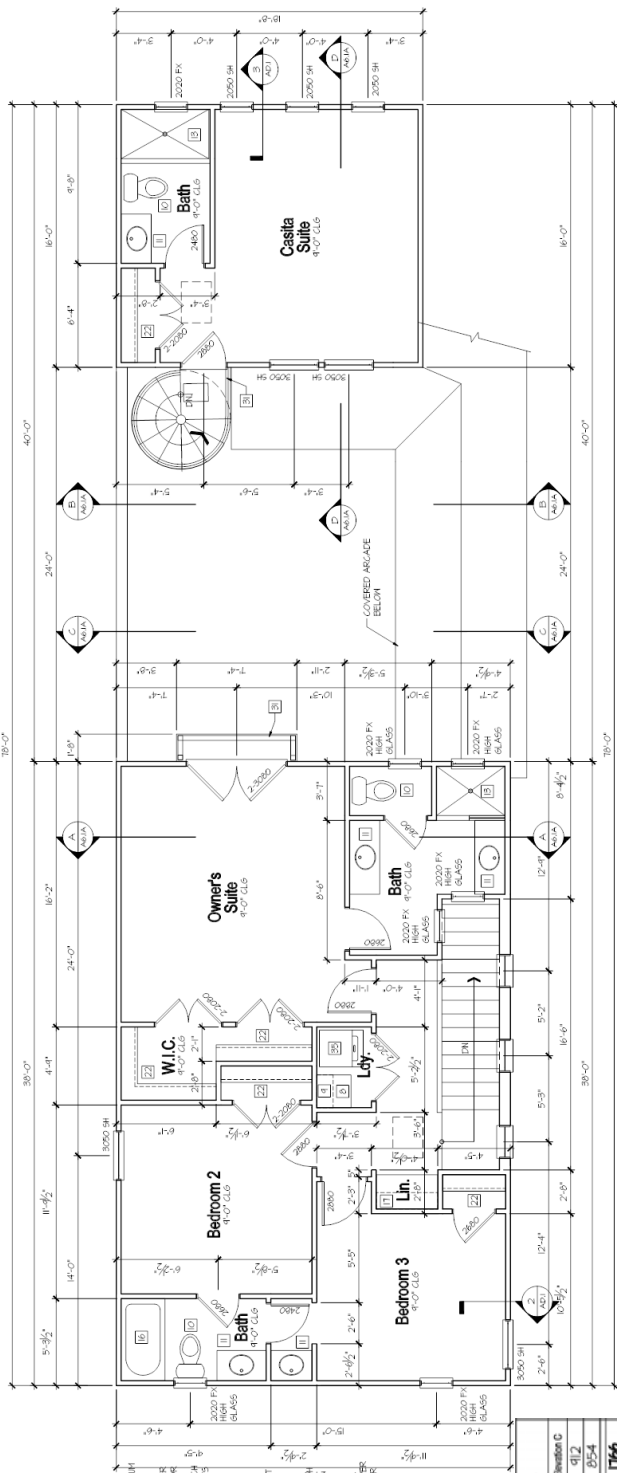
D-D



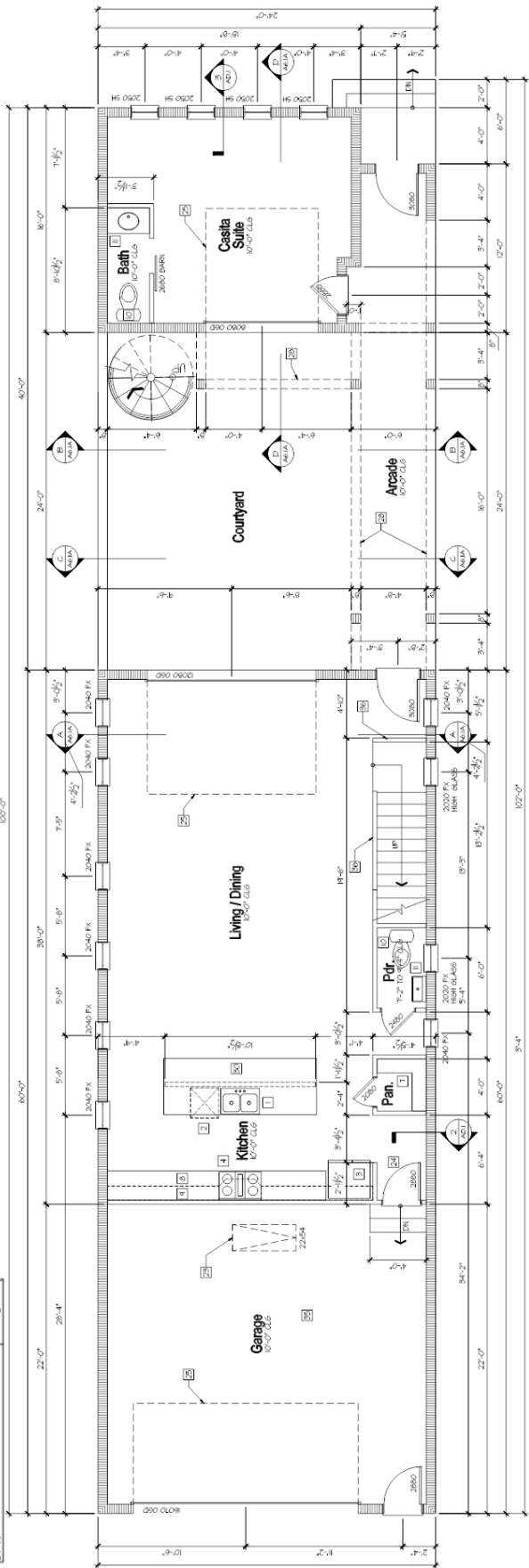
C-C

Elevation "C"

CASITA C FLOOR PLANS

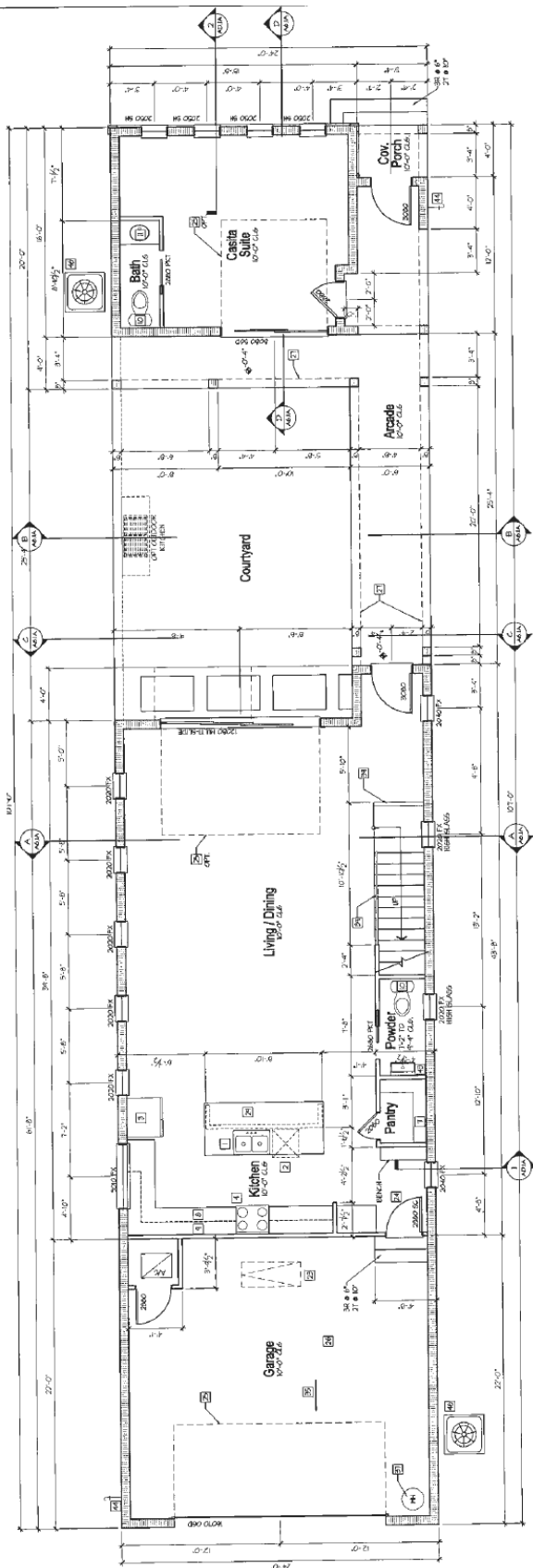


SECOND FLOOR



FIRST FLOOR

CASITA A FLOOR PLAN (SINGLE STORY)



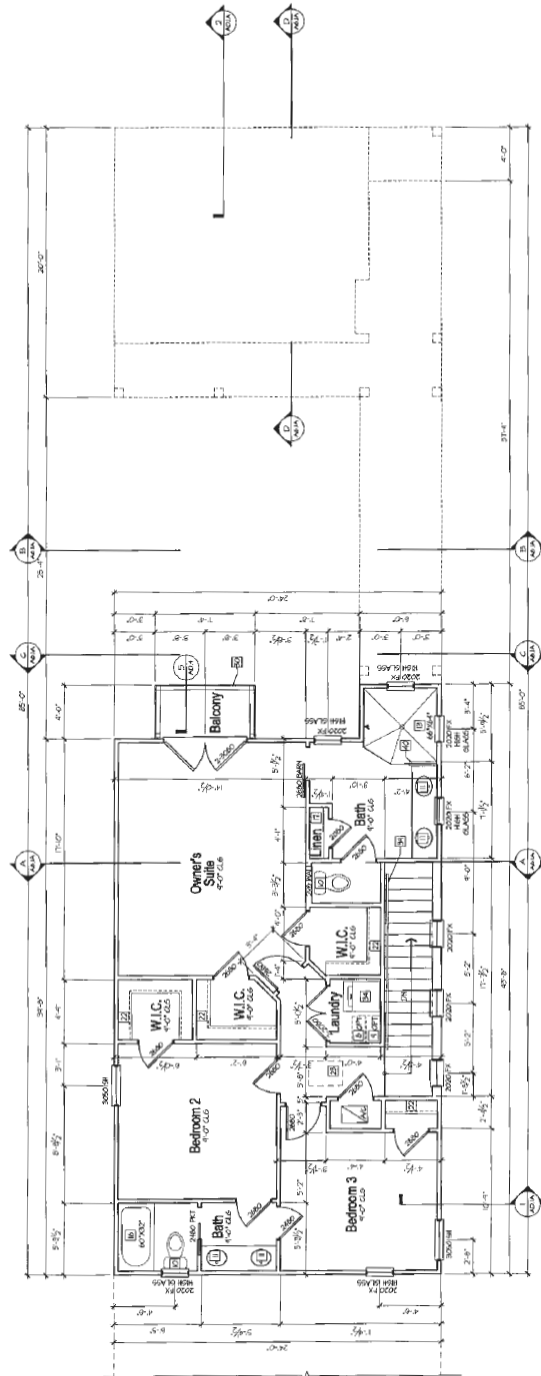
Main Floor Plan

SCALE: 1/8"=1'-0"

SQUARE FOOTAGES

Room	Area	Perimeter
Garage	240.0	100.0
Kitchen	120.0	50.0
Pantry	24.0	20.0
Living/Dining	216.0	72.0
Powder	24.0	20.0
Casita Suite	120.0	50.0
Cov. Porch	120.0	50.0
Archade	120.0	50.0
Closets	120.0	50.0
Stairs	24.0	20.0
Other	24.0	20.0
TOTAL	1000.0	350.0

05-27-16
Elevation - "A"



Second Floor Plan

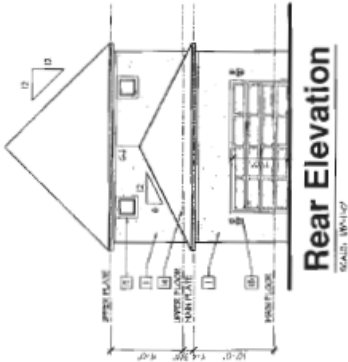
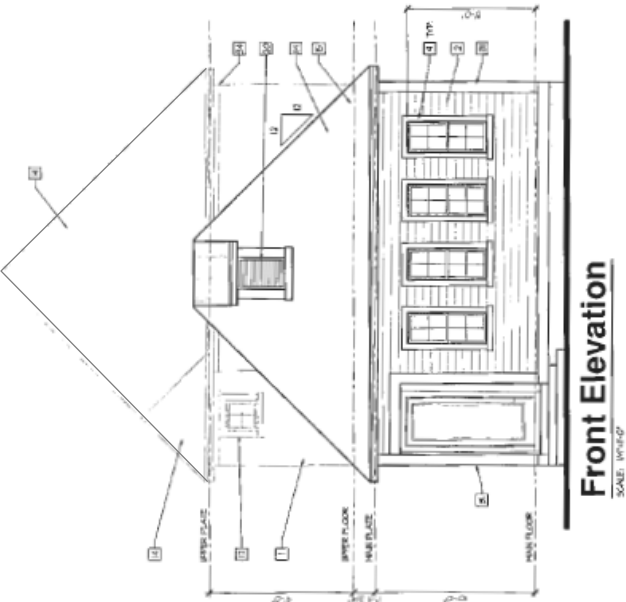
SCALE: 1/8"=1'-0"

SQUARE FOOTAGES

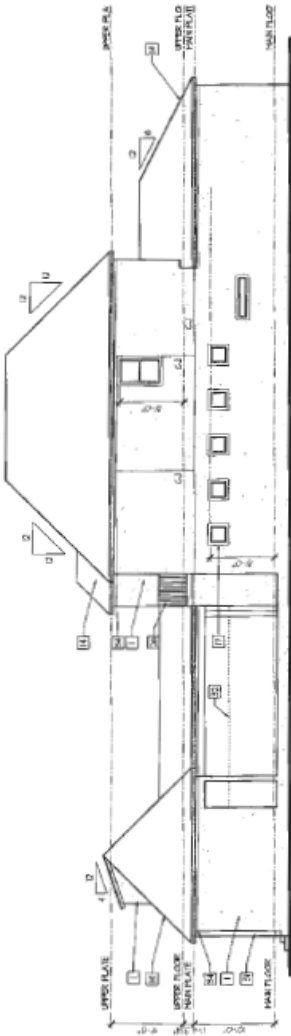
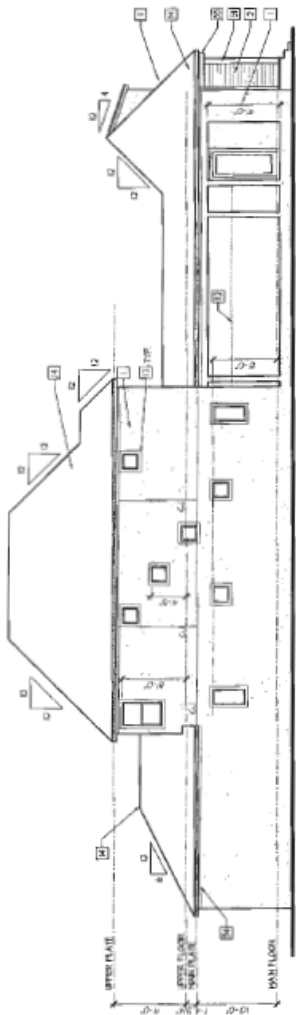
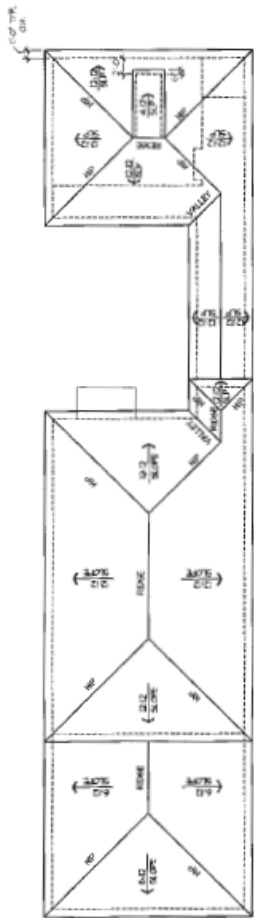
Room	Area	Perimeter
Bedroom 1	120.0	50.0
Bedroom 2	120.0	50.0
Bedroom 3	120.0	50.0
Owner's Suite	120.0	50.0
Bath	24.0	20.0
W.I.C.	24.0	20.0
W.I.C.	24.0	20.0
Laundry	24.0	20.0
Balcony	120.0	50.0
Closets	120.0	50.0
Stairs	24.0	20.0
Other	24.0	20.0
TOTAL	1000.0	350.0

Elevation - "A"

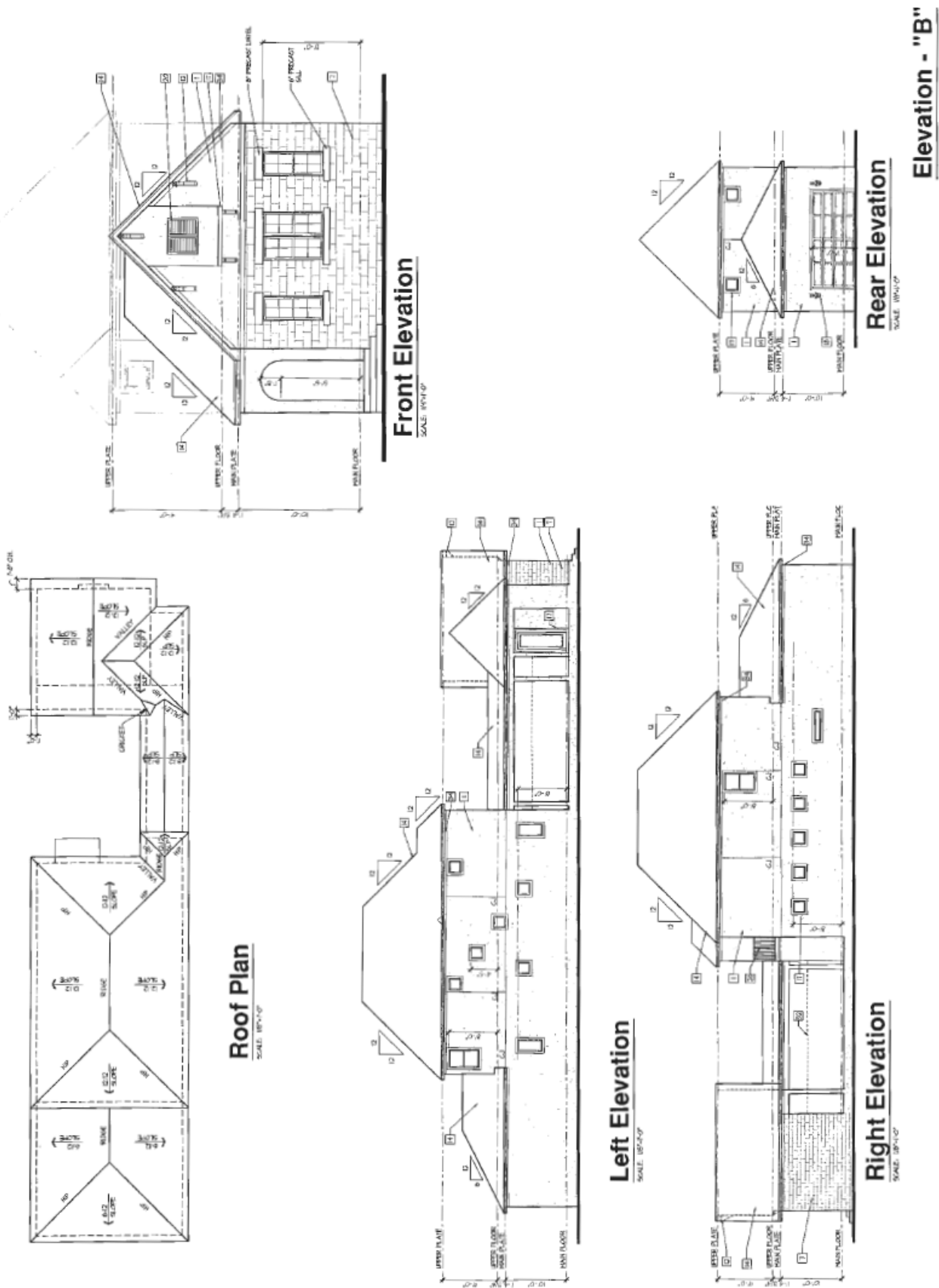
CASITA A ELEVATIONS (SINGLE STORY)



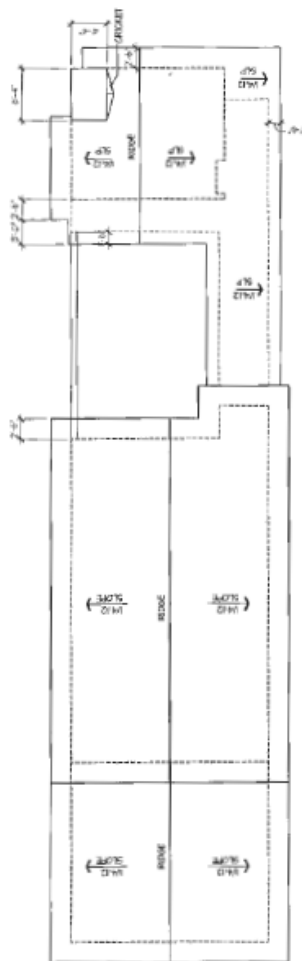
Elevation - "A"



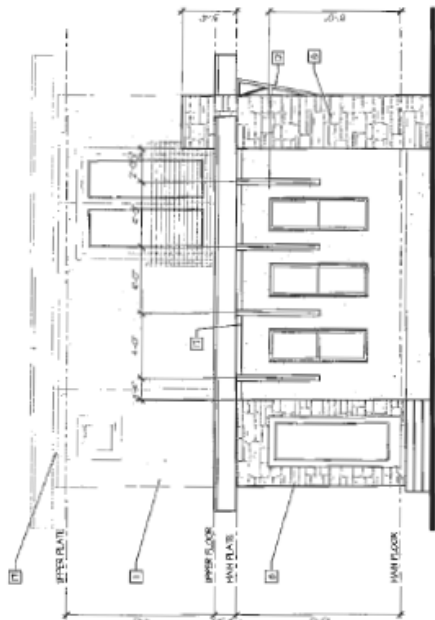
CASITA B ELEVATIONS (SINGLE STORY)



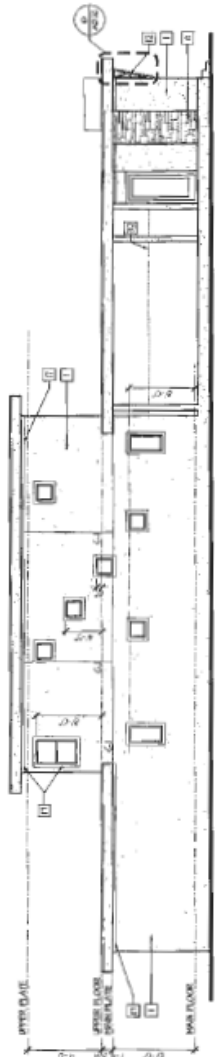
CASITA C ELEVATIONS (SINGLE STORY)



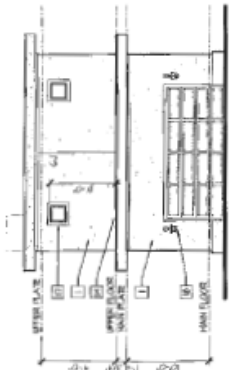
Roof Plan
SCALE: 1/8"=1'-0"



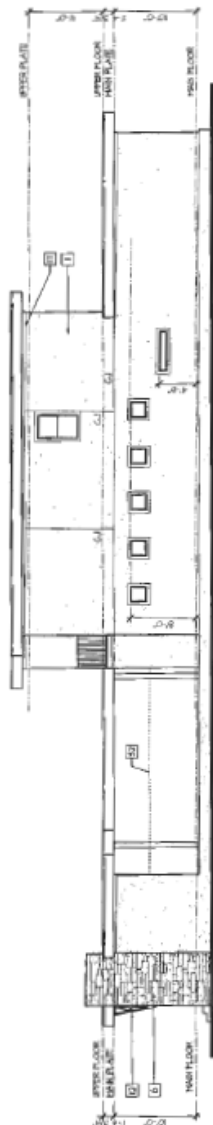
Front Elevation
SCALE: 1/8"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"



Rear Elevation
SCALE: 1/8"=1'-0"



Right Elevation
SCALE: 1/8"=1'-0"

Elevation - "C"

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan amendment applications contained in Section 65.336 of the Land Development Code (LDC) :

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Lake Nona DRI/PD.
7. The proposal is compatible with the surrounding development and neighborhood pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the Specific Parcel Master Plan subject to the conditions below:

CONDITIONS OF APPROVAL

City Planning

1. *STATE OR FEDERAL PERMISSION*

As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

2. *SUBJECT TO CODES –ZONING*

Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

3. *APPEARANCE REVIEW*

Building elevations will be subject to appearance review that is approved via a Planning Official Determination. Prior to submittal of building permits, the applicant shall submit an electronic request for a Planning Official Determination that includes a site plan, landscaping plan, elevations for all four sides of each building, transparency calculations, location of dumpsters and mechanical equipment, materials used for the building, and any other information needed to demonstrate compliance with the conditions of this report and the Southeast Sector Plan.

4. *DEVELOPMENT REQUIREMENTS*

Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Lake Nona DRI/PD, and any other pertinent provisions of the Conventional LDC, the Southeast Orlando Development Plan Agreement, and all previous agreements between the City and property owner.

5. *APPROVAL*

Approval of the Specific Parcel Master Plan amendment by the Southeast Town Design Review Committee (SETDRC) shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within thirty-six (36) months of approval of the Specific Parcel Master Plan amendment (Southeast Town Design Review Committee) or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.

6. *REVISIONS REQUESTED*

Revisions to meet the conditions of approval shall be submitted for each of the 3 proposed elevations

7. *CONSECUTIVE CASITAS*

No street block shall have more than two consecutive Casita homes next to each other, regardless of varying Casita model types.

8. *FUTURE CASITAS DEVELOPMENTS*

Casita developments on any lot not approved in this report shall require approval by Planning Official Determination. Casita developments shall not exceed 50% of 30'x120' lots in each phase of the Laureate Park residential neighborhood.

CONDITIONS OF APPROVAL

9. *CONVERSIONS PROHIBITED*

Future remodeling to add a kitchenette (or greater) or otherwise create an accessory apartment is not allowed.

10. *FUTURE CASITAS DEVELOPMENTS*

For corner lots, the street side elevation shall be the open courtyard side (example: page 6 right elevation).

Urban Design

1. *APPEARANCE REVIEW*

Appearance review is required for casita designs not shown in this report by Planning Official Determination prior issuance of building permits.

2. *STREET SIDE FAÇADES*

Casita models require logical placement of windows and architectural details on street side facades.

3. *TRANSPARENCY*

A minimum of 30% transparency is required for front street facing facades and 15% transparency on side street facing facades.

4. *FRONT PORCHES*

If present, front porches require 6' minimum dimension from the front door, not including stairs.

5. *FRONT DOOR*

A front door or decorative gate is required on the principal façade, facing the street and cannot be recessed beyond 6 feet from the principal façade. Entryways without, a door or gate shall be prohibited. A doorbell must be provided at this location.

6. *CPTED FENCING*

Special design treatments are required for corner lots including CPTED style fencing on court yards to allow for passive monitoring of the side street.

7. *ANCILLARY UNITS*

Any ancillary unit that includes a full bath and kitchenette (or greater) shall provide a separate code required parking space that is connected by a direct pathway to the ancillary unit.

Transportation Planning

1. *REQUIRED SECOND PARKING SPACE*

A legal off-street parking space is required for an Accessory Apartment per Sec. 61.322 Figure 26. No such parking is proposed, therefore Casitas shall not be converted to an accessory apartment.

CONTACT INFORMATION

City Planning

For questions regarding City Planning review, please contact Wes Shaffer at 407.246.3792 or thomas.shaffer@cityoforlando.net.

Urban Design

For questions regarding Urban Design plan review, contact Jason Burton at 407.246.3389 or jason.burtonr@cityoforlando.net.

Transportation

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or john.rhoades@cityoforlando.net

Transportation Engineering

For questions regarding Transportation Planning plan review, please contact Lauren Torres at 407.246.3220 or lauren.torres@cityoforlando.net

Development Review and Engineering/Zoning

For questions regarding Development Review and Engineering or Zoning contact Keith Grayson at 407.246.3234 or keith.grayson@cityoforlando.net.

Building

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or don.fields@cityoforlando.net.

Police

For questions regarding the Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or Audra.Nordaby@cityoforlando.net.

REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Final Site Plan Approval by the Planning Official.
3. Building permits.