MINUTES *** DECEMBER 14, 2017

OPENING SESSION

- Call to Order at 3:05 p.m. or soon thereafter as possible
- Determination of a Quorum
- Approval of November 9, 2017 SETDRC Meeting Minutes

MARK CECHMAN MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 9, 2017 SETDRC MEETING. THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. **MPL2017-00025** D.R. HORTON HEADQUARTERS

Owner: D.R. Horton, Inc.

Applicant: Mark D. Stehli, P.E., Poulos & Bennett LLC

Project Planner: Michelle Beamon Robinson, AICP (407.246.3145) michelle.robinson@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) for a two story 48,000 square foot office building and associated infrastructure on Parcel 1 and a temporary lay down/storage area on Parcel 2. The subject property is located in the East Park PD and is designated as Village Center on the Southeast Orlando Sector Plan Map. The subject property is located south of Dowden Road, west of SR 417 and east of Lake District Lane. (±7.305 acres, District 1).

Dean Grandin opened meeting by introducing Lillian Scott-Payne as the newest member to the Southeast Town Design Review Committee and stated that she will now take over Tim Johnson’s seat.

Michelle Beamon Robinson provided a brief overview of the project and stated that the application contains a site plan, the landscape plan and the proposed building elevations. The site plan on page 14 includes the temporarily laydown storage area on Parcel 2 and that there is a condition, that upon completion of construction of Parcel 1, the materials must be removed and if no project is
pending on Parcel 2 the area must be covered with landscaping to prevent erosion and run off. The site plan contains a request for additional 34 parking spaces over the maximum of 192 parking spaces allowed on site. The approved PD allows for an increase in parking above the maximum allowed by code. Finally, the building elevations contained in the staff report do not meet the conditions of approval. Staff and the applicant have been working on the building elevations and the applicant will be providing an update on the elevations.

Discussion ensued regarding the overflow parking location and its use, landscaping, lighting, tree plantings, pedestrian crosswalks and their locations, setbacks and cross access easement agreement.

Applicant provided copies of the building elevation revisions to SETDRC and to staff. Discussion ensued regarding the updated elevations and staff mentioned that there is a condition in the staff report that requires appearance review prior to permitting.

Additional discussion ensued regarding signage, signage location, master sign plan, gas easement and its location.

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

**RICK HOWARD MADE A MOTION TO APPROVE MPL2017-00025, D.R. HORTON HEADQUARTERS SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH REVISED LANGUAGE IN CONDITION #8 ON PAGE 27 UNDER TRANSPORTATION ADD SENTENCE TO THE END OF THE PARAGRAPH TO READ "THE LOCATION WILL BE APPROVED AS PART OF THE REVIEW OF THE PLAT." AND THE REMOVAL OF THE THIRD SENTENCE. ALSO, UNDER URBAN DESIGN CONDITION #9 DELETE "WEST DOWN DOWDEN ROAD" FROM THE END OF THE THIRD SENTENCE AND ADD "ADJACENT TO THE DEVELOPMENT PARCEL," AND UPDATE THE STAFF REPORT WITH THE REVISED BUILDING ELEVATIONS SUBMITTED DURING THE MEETING.**

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

**ADJOURNMENT**

The meeting was adjourned at 3:37 p.m.

[Signatures]

Dean Grandin, Jr. Chairman

Diane Garcia, Recording Secretary