



**MEMORANDUM**

**Date:** July 15, 2024

**To:** City of Orlando Planning Division

**From:** Sarah M. Maier, Planning Manager

**Subject:** Meridian Parks SPMP Neighborhood 6 (N6)

Project Description

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**Message:**

On behalf of my client, Beachline South Residential, LLC, I am requesting review and approval of the proposed Specific Parcel Master Plan (SPMP) for the N6 neighborhood of Meridian Parks. The N6 neighborhood is generally located on the west side of the proposed North-South Connector Road within the Meridian Parks project. It is subject to applicable rules and regulations of the City’s land development code and the approved Starwood Planned Development (ZON2015-00033) Ordinance and subsequent amendments. The development standards proposed with this SPMP are consistent with the PD ordinance and are included in the plan set.

This SPMP proposes development of the N6 neighborhood with the following lot mix:

**N6 Lot Mix Table**

<b>Lot Width</b>	<b>N7</b>
TH	125
40' Lot	70
50' Lot	51
60' Lot	18
<b>Total</b>	<b>264</b>

The townhome units and 40’ wide lots are rear-loaded lots consistent with the approved PD standards. The various lot sizes are spread throughout the neighborhood; the alley-loaded lots are centrally located with the perimeter lots being a mix of 50’ wide and 60’ wide front-loaded options.

There are two (2) access points for the neighborhood; both are designed as full access, 80’ wide, median divided sections with no parking and are connected directly to the North-South Connector Road. All internal streets will be public. There is a 60’ row section which includes parking on both sides and a 53’ row section with parking on one side only. Alleys will be privately owned and maintained by the Community Development District (CDD). Cross sections for all proposed roads and alleys are included in the plan set and are consistent with previously approved row sections in the Meridian Parks project.

Landscape plans are included with the plan submittal to show the required street trees. The plans also include conceptual landscape schematics for the open space, park, and recreation areas. The main neighborhood park amenity will be located on Tract 6-G and may include amenities such as a clubhouse building, pool and deck area, open grassed areas for free play, a playground, benches, a shade pavilion and onsite parking. A smaller recreation tract is provided on Tract 6-F and is anticipated to provide for passive recreation with open grassed play areas, benches, and a small gathering area. These two tracts will provide 2.51 acres of neighborhood park space, which exceeds the minimum requirement of 0.45 acres. Other open space tracts are Tracts 6-A, 6-B, and 6-C which will provide passive recreation for residents, buffering and screening from the North-South Connector Road and serve as entry features for the N-6 neighborhood. Tract 6-H may include a dog park, as shown on the landscape concepts. A proposed pedestrian path is shown along the outer perimeter of Pond N-6A and connects Tract 6-F to the pedestrian



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system located in the North-South Connector Road. The detailed design of all park and recreation areas will be prepared and submitted for review as part of a separate SPMP; however, preliminary concepts are included in this submittal as a preview and to allow the opportunity for preliminary feedback. A note has been included on the SPMP stating that the parks and signage SPMP must be approved prior to the sale of the first home within these neighborhoods.

A Capacity Enhancement Agreement (CEA) ORL-15-012 was approved, executed and recorded on October 24, 2016, which provides mitigation for the affected Concurrency Service Area. A copy of the CEA is included with this submittal for reference.

Home models for this neighborhood will be the same as those approved for the N1C neighborhood and other subsequent neighborhoods within the PD. The determination letters for the building elevations are included in this submittal for reference and a note has been added to the SPMP stating the building elevations for N6 have already been approved as part of the Architectural Review of the N1C neighborhood.

My client and I look forward to your review and are ready to answer any questions you may have or provide additional information as necessary to facility the review and approval of the SPMP.

### **Attachments:**

- 1. Meridian Parks N6 Specific Parcel Master Plan**
- 2. Ownership Disclosure Form**
- 3. Ownership Affidavit Form**
- 4. OCPS Mitigation Agreement**
- 5. DET2021-10033**
- 6. DET2020-10030**
- 7. Landscape Plan with Conceptual Park Sketches**