



SOUTHEAST TOWN DESIGN REVIEW COMMITTEE MEETING

MEETING INFORMATION

Location

Veteran's Conference Room
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

3:00 p.m.

Committee Members Present

Dean Grandin, Jr. Chairman
Mark Cechman
Rick Howard
Tim Johnson

Committee Members Absent

Staff Present

Diane Garcia, Recording Secretary
Elisabeth Dang, Chief Planner
Colandra Jones, Planner II
Paul Lewis, Chief Planning Manager
Gus Castro, Project Manager I
Nancy Ottini, Transportation Impact Fee
Coordinator
Holly Stenger, Project Manager

MINUTES— JANUARY 9, 2014

OPENING SESSION

- Dean Grandin called the meeting to order at 3:05 p.m.
- Quorum was determined. Committee members Mark Cechman, Rick Howard and Tim Johnson were present when the quorum was determined.

RICK HOWARD MADE A MOTION TO APPROVE THE MINUTES OF THE DECEMBER 12, 2013 SETDRC MEETING. THE MOTION WAS SECONDED BY TIM JOHNSON AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2013-000040 LAKE NONA MIXED USE DISTRICT

Owner:

James L. Zboril, Manager
Lake Nona Land Co., LLC
9801 Lake Nona Road
Orlando, FL 32827

Applicant:

Lake Nona Land Co., LLC represented by
Heather Isaacs (407-405-3062;
hisaacs@lakenona.com)
9801 Lake Nona Road
Orlando, FL 32827

Project Planner:

Colandra Jones (407.246.3415)
colandra.jones@cityoforlando.net

Request Specific Parcel Master Plan (SPMP) approval for the conceptual design of the Lake Nona Mixed Use District. The subject property is located within the Lake Nona PD and is designated Village Center/Urban Transit Center in the Southeast Orlando Sector Plan. The subject site is located south of the Central Florida Greenway (SR 417), west of Narcoossee Road and east of Lake Nona Boulevard (+/-255 acres, District 1).

Colandra Jones provided a brief overview of the project and noted that there is an

addendum to the staff report that includes the acreage for each block and the street cross sections. Ms. Jones also noted that in the addendum, additional details have been provided on the Street Hierarchy that are depicted in the plan, along with the Block Standards, Mix of Uses percentage and the FAR minimum intensity.

Discussion ensued regarding the potential school site on Lot 23B-8 and the building design of the school. Board members also discussed the FAR [floor area ratio] calculations for the site, future tracking system for the FAR's and the future land entitlements.

Additional discussion ensued regarding the mixed use and residential areas, street hierarchy, potential alleys and/or service drives, road access, road connectivity, streetscape and street lights, plazas and public spaces.

Board members requested that the applicant provide a FAR table for future use and applicant agreed to provide an annual FAR reporting table. Board members requested tracking of ISR [impervious surface ratio] as well.

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

MARK CECHMAN MADE A MOTION TO APPROVE MPL2013-00040, LAKE NONA MIXED USE DISTRICT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED CONDITION THAT THE APPLICANT SHALL PROVIDE AN ANNUAL FAR REPORTING TABLE AT THE END OF EACH CALENDAR YEAR.

THIS MOTION WAS SECONDED BY TIM JOHNSON AND PASSED BY UNANIMOUS VOICE VOTE.

2. MPL2013-000041 LAKE NONA URBAN LITE APARTMENTS

Owner: James L. Zboril, Manager
Lake Nona Land Co., LLC
9801 Lake Nona Road
Orlando, FL 32827

Applicant: Lake Nona Land Co., LLC represented by
Heather Isaacs (407-405-3062;
hisaacs@lakenona.com)
9801 Lake Nona Road
Orlando, FL 32827

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

Request Specific Parcel Master Plan (SPMP) approval for 279 multifamily dwelling units with approximately 503 parking spaces. The subject property is located within the Lake Nona DRI/PD and is designated Village Center/Urban Transit Center in the Southeast Orlando Sector Plan. The subject site is located at the northeast corner of Tavistock Lakes Boulevard and Lake Nona Boulevard (+/-5.1 acres; District 1).

Colandra Jones provided a brief overview of the project stating that the maximum density allowed for the Village Center Urban Transit designation is 30 dwelling units per acre, the SPMP is proposing 56 dwelling units per acre. Ms. Jones noted that many of the planned areas in Lake Nona such as Laureate Park are within the minimum and maximum densities and it takes into account good connectivity. In addition, there are many non-residential portions of the Village

Center so the overall density does not exceed the maximum. Ms. Jones also noted that the maximum setbacks for "B" Streets and Parkways vary by product type and that the setbacks are to be determined during the time of SPMP.

Discussion ensued regarding building design, landscaping, street trees and street tree locations, parking garage design, parking garage elevation, parking garage sprinkling system.

Applicant agreed to meet with staff to finalize the details on the parking garage and to have a pre-review with permitting before any permits are pulled.

Staff asked if the internal drives (private streets/alleys) are going to feel like an alley or will they have a narrow street feel. Applicant confirmed that the internal drives will have a narrow street feeling since there is going to be parallel parking on both sides of the service drive/alley. Applicant stated that there will also be sidewalks, street trees and that there will either be street light fixtures or building lighting that will provide lighting down the private alleys. Applicant confirmed that there will also be alleys that will function as alleys but they would primarily be located off the "B" streets.

Additional discussion ensued regarding ground elevation, long term maintenance of the alley ways, easement and cross access agreement rights for the alleys, ponds and pond maintenance and utility service.

Under the Conditions of Approval City Planning – Condition #7, Maximum Block Size: Applicant requested that some language be added at the end of the sentence that states "Unless otherwise approved by the City engineer and the City transportation engineer."

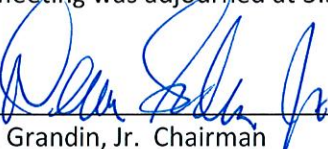
Applicant agreed to all the conditions as set forth of the staff report.

TIM JOHNSON AND RICK HOWARD MADE A MOTION TO APPROVE MPL2013-00041, LAKE NONA URBAN LITE APARTMENTS SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED LANGUAGE IN THE CONDITIONS OF APPROVAL CITY PLANNING CONDITION #7 THAT STATES "UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND THE CITY TRANSPORTATION ENGINEER."

THIS JOINT MOTION WAS SECONDED BY MARK CECHMAN WITH THE ADDED STATEMENT RECOMMENDING THAT THE APPLICANT SHOULD PLANT STREET TREES WHERE POSSIBLE IN THE PRIVATE ALLEYS AND PASSED BY UNANIMOUS VOICE VOTE.

ADJOURNMENT

The meeting was adjourned at 3:55 p.m.



Dean Grandin, Jr. Chairman



Diane Garcia, Recording Secretary