



# 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

### *Committee Members Absent*

Rick Howard

### *Staff Present*

Diane Garcia, Recording Secretary  
Elisabeth Dang, Chief Planner  
Paul Lewis, Chief Planning Manager  
Gus Castro, Project Manager I  
Nancy Ottini, Transportation Impact Fee  
Coordinator  
  
Holly Stenger, Project Manager  
Keith Grayson, Chief Plans Examiner

## MINUTES— NOVEMBER 13, 2014

### OPENING SESSION

- Dean Grandin called the meeting to order at 3:03 p.m.
- Quorum was determined. Committee members Mark Cechman and Tim Johnson were present when the quorum was determined.

**MARK CECHMAN MADE A MOTION TO APPROVE THE MINUTES OF THE OCTOBER 9, 2014 SETDRC MEETING. THE MOTION WAS SECONDED BY TIM JOHNSON AND PASSED BY UNANIMOUS VOICE VOTE.**

### REGULAR AGENDA

#### **1. MPL2014-00036 LAKE NONA MEDICAL ARTS**

Owner: Jim Leiferman, Manager  
One 80 Group, LLC

Applicant: Scott Martin, VP, Morris Architects, Inc.

Project Planner: Michaelle Petion (407.246.3837)  
[michaelle.petion@cityoforlando.net](mailto:michaelle.petion@cityoforlando.net)

Request Specific Parcel Master Plan (SPMP) approval for a two-phase 72,000 sq. ft. medical office development.

The subject property is located on Parcel B of the Villages at Moss Park PD and is designated Village Center on the southeast Orlando Sector Plan. The subject property is located north of Moss Park Road, south of Savannah Park Drive, east of Narcoossee Road and is addressed as 10298 Savannah Park Drive (±7.12 acres, District 1).

Elisabeth Dang provided a brief overview of the project and stated that the PD allows for residential or office uses for up to .4 FAR and the project is at .23. Ms. Dang noted that there is a site plan on page 8 followed by the elevations.

Mark Cechman asked if there was going to be an appearance review for the lift station and would the area be enclosed with a chain link fence. The applicant's contractor, Mr. Bill Shallcross, stated that they would like to minimize the look of the lift station since it's just a little package lift station and that it would not generate much flow, so they would prefer to use landscaping and the 6 foot high monument wall to conceal the private area instead of using any kind of fencing.

Discussion ensued regarding the lift station, curb cuts on the rear frontage roads, road ownership, cross access easement and fees.

Tim Johnson requested clarification on the piece of land located near the cell tower and the applicant stated that they do not plan to develop that area and plan to landscape it and maintain it and use it to store/park the construction trailer.

Mark Cechman asked the applicant if the project was going to be two phases and the applicant stated that the intent is for the project to be completed in two phases. Mark Cechman asked the applicant while they are working on the first phase that there will be enough parking spaces provided for that phase without relying on parking spaces in phase 2. Applicant confirmed yes.

Tim Johnson asked the applicant if the small road adjacent to the cell tower was going to be improved and the applicant stated that they do not plan to improve the road but they do plan to beautify it as best they can and keep the access as is to the cell tower.

Additional discussion ensued regarding the building height and building concepts, the nearby HOA, parking, the lift station site access, the porte-cochère heights, fire department access and clearance, building design and location, storm water pond, and pedestrian access. The board also discussed the daycare project across the street and how it will address cross access for the fire station.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2014-00036, LAKE NONA MEDICAL ARTS SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

ADJOURNMENT

The meeting was adjourned at 3:18 p.m.

  
\_\_\_\_\_  
Dean Grandin, Jr. Chairman

  
\_\_\_\_\_  
Diane Garcia, Recording Secretary