



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
Tim Johnson

Committee Members Absent

Rick Howard

Staff Present

Diane Garcia, Recording Secretary
Elisabeth Dang, Chief Planner
Colandra Jones, Planner III
Wes Shaffer, Planner I
Paul Lewis, Chief Planning Manager
Nancy Ottini, Transportation Impact Fee
Coordinator
Keith Grayson, Chief Plans Examiner

MINUTES— MARCH 10, 2016

OPENING SESSION

- Dean Grandin called the meeting to order at 3:01 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 FEBRUARY 11, 2016 SETDRC MEETING. THE MOTION WAS SECONDED BY TIM JOHNSON AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2016-00001 SUB2016-00004

SPORTS VILLAGE AT LAKE NONA

Owner: Ralph Ireland, VP, Lake Nona Land Company, LLC
Applicant: Heather Isaacs, Tavistock Development Company

Project Planner: Wes Shaffer (407.246.3792)
thomas.shaffer@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) and a preliminary plat to develop 118,877 square feet of office /showroom space and six private athletic fields with 23,750 square feet of ancillary buildings.

The subject property is located in the Lake Nona PD and is designated Airport Support District – High intensity on the Southeast Orlando Sector Plan. The subject property is located northwest of Lake Nona Boulevard, Southeast of Heintzelman Boulevard and south of Lake (±40.1 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that there is not a maximum parking standard for private athletic fields and stated that the plan meets the Land Development Code, the Southeast Orlando Sector Plan and the Lake Nona DRI.

Discussion ensued regarding street connections, roadways and estimated completion of unfinished roads, cul-de-sacs, monument signs and their locations, streetscape,

parking, private parking for athletic fields, shared parking agreements, fire access, stormwater ponds, field lighting, pedestrian building access and walkways, final lighting and landscape plan, final site plans and building elevations.

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

MARK CECHMAN MADE A MOTION TO APPROVE MPL2016-00001 AND SUB2016-00004, SPORTS VILLAGE AT LAKE NONA SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.

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

**2. MPL2016-00002 LAKE NONA LANDING RETAIL
SUB2016-00005**

Owner: Scott Peek, Narcossee Land Holding Two, LLC
Applicant: Heather Isaacs, Tavistock Development Company

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

Request for approval of a Specific Parcel Master Plan (SPMP) and preliminary plat for 121,100 square feet of big box retail with 37,200 square foot garden center.

The subject property is located in the Education Village PD and is currently designated Village Center on the Southeast Orlando Sector Plan. The subject property is located west of Andric Lane, south of Tagore Place and north of Vickrey Place (±18.01 acres, District 1).

Colandra Jones provided a brief overview of the project and stated that there is also a request to revise the Education Village PD Development Program and to redistribute land uses within the PD. Ms. Jones noted that on page 4 in the staff report it reflects the current and the proposed Education Village Development Program. The changes include moving 306 assisted living units from parcel A to parcel G of the PD and adding 163,527 square feet of commercial use to parcel A and reducing the amount of commercial square footage for parcels D, E, F, and G. Ms. Jones also noted that for the overall development program the residential units and the civic use square footage remain the same and the commercial retail service uses have decreased by 33,142 square feet. There is also a requirement for the Village Center to maintain a certain amount of mix use. The proposal increases the residential mix only .2%, decreases the commercial and non-residential by .3% and the civic uses remain the same.

Discussion ensued regarding signage, building elevations, building architectural material and design, landscaping, screening, intended use of nearby property to the west of project site, pedestrian paths and walkways, cart corrals, realignment of the southern driveway, temporary driveway conditions and time constraints, platting, and the master developer not allowing for daily labor, donation bids, tent sales or outdoor storage.

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


TIM JOHNSON MADE A MOTION TO APPROVE MPL2016-00002 AND SUB2016-00005, LAKE NONA LANDING RETAIL SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND REVISING TRANSPORTATION ENGINEERING CONDITION #3 TO STATE "THE SOUTHERN DRIVEWAY SHALL BE REALIGNED TO AVOID ANY CONFLICTS WITH SUTTNER AVENUE. SUTTNER AVENUE WILL EVENTUALLY EXTEND SOUTH TO WELLER BOULEVARD AND WILL BE THE MAIN ACCESS POINT FOR LOCAL TRAFFIC TO THE WEST THAT WANT TO AVOID NARCOOSSEE ROAD. THE CURRENT

PROPOSED LOCATION WOULD CREATE SIGNIFICANT LEFT TURN CONFLICTS. FINAL LOCATION TO BE COORDINATED WITH TRANSPORTATION ENGINEERING AND DETERMINED DURING THE FINAL ENGINEERING PERMIT REVIEW. IF THE DRIVEWAY IS TEMPORARY, IT SHALL BE REMOVED 5 YEARS AFTER THE CERTIFICATE OF OCCUPANCY FOR LOWE'S."

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

ADJOURNMENT

The meeting was adjourned at 4:01 p.m.



Dean Grandin, Jr. Chairman



Diane Garcia, Recording Secretary