



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 II
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— OCTOBER 9, 2014

OPENING SESSION

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

TIM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 11, 2014 SETDRC MEETING. THE MOTION WAS SECONDED BY MARK CECHEMAN AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2014-00032 SUB2014-00049

USTA AT LAKE NONA

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 a tennis facility which includes 102 tennis courts, 50,000 square feet of office uses, 37,000 square feet of player development and collegiate facilities, 6,500 square feet administration building, a 16-room player lodge and associated accessory buildings. A 4,500 seat stadium is also proposed.

Request for approval of an associated preliminary plat for the tennis center and a

parcel to the east (±104.8 acres). The subject property is located north of Lake Nona Boulevard, east of Heintzelman Boulevard and south of Lake Nona (the water body) (±65 acres, District 1).

Colandra Jones provided a brief overview of the project and stated that a detailed development program can be found on page 3 of the staff report. The project includes tennis courts, the administration and office buildings, training facilities, a collegiate facility, player's lodge, maintenance buildings, rest room pavilions, concession stands and a future collegiate tennis stadium. The total building square footage on the site is 123,700 square feet with a future building to be enclosed tennis courts, and the future collegiate tennis stadium that would accommodate 4,500 seats. The plat is to encompass 104 acres which would include a major road. Ms. Jones also noted that there is an addendum to some of the conditions in the staff report such as condition #4 City Planning, which is being revised to require a landscaping plan as part of the appearance review for the buildings, and condition #1 Transportation Planning regarding revisions to the required road cross section for USTA Boulevard. Also under informational comments, sewer miscellaneous comment #19, the applicant is requesting that an updated wastewater master irrigation plan is required prior to the issuance of building permits.

Tim Johnson stated that since the applicant is requesting a wastewater master irrigation plan, the applicant should also request to work on the fire hydrant distribution as well since the two work together as one.

Discussion ensued regarding the allotted parking spaces for tennis stadium, off site shuttle services, parking lot deck, additional parking needs, phase 1 and phase 2 of the project, pavilions, design of the butler style tennis court enclosures and the building elevation.

Mark Cechman asked the applicant if the SETDRC was approving the master plan with the exception of the stadium and the applicant stated that they are requesting approval of the use of the stadium now and in the future if the stadium becomes a part of the plan the applicant will submit a SPMP amendment that will include architecture for the stadium and address any parking issues.

Applicant agreed to staff's recommendations in the addendum and stated that they will work with Fire to implement the fire hydrant distribution plan. Applicant agreed to all the other conditions as set forth of the staff report.

Tim Johnson stated that the sewer miscellaneous comment #19, to be added as part of the motion to state that an updated wastewater master plan and an irrigation plan that will include a fire hydrant plan be required prior to the issuance of building permits. The applicant agreed to the added condition.

TIM JOHNSON MADE A MOTION TO APPROVE MPL2014-00032 AND SUB2014-00049, USTA AT LAKE NONA SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND ADDENDUM WITH THE ADDED LANGUAGE OF ITEM #19 THAT WILL INCLUDE AN UPDATED WASTEWATER MASTER PLAN, AN IRRIGATION PLAN, ALONG WITH FIRE HYDRANT PLAN IN ORDER TO AVOID ANY CONFLICTS PRIOR TO THE BUILDING PERMITS ISSUANCE AND THE UNDERSTANDING THAT THE SETDRC IS APPROVING THE USE OF THE STADIUM WITH THE REQUIREMENT OF THE STADIUM RETURNING FOR A SPMP FOR SPECIFIC REVIEW OF THE ARCHITECTURE AND THE PARKING.

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

2. MPL2014-00033 LAUREATE PARK NEIGHBORHOOD CENTER – PHASE 1 AMENDMENT

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

Request for approval of a Specific Parcel Master Plan (SPMP) amendment for a temporary sales office.

The subject property is located within the Lake Nona PD and is designated Neighborhood Center in the Southeast Orlando Sector Plan. The subject site is located north corner of Tavistock Lakes Boulevard, west of Narcoossee Road and south of the Greenway (+/-6.0 acres; District 1).

Colandra Jones provided a brief overview of the project and stated that phase 1 included the aquatic center and that this amendment is to update and allow the temporary sales office on the subject site and noted that on pages 4-8 shows the plan and the location of the airstream trailer which is 7' x 28'. Ms. Jones also stated that staff met with the applicant to discuss the hours of operation, special events and special event permits which are required to be approved and obtain prior to any events.

Dean Grandin wanted to confirm that the request for the amendment is for a temporary use and that it will expire when 85% of Laureate Park Neighborhood phases 1-3 and 5 are issued certificates of occupancy and the applicant confirmed yes.

Discussion ensued regarding the lot size of the property, the total amount of units/single family homes, special events, trailer's foundation, future locations for the trailer and its functionality.

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

MARK CECHMAN MADE A MOTION TO APPROVE MPL2014-00033, LAUREATE PARK NEIGHBORHOOD CENTER – PHASE 1 AMENDMENT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.

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

3. MPL2014-00020 SIMPLY SELF STORAGE

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

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Project Planner: Colandra Jones (407.246.3415)
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Request for approval of a Specific Parcel Master Plan (SPMP) for an 83,100 sq. ft. personal storage facility.

The subject property is located within the Education Village PD and is designated Village Center in the Southeast Orlando Sector Plan. The subject site is located west of Narcoossee Road, south of Tagore Place, north of Vickery Place and east of Andric Lane (±1.39 acres, District 1).

Colandra Jones provided a brief overview of the project and stated that there are some issues that need to be resolved on some of the architectural design elements.

Discussion ensued on the building heights, roof design, front entrance locations, building transparency, building design, building materials and façade.

The applicant provided a draft revised condition to address the transparency issue to staff and the SETDRC for their review and wanted to clarify another condition that may be a misread of the plat.

Additional discussion ensued regarding the glass transparency, spandrel glass, shutters, windows, entrances, elevations, the entire building façade transparency, landscaping plan, canopies, future developments for neighboring lots, buffers, setbacks, parking, sidewalks and cross sections.

Staff stated that a 5 or 10 percent reduction in transparency would be acceptable but with other architectural details and not considering spandrel glass as a main transparency detail. Staff also noted that there will be some additional reviews on the urban design aspects such as revisions on the building elevations, the types of windows, the sizes of the windows and the locations of the windows. Staff also noted that eliminating all the transparency requirements on the west façade would not be consistent with what has been done in the past.

The applicant stated if the SETDRC approves the project, the applicant will set up a meeting with staff after they have revised the elevations to be more consistent with the conditions and that they would be able to review the floor plan, review the revised elevations and when ready the applicant will be able to submit with the full landscape plan for appearance review.

Staff asked if Alley A was an existing alley, as it does not show on the previous plats that were done for the front lots along Narcoossee Road, staff is requesting that the applicant submit a re-plat that will show that it's a service road alley.

In order for the SETDRC to approve the project and the conditions of approval, both staff and the SETDRC decided to take a 15 minute break so that staff and the applicant can discuss and amend the conditions of approval in the staff report.

- **Dean Grandin called the meeting back to order at 4:05 p.m. and stated that the 15 break was for staff and the applicant to discuss the change to Urban Design Condition 2E.**

Staff recommends that the language for the Urban Design Condition 2E, Transparency state: Because this is for a personal storage facility that is not typically occupied by people, transparency is not required except in the office area where a minimum 30 percent transparency is required. In lieu of providing transparency, the north and west façades shall include architectural features that make the building look like a 3-story building. The south and east façades shall include similar finishes to create consistency throughout the building. For CPTED purposes, staff recommends including a vision panel in exit doors.

The applicant agreed to the amended language to the Urban Design Condition #2, Transparency but requested that staff clarify the 30 percent on the transparency. Staff stated and confirmed that the 30 percent is calculated as 30 percent of the linear frontage of the portion of the building that includes the office.

Dean Grandin reminded applicant that there will be an appearance review of the final design and the applicant stated that they will have both the elevation and the landscape floor plans available for review as well.

Finally the applicant requested that the language on Transportation Planning Condition #4 be revised to read "A 5-foot sidewalk/utility easement and a 7 foot parkway on both sides of Andric Lane and Tagore Place."

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

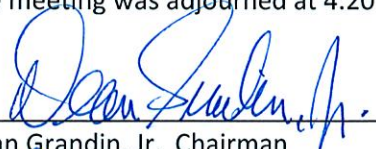
TIM JOHNSON MADE A MOTION TO APPROVE MPL2014-00020, SIMPLY SELF STORAGE TO INCLUDE THE AMENDED LANGUAGE TO URBAN DESIGN CONDITION 2E, THAT HAS BEEN AGREED UPON, ALLOWING 30 PERCENT OF TRANSPARENCY IN THE OFFICE LINEAR FOOTAGE OF THE OFFICE AREA AND TRANSPORTATION PLANNING CONDITION #4 TO BE AMENDED TO READ A 5 FOOT SIDEWALK/UTILITY EASEMENT AND A 7 FOOT PARKWAY ON BOTH SIDES OF ANDRIC LANE AND TAGORE PLACE.

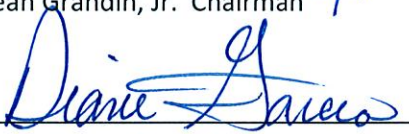
THIS MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.

After the motion, Dean Grandin asked if the lighting on the building was part security lighting and part decorative/architectural lighting and applicant stated that the lighting is decorative. Dean Grandin requested that the applicant change the lighting so that it has a less of an industrial appearance and be more consisted of lighting plan with an office structure or similar. The applicant stated that they will work with the appearance review staff to go over the lighting and other design issues.

ADJOURNMENT

The meeting was adjourned at 4:20 p.m.


Dean Grandin, Jr. Chairman


Diane Garcia, Recording Secretary