



# 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  
Rick Howard

### *Committee Members Absent*

### *Staff Present*

Diane Garcia, Recording Secretary  
Elisabeth Dang, Chief Planner  
Jason Burton, Chief Planner  
Colandra Jones, Planner III  
Wes Shaffer, Planner I  
Nancy Ottini, Transportation Impact Fee  
Coordinator

## MINUTES— JULY 14, 2016

### OPENING SESSION

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

**TIM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE JUNE 20, 2016 SETDRG MEETING. THE MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.**

### REGULAR AGENDA

#### **1. MPL2016-00006 MONTESSORI SCHOOL OF LAKE NONA**

Owner: Lake Nona Investors LLC  
Applicant: Timothy Garrito  
Project Planner: Wes Shaffer (407.246.3792)  
[thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) for an 18,000 sq. ft. school with 12 classrooms.

The subject property is located in the Nona Park PD and is designated as Airport Support District – Medium Intensity on the Southeast Orlando Sector Plan. The subject property is located south of Dowden Road, west of Narcoossee Road and north of Northlake Parkway. (±1.83 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the Montessori School will host up to 300 students that would range from infants to 14 years of age. Mr. Shaffer describe the circulation of the project and noted that there would be main entrances on the northwest corner of the building, cars will arrive on the south portion of the property and drop off would be at the porte-cochère. The pick-up queue would extend to stop sign which is located on the northeast corner of the property and a sidewalk would be created on the southern boundary of the property

to complete the pedestrian circulation.

Discussion ensued regarding the southern boundary sidewalks and their location, the functionality and the plan for the drop-off and pick-up for children of different ages, parking, dumpster door and separation, drive aisle, buffering, alcohol retailers within the area, fire department access, height of the porte-cochère, and bicycle parking.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2016-00006, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND A REVISION TO TRANSPORTATION PLANNING CONDITION #1 ON PAGE 15 TO REVISE THE REQUIRED NUMBER OF SHORT TERM BICYCLE PARKING SPACES TO A MINIMUM OF 24 SPACES INSTEAD OF 3 SHORT TERM SPACES PER CLASSROOM (36 SPACES).**

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

## **2. MPL2016-00029 SHOPPES AT TYSON PLACE**

Owner: Edgar Yates, Colleen Yates, Clifton Ackerman and Joy Ackerman  
Applicant: Javier Omana, CPH, Inc.  
Project Planner: Colandra Jones (407.246.3415)  
[colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) for 60,000 sq. ft. of commercial development comprised of retail, restaurants, bank and grocery store.

After adoption of GMP and Zoning map amendments currently in process, the subject property will be located in the Blackfin PD and will be designated Village Center on the Southeast Orlando Sector Plan. The subject property is located west of Narcoossee Road, north of Tavistock Lakes Boulevard and south of Tyson Road. (±14.6 acres, District 1).

Colandra Jones provided a brief overview of the project and stated that the applicant is requesting a few alternative standards, the first one is for a reduction from the minimum 50 foot buffer from the protected wetlands to 25 feet with a retaining wall along the perimeter of the wetlands. The second alternative standard requested is the requirement for the landscape area of 7-1/2 feet adjacent to the rear of the property along the wetland boundary. Ms. Jones stated that the applicant is willing to provide additional interior landscaping to compensate for the lack of the perimeter landscaping.

Discussion ensued regarding property parcel lines, buffers, landscaping, cross access roads/track, maintenance of the common area landscaping, cross access easements, cell tower, storm water and storm water review, flood plain, wetlands, canal, conservation area and conservation area approval, signage, pedestrian access, drive through, and Tyson Road access.

The SETDRC and staff agreed to strike Transportation Engineering Condition #4 on page 13 from the staff report and under City Planning Condition #16, strike the language that states "proposed landscaping."

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



**TIM JOHNSON MADE A MOTION TO APPROVE MPL2016-00029, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND THAT URBAN DESIGN CONDITION #4 ON PAGE 13 BE STRUCK FROM THE STAFF REPORT AND THAT CITY PLANNING CONDITION #16 ON PAGE 12 BE REVISED TO STRIKE "PROPOSED LANDSCAPING" AND REPLACED BY "A CURB."**

**THE MOTION WAS SECONDED BY RICK HOWARD.**

**THE MOTION WAS AMENDED BY RICK HOWARD TO ADD A NEW CONDITION REQUIRING A PLANNING OFFICIAL DETERMINATION FOR THE SITE PLAN TO BE REVIEWED AND APPROVED BY STORMWATER, ENGINEERING AND ZONING STAFF TO ADDRESS THE WETLAND IMPACT PRIOR TO SUBMITTAL OF A BUILDING PERMIT.**

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

**3. MPL2016-00030 LAUREATE PARK CASITA**

Owner: Rob Adams, Lake Nona Land Company LLC  
Applicant: Heather Isaacs, Tavistock Development  
Project Planner: Wes Shaffer (407.246.3792)  
[thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) amendment to add a "casita" lot type to the Laureate Park Neighborhood. A casita lot is a rear-loaded product with an accessory structure in front of the principal structure.

The subject property is located in the Lake Nona PD and is designated as Residential Neighborhood on the Southeast Orlando Sector Plan. The subject property is located south of Tavistock Lakes Boulevard, west of Narcoossee Road and north Laureate Boulevard (District 1).

Wes Shaffer provided a brief overview of the project and noted there are 31 lots eligible for a casita located in Laureate Park Phase 5B. The lots are 30 feet wide and 120 feet deep. In addition to the lots included the staff report the applicant is requesting that the casita model be approved with option for all 30 x 120 feet lots in Laureate Park. The applicant is proposing 3 different models for the casitas.

Discussion ensued regarding the casita elevations and design, knee wall and fencing, attached arcades and non-allowable enclosed arcades, parking, gutters and drainage, landscaping, future lot phases and future casita phases, setbacks and separations, canopy units, air conditioning unit locations, screening, pools and pool enclosures.

SEDTRC and the applicant agreed to add new conditions to the staff report that states all arcades shall be open not enclosed and the air conditioning units shall be located in either the court yard or alley.

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

**RICK HOWARD MADE A MOTION TO APPROVE MPL2016-00030, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED CONDITION SUBJECT TO REVIEW AND APPROVAL OF DRAINAGE TREATMENT BETWEEN UNITS WITHIN 3 FOOT SIDE YARD SETBACKS.**

**THE MOTION WAS SECONDED BY TIM JOHNSON.**



THE MOTION WAS AMENDED BY TIM JOHNSON TO ADD THE CONDITION THAT ALL MECHANICAL UNITS SHALL BE LOCATED IN THE COURTYARD OR REAR YARD.

THE MOTION WAS AMENDED AGAIN BY RICK HOWARD TO ADD THE CONDITION THAT THE ARCADES ARE TO REMAIN OPEN AND ALSO AMENDED TO ADD A CONDITION THAT A 24 FOOT MINIMUM SEPARATION BETWEEN THE MAIN PRINCIPAL STRUCTURE AND THE CASITA IS REQUIRED.

THE MOTION WAS AMENDED AGAIN BY RICK HOWARD TO DELETE CITY PLANNING CONDITION #10 FUTURE CASITAS DEVELOPMENTS ON PAGE 20 OF THE STAFF REPORT.

ALL AMENDED MOTIONS WERE SECONDED BY TIM JOHNSON AND PASSED BY UNANIMOUS VOTE.

**4. MPL2016-00031 THE DISTILLERY**

Owner: Rob Adams, Lake Nona Land Company LLC  
Applicant: Heather Isaacs, Tavistock Development  
Project Planner: Wes Shaffer (407.246.3792)  
[thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) for an 11-story mixed use development with 30,300 sq. ft. of ground-floor commercial, 151 dwelling units and a 300-space garage.

The subject property is located in the Lake Nona PD and is designated as Village Center/Urban Transit Center on the Southeast Orlando Sector Plan. The subject property is located at the southeast corner of Tavistock Lakes Boulevard and Lake Nona Boulevard, west of Maskin Avenue (±3.46 acres, District 1).

Wes Shaffer provided a brief overview of the project and noted that the parking garage has parking that serves commercial uses on the first floor and the access is through the mews. Stories 2 and 3 are for residential parking use only accessed by east drive way. Stories 2 and 3 provide 198 spaces and the residential units require a minimum of 243 parking spaces which leaves a deficiency of 45 parking spaces with an additional 19 street spaces that would compensate for some of the 45 parking space deficiency. By utilizing the first floor parking spaces for the residents, it would also assist in reducing the parking deficiency to 13 spaces.

Discussion ensued regarding non reserved parking spaces, shared parking, retail parking, on-street parking, vacant space navigator system, public transportation access, car sharing system, Town Center Parking Garage Phase 1-A evening parking availability, Juice Bike sharing system, south side garage ramp, landscaping and garage screening, setbacks, pedestrian bridge/walkway, east-west driveway, sidewalk locations, size of drive aisle, service truck access and loading area, drive-ways and street access, garage roof decks and exits and traffic study.

SEDTRC and Staff added a condition that states there will be interim condition for a buffer yard A along the south side of the garage and should the garage be expanded for subsequent development to the south than that could be deleted or another structure could be developed.

Applicant requested that Condition #11 on Page 18, under City Planning be deleted from the staff report. SEDTRC and staff agreed to remove this condition.

Applicant requested that the language be revised for Condition #1 on page 18, under Transportation to read 1 parking space per unit, plus 20 additional parking spaces for residents, plus 10 spaces for ride sharing and 3 parking spaces per



1,000 for non-residential shall be provided and that there shall not be reserved or assigned residential parking spaces. SETDRC and staff agreed to the revised language.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2016-00031, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND DELETING CITY PLANNING CONDITION #11 ON PAGE 18 AND REVISING THE LANGUAGE IN TRANSPORTATION PLANNING CONDITION #1 ON PAGE 18 TO STATE: "1 PARKING SPACE PER UNIT, PLUS 20 ADDITIONAL PARKING SPACES FOR RESIDENTS, PLUS 10 SPACES FOR RIDE SHARING AND 3 PARKING SPACES PER 1,000 FOR NON-RESIDENTIAL SHALL PROVIDED. RESIDENTIAL PARKING SHALL NOT BE RESERVED OR ASSIGNED.", AND REVISING URBAN DESIGN CONDITION #1 ON PAGE 18 TO ADD THAT THE APPEARANCE REVIEW MUST ADDRESS THE DESIGN OF THE GARAGE WITH AN INTERIM CONDITION OF A BUFFER YARD A ON THE SOUTH SIDE THAT COULD POTENTIALLY BE ELIMINATED IF FUTURE DEVELOPMENT INCLUDES AN ADJACENT PARKING GARAGE OR OTHER USE THAT DOES NOT NEED A BUFFER.**

**THE MOTION WAS SECONDED BY TIM JOHNSON.**

**THE MOTION WAS AMENDED BY DEAN GRANDIN TO ADD A CONDITION STATING THAT RESERVED PARKING SPACES ARE NOT ALLOWED FOR THE COMMERCIAL AREAS.**

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

**5. MPL2016-00020 PIONEERS HOLIDAY INN EXPRESS**

Owner: Norman Leduc, Pioneers Inc.  
Applicant: Constance A. Owens  
Project Planner: Wes Shaffer (407.246.3792)  
[thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net)

Request for approval of building elevations associated with a previously approved Specific Parcel Master Plan (SPMP) to develop a 120-room hotel.

After adoption of GMP and zoning map amendments currently in process, the subject property will be located in the Pioneers PD and will be designated Village Center on the Southeast Orlando Sector Plan. The subject property is located south of William Carey Drive, north Vickrey Place, and east of Narcoossee Road (2.28 acres, District 1).

Wes Shaffer noted that there were some revisions to the site plan since the last approval from SEDTRC on the project. The changes included relocating the pool area to the east side of the building, due to the building being elongated toward the south and provided more details on the deck area. The plans also reflected the conditions that were made in the previous approval with regards to the dumpster location to the south.

SEDTRC and staff agreed on the submittal of the applicant's final architecture design for the project.

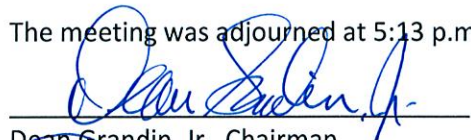
Applicant agreed to all the conditions as set forth of the staff report.

**TIM JOHNSON MADE A MOTION TO APPROVE MPL2016-00020, AS SUBMITTED.**

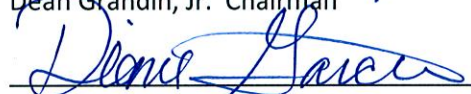
THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

ADJOURNMENT

The meeting was adjourned at 5:13 p.m.

A handwritten signature in blue ink, appearing to read "Dean Grandin, Jr.", written over a horizontal line.

Dean Grandin, Jr. Chairman

A handwritten signature in blue ink, appearing to read "Diane Garcia", written over a horizontal line.

Diane Garcia, Recording Secretary