

## MEETING INFORMATION

MINUTES \*\*\* APRIL 12, 2018

Location

Manatee Conference Room  
6<sup>th</sup> Floor, City Hall  
One City Commons  
400 South Orange Avenue

Time

3:00 p.m.

Members Present

Dean Grandin, Jr. Chairman  
Mark Cechman  
Lillian Scott-Payne

Members Absent

Rick Howard

Staff Present

Diane Garcia, Recording Secretary  
Elisabeth Dang, Chief Planner  
Colandra Jones, Planner III  
Michelle Beamon Robinson,  
Planner III  
Keith Grayson, Chief Plan Examiner  
Nancy Ottini, Transportation Fee  
Coordinator

## OPENING SESSION

- ♦ Call to Order at 3:03 p.m. or soon thereafter as possible
- ♦ Determination of a Quorum
- ♦ Approval of February 8, 2018 SETDRC Meeting Minutes

**MARK CECHMAN MADE A MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 8, 2018 SETDRC MEETING. THE MOTION WAS SECONDED BY LILLIAN SCOTT-PAYNE AND PASSED BY UNANIMOUS VOICE VOTE.**

## REGULAR AGENDA

1. **MPL2018-10010 TYSONS CORNER II TRACT "A" COMMERCIAL**

Owner: James Ekbatani, Lake Nona Holdings LLC

Applicant: Andrew Hupp, Epic Retail Lake Nona LLC

Project Planner: Michelle Beamon Robinson (407.246.3145)  
[michelle.robinson@cityoforlando.net](mailto:michelle.robinson@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) for 71,650 sq. ft. of commercial uses in 6 buildings, with drive-thru at Buildings A, B, and F.

The subject property is located in the Tysons Corner II PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located north of Tyson Road, east of Narcoossee Road and south of Clear Vista Street (±9.69 acres, District 1).

Michelle Robinson provided a brief overview of the project and noted that there is an addendum to update the development program from 71,650 sq. ft. to 72,850 sq. ft. along with updating the site plan for the vehicular and pedestrian plan and the landscaping plan to amend the east-west access road from an easement to a tract. Also, the applicant is requesting an alternative mix of uses as the proposed project is smaller than what the original PD was approved for. The staff report does not contain any building elevations, so those would need to be submitted through Appearance Review Application prior to the building plans submittal.

Light discussion ensued regarding the building uses, signage, cross access, easement, sewer, and design standards conditions.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2018-10010, TYSONS CORNER II COMMERCIAL SPMP SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT INCLUDING THE ADDENDUM.**

**THE MOTION WAS SECONDED BY LILLIAN SCOTT-PAYNE AND PASSED BY UNANIMOUS VOICE VOTE.**

**2. MPL2018-10011 TYSONS CORNER II TRACT "B" MEDICAL OFFICES**

Owner: David Lach, Anon LLC

Applicant: James Lax, The Trilax Group, LLC

Project Planner: Michelle Beamon Robinson (407.246.3145)  
[michelle.robinson@cityoforlando.net](mailto:michelle.robinson@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) for 13,050 sq. ft. of medical dental offices in three buildings.

The subject property is located in the Tysons Corner II PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located north of Clear Vista Street, east of Narcoossee Road and south of Dwell Court (±1.35 acres, District 1).

Michelle Robinson provided a brief overview of the project and stated that the applicant is requesting an alternative mix of uses as the proposed project is smaller than what the original PD was approved for.

Discussion ensued regarding retention pond and its location, parking, dumpster, sub-division application, cross access easements and water retention, lift station, building elevation and building materials, signage plan and landscaping plan.

The applicant was not present at the meeting but previously agreed to all the other conditions as set forth in the staff report.

**LILLIAN SCOTT-PAYNE MADE A MOTION TO APPROVE MPL2018-10011, TYSONS CORNER II TRACT "B" MEDICAL OFFICES SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

**3. MPL2017-10047 SUB2017-10055 MIXED USED DISTRICT AT LAKE NONA**

Owner: James L. Zboril, Lake Nona Land Co.

Applicant: Heather Isaacs, Tavistock Development Company, LLC

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) amendment and preliminary plat to address land use mix, define blocks, streets, and park space.

The subject property is located in the Lake Nona PD and is designated as Village Center with the Urban Transit Overlay on the Southeast Orlando Sector Plan map. The subject property is located north of Laureate Boulevard, south of Nemours Parkway and east of Lake Nona (±177 acres, District 1).



Colandra Jones provided the brief overview of the project and stated the area is designated as Village Center/Urban Transit. Originally approved in 2014, the framework plan then identified street hierarchy and block size. This amendment updates and further defines the Mixed Use District framework plan with conceptual uses within each block and outlines locations of potential open space areas. The overall framework is found on Page 5 of the staff report and the open space framework plan on Page 7. The applicant is requesting an alternative standard for two blocks within the plan, Block 1B (8.95 acres) and Block 1E (8.05 acres) exceeds the maximum block size of 7 acres. If we look at average block size, it is 5.6 acres.

Also for your consideration is a preliminary plat for the medical office building, which was approved by this board in February, and associated road which lead to a lift station north of Nemours Parkway and east of the Nemours Children's hospital.

John Rhodes requested that Transportation condition #2-H on page 13 be removed from the staff report and Staff agreed to remove this condition.

Light discussion ensued regarding road and road connections.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2017-10047 AND SUB2017-10055 LAKE NONA MIXED USE DISTRICT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE CHANGE TO TRANSPORTATION CONDITION 2D TO BE DELETED AND REPLACED WITH "TYPICAL SECTION 3, THE ROAD SHALL BE POSTED AS "NO PARKING." ALSO TRANSPORTATION CONDITION 2F FIRST SENTENCE SHALL BE AMENDED TO STATE "THE OFFSET INTERSECTION WITH CENTERLINE DRIVE PROPOSED AT THE RECTANGULAR OPEN SPACE ONE BLOCK NORTH OF LAUREATE BOULEVARD WILL NEED TO BE RECONFIGURED." AND TRANSPORTATION CONDITION #2H SHALL BE DELETED IN ITS ENTIRETY.**

**THE MOTION WAS SECONDED BY LILLIAN SCOTT-PAYNE AND PASSED UNANIMIOUS VOICE VOTE.**

#### **4. MPL2018-10012 UCF HOSPITAL AT LAKE NONA**

Owner: Lake Nona Land, Co LLC and the University of Central Florida

Applicant: Heather Isaacs, Tavistock Development Company, LLC

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 a 64 bed hospital (198,168 sq. ft.), which includes a 16 bed shell space, with high rise sign, a 60,000 sq. ft. medical office building, a powerhouse for utilities, and a helipad.

The subject property is located in the Lake Nona PD and is designed as Airport Support District – High Intensity on the Southeast Orlando Sector Plan map. The subject property is located south of Lake Nona Boulevard, north of Laureate Boulevard, west of Veterans Way and east of Humboldt Drive (±36.6 acres, District 1).

Colandra Jones provided the brief overview of the project and discussion ensued regarding visitor and employee space, public transportation service, shuttle service, bed towers and their growth, connectivity, screening, helipad and its location, plantings, landscaping, bollards and pedestrian crosswalks.

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

**LILLIAN SCOTT-PAYNE MADE A MOTION TO APPROVE MPL2018-10012, UCF HOSPITAL AT LAKE NONA SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE REVISED LANGUAGE TO ENGINEERING/ZONING CONDITION #2 FIRST SENTENCE TO STATE "THE MASTER DEVELOPER IS REQUIRED TO DESIGN AND CONSTRUCT A STORM WATER SYSTEM IN ACCORDANCE WITH THE APPROVED MASTER DRAINAGE PLAN."**

**THE MOTION WAS SECONDED BY MARK CECHMAN AND PASSED UNANIMIOUS VOICE VOTE.****5. MPL2018-10013 LAUREATE PARK PHASE 10  
SUB2018-10008**

Owner: Ralph Ireland, Lake Nona Land Co. LLC

Applicant: Heather Isaacs, Tavistock Development Company, LLC

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) and preliminary plat for 208 single family homes and 42 townhomes.

The subject property is located in the Lake Nona PD and is designated as Village Center on the southeast Orlando Sector Plan map. The subject property is located north of Nemours Parkway, south of the Greenway (SR417), and west of Bovet Avenue (±60.5 acres, District 1).

Colandra Jones provided the brief overview of the project and stated that this is the continuation of the larger Laureate Park residential neighborhood. Currently the parcel is designated at Village Center on the Lake Nona DRI/PD Development Plan, however, the applicant is requesting an amendment to the PD (going before the MPB in May) to change it to Residential Neighborhood, to be consistent with the Laureate Park land use designation throughout the development. Therefore, the analysis was performed under the "Residential Neighborhood" designation.

There is an addendum attached to this report. On the plat sheet for the Water, Sewer & Reclaimed Master plan, Note 7: the Applicant request that the gravity sewer design be permitted to allow 0.32 percent minimum design slopes for the proposed 8" gravity sewer pipes in lieu of the 0.40 percent minimum design slopes as stated in the ESM. According to the Water Reclamation Division, this can be addressed in the construction plans and documents submitted for review prior to building permit issuance.

Discussion ensued regarding lift station, sewer system, open space area, accessory structures, motor court homes, wetlands, storm water and lot sizes and setbacks.

John Rhodes requested that Transportation Condition #2 on page 18 be removed from the staff report, Staff agreed to delete this condition.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2018-10013 AND SUB2018-10008 LAUREATE PARK PHASE 10 AND THE ADDENDUM SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE REMOVAL OF CONDITION #2 ON PAGE 18 UNDER TRANSPORTATION.**

**THE MOTION WAS SECONDED BY LILLIAN SCOTT-PAYNE AND PASSED BY UNANIMOUS VOICE VOTE.**

**ADJOURNMENT**

The meeting was adjourned at 4:08 p.m.

  
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Dean Grandin, Jr. Chairman  
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Diane Garcia, Recording Secretary