

MEETING INFORMATION

Location

Veteran's Conference Room
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

3:00 p.m.

Members Present

Dean Grandin, Jr. Chairman
Mark Cechman
Tim Johnson
Rick Howard

Members Absent

None

Staff Present

Diane Garcia, Recording Secretary
Elisabeth Dang, Chief Planner
Colandra Jones, Planner III
Wes Shaffer, Planner I
Keith Grayson, Chief Plan Examiner
Chip Howard, Fire Safety Examiner

MINUTES ★★★

MARCH 9, 2017

OPENING SESSION

- ◆ Call to Order at 3:03 p.m. or soon thereafter as possible
- ◆ Determination of a Quorum
- ◆ Approval of February 9, 2017 SETDRC Meeting Minutes

TIM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 9, 2017 SETDRC MEETING. THE MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. **MPL2017-00002
SUB2017-00005** EDUCATION VILLAGE VET CLINIC/DOG BOARDING

Owner: James L. Zboril, Narcoossee Land Holding Two, LLC
Applicant: Heather Isaacs, Tavistock Development Company, LLC
Project Planner: Colandra Jones (407.246.3415)
colandra.jones@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) for a 3,900 square foot veterinary clinic and a 5,752 square foot pet boarding facility and for approval of a minor 4-lot plat including the subject property as well as an adjacent parking area and future development site.

The subject property is located in the Education Village PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located south west of Narcoossee Road, east of Andric Lane, south of Tagore Place and north of Vickrey Place (±2.8 acres, District 1).

Colandra Jones provided a brief overview of the project and noted that the applicant is proposing a 32-space parking lot to the south to accommodate the current retail uses that are on the east side of the site that will address the parking space shortage. Ms. Jones also noted that the request is for a preliminary plat/minor plat to subdivide the property into 4 lots, one for the retail parking, the vet clinic, the pet boarding site and a future development parcel that would have to return to the SEDTRC for a SPMP approval. Finally, Ms. Jones noted that condition #3 under Transportation Engineering on page 19, the end of the condition was omitted and it should read "At the intersection of Andric Lane and Tagore Place, at stop bar, sign and 30 feet of double yellow on Andric Lane **is required.**"

Discussion ensued regarding future road development, project development site, storm water, dumpster location, recycling, parking, parking circulation, employee only parking, shared parking, cross access and private easements.

Applicant noted that the project is not strictly a pet boarding facility and that the conditions of approval state that the project needs to comply with the Animal Boarding Regulations as noted Section 58 that relates to pet boarding as an accessory use. Staff and the applicant agreed that condition #10 on page 18 under City Planning should be revised to add language that states "At no instant shall the pet boarding facility exceed 50 percent of the overall square footage of the building's floor plan."

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

TIM JOHNSON MADE A MOTION TO APPROVE MPL2017-00002 AND SUB2017-00005, EDUCATION VILLAGE VET CLINIC/DOG BOARDING SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED LANGUAGE TO CONDITION #10 UNDER CITY PLANNING ON PAGE 18, THAT STATES "AT NO INSTANT SHALL THE PET BOARDING FACILITY EXCEED 50 PERCENT OF THE OVERALL SQUARE FOOTAGE OF THE BUILDING'S FLOOR PLAN." ALSO TO ADD LANGUAGE AT THE END OF THE SENTENCE OF CONDITON #3 UNDER TRANSPORTATION ENGINEERING ON PAGE 19 THAT STATES "IS REQUIRED."

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

2. **MPL2017-00001** LAKE NONA TOWN CENTER PHASE 1B AMENDMENT

Owner: Ralph Ireland, Lake Nona Land Company LLC

Applicant: Heather Isaacs, Tavistock Development Company, LLC

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

Request for approval of a Specific Parcel Master Plan (SPMP) amendment to increase office development for Building F in Town Center Phase 1B from 100,000 sq. ft. to 165,000 sq. ft. by adding two floors to the previously approved four story building.

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 south of the Central Florida Greenway (SR 417), northwest of Lake Nona Boulevard and east of Boggy Creek Road (±0.9 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that by adding the two floors to the four story building, it would create a parking deficit of 264 spaces but these spaces will be included in the garage extension which is part of the Phase 2A and the Phase 1B projects. Mr. Shaffer also stated that the current plan shows no pedestrian connectivity/crosswalk at the northwest corner of the garage and that this access should be included as part of the project prior to permitting.

Discussion ensued regarding building the garage and the office building at the same time, building materials, screening of mechanical equipment, line of sight study, and parking.

Both staff and the applicant agreed to add language to condition #4 on page 15 under Urban Design that states "Unless the line of sight study shows that ground-level screening can be accomplished for at least 1,000 feet on all 4 sides of the building."

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

RICK HOWARD MADE A MOTION TO APPROVE MPL2017-00001, LAKE NONA TOWN CENTER PHASE 1B AMENDMENT, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE ADDED LANGUAGE TO THE END OF THE SENTENCE TO CONDITION #4 ON PAGE 15 UNDER URBAN DESIGN

THAT STATES "UNLESS THE LINE OF SIGHT STUDY SHOWS THAT GROUND-LEVEL SCREENING CAN BE ACCOMPLISHED FOR AT LEAST 1,000 FEET ON ALL 4 SIDES OF THE BUILDING."

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

3. **MPL2016-00055 LAKE NONA TOWN CENTER PHASE 2A**

Owner: Ralph Ireland, Lake Nona Land Company LLC

Applicant: Heather Isaacs, Tavistock Development Company, LLC

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

Request for approval of a Specific Parcel Master Plan (SPMP) for 1,241,000 sq. ft. of mixed use program; including a brewery, bowling alley, a medical fitness facility, approximately 200 hotel rooms and 3,870 parking spaces (surface and garage).

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 south of the Central Florida Greenway (SR 417), northwest of Lake Nona Boulevard and east of Boggy Creek Road (±67.7 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the loop road that is around the north and west border will be public and everything within that loop road is private with the exception of an easement that will service the lift station. Mr. Shaffer also noted that, as Phase 2A develops, the internal streets will be platted as tracts and staff is requiring that travel lanes not exceed 10 feet, except where higher incidents of delivery trucks traffic is presumed then in those cases up to 12 feet travel lanes are permitted. Depending how the tracts are platted, a Planning Determination will be able to determine whether or not the 10 foot setbacks are appropriate. Mr. Shaffer noted that the remainder of Phase 2A will come through planning official determination.

Discussion ensued regarding architectural designs, design workshops, open space shortage and calculations, event street closures, parking lot, cross access, parking analysis and on street parking, landscaping, property association, drive-through, loop road design and construction, platting, private street tracts, street maintenance, final site plan, development of each block, mass transit/public transportation, bike trails, bike lockers, bike corrals and bike repair stations, transparency, emergency access/service, sidewalks, alleys, dumpsters, utility plan, easements, future residential development, parking lot(s) landscaping plan, pedestrian bridge option, and signage options.

Applicant stated that they would like to meet with staff to work on Condition #21 on page 25 under City Planning to calculate and finalize the open space areas.

Applicant requested that the first sentence in Condition #15 on page 25 under City Planning be removed. Staff agreed to remove the sentence. Applicant stated that they will provide a diagram of the final site plan that will show every side of the building, principal and secondary facades before permitting.

Applicant requested to clarify Condition #17 on Page 27 under City Planning to state, "All ground mounted and rooftop mechanical equipment shall be screened from view and meet the screening conditions of LDC2016-000473. A sight line analysis must be provided showing adequate screening from view at ground level as viewed from any public or private right-of-way or from any abutting property, within a 1,000 foot radius of the subject building." Staff agreed to the clarified language.

Applicant requested to add language to item #6 on page 30 under Information Comments to state "With the development of this site, the master system is adequately design to handle the capacity of this expansion." Staff agreed to the added language.

Additional discussion ensued regarding some of the other conditions of approval and Dean Grandin requested that the applicant provide an exhibit or a mini-workshop presenting the architectural design of the proposed master sign prior to permitting, applicant agreed.

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

RICK HOWARD MADE A MOTION TO APPROVE MPL2016-00055 (ADDENDUM), LAKE NONA TOWN CENTER PHASE 2A, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE REMOVAL OF THE FIRST SENTENCE IN CONDITION #15 ON PAGE 25 UNDER CITY PLANNING.

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

ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

Dean Grandin, Jr. Chairman

Diane Garcia, Recording Secretary