MINUTES *** SEPTEMBER 27, 2017

OPENING SESSION

- Call to Order at 2:33 p.m. or soon thereafter as possible
- Determination of a Quorum
- Approval of June 8, 2017 SETDRC Meeting Minutes

TOM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE JUNE 8, 2017 SETDRC MEETING. THE MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. **MPL2017-10006** TREEHOUSE MEDICAL OFFICE

Owner: Ralph Ireland, VP, Lake Nona Land Co. 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 two pediatric medical office buildings which total 15,422 sq. ft.

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 addressed as 9791 Selten Way and is located north of Laureate Boulevard, west of Selten Way, and south of Tavistock Lakes Boulevard (±2.4 acres, District 1).

Colandra Jones provided a brief overview of the project and noted that the plan is proposing a 6,043 square foot pediatrician office and 9,379 square foot multi-tenant local office. Ms. Jones also noted that there have been discussions between the applicant and Urban Design in regards to the architectural details and the roof pitch.

Discussion ensued regarding the roof design, pitch and height, signage and signage language, sidewalk and sidewalk easement, landscape screen/buffers, dumpster enclosure and location, wetlands setbacks, and drive aisle.
Applicant agreed to all the other conditions as set forth of the staff report.

**TIM JOHNSON MADE A MOTION TO APPROVE MPL2017-10006, TREEHOUSE MEDICAL OFFICE SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE FOLLOWING REVISED CONDITIONS OF APPROVAL: ADD CONDITION #16 UNDER CITY PLANNING STATING “THE APPLICANT SHALL MEET WITH THE URBAN DESIGN STAFF PRIOR TO SUBMITTING FOR BUILDING PERMITS IN ORDER TO RESOLVE THE ROOF PITCH OF THE BUILDINGS.” REVISE CONDITION #7 UNDER CITY PLANNING TO STATE “A MASTER SIGN PLAN SHALL BE REVIEWED THROUGH A PLANNING OFFICIAL DETERMINATION PRIOR TO BUILDING PERMITS.” REVISE CONDITION #10 UNDER URBAN DESIGN WITH THE ADDED LANGUAGE STATING “NO LESS THAN 36 INCHES.” REVISE CONDITION #15 UNDER URBAN DESIGN WITH THE ADDED LANGUAGE STATING “PRIMARY TENANT”**

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

After the motion, additional discussion ensued regarding the roof pitches and it was agreed that the applicant would meet with staff prior to permitting to finalize the roof pitch design.

2. **MPL2017-10008 CHILD DEVELOPMENT FACILITY AT LAKE NONA VILLAGE**

Owner: Ralph Ireland, VP, 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) for a ±10,025 square foot early childhood education facility (daycare), outdoor play areas and associated parking.

The subject property is located in the Lake Nona PD and is designated as Neighborhood Center on the Southeast Orlando Sector Plan map. The subject property is addressed as 9484 Northlake Parkway and is located south of Lake Nona Village Place, east of Northlake Parkway, and north of Leland Drive (±1.17 acres, District 1).

Colandra Jones provided a brief overview of the project and stated that there is an addendum for a revised site plan that is proposing 2 curb cuts instead of 1 which is now the new transportation condition #6. Ms. Jones also noted that the applicant is requesting the maximum setbacks relief and staff is recommending that this property is also be included within the PD amendment they currently have that is going to MPB in October.

Discussion ensued regarding bollards, signage, roof pitch, retaining wall, based flood elevation, fencing, fencing material and design, retention pond, wetland buffer, sidewalks, pavers, and dumpster location.

The applicant proposes a 6-foot chain-link fence around the perimeter of the site. A CPTED fence (wrought iron or wrought iron-type fence) is required instead of chain-link. If safety is the concern regarding the type of fence, a landscape buffer between the playground area and the fence can be provided. The fence along the street can be up to 4 feet in height, or if it is set back 3 feet, the fence can be 6 feet in height provided it is metal picket.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2017-10008, CHILD DEVELOPMENT FACILITY AT LAKE NONA VILLAGE SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE FOLLOWING REVISED CONDITIONS OF APPROVAL UNDER CITY PLANNING: NEW CONDITION #13 “THE PLAYGROUND AREAS SHALL BE AT OR ABOVE BASE FLOOD ELEVATION”, ADDITION TO CONDITION #9 “THE FENCE ALONG THE STREET CAN BE UP TO 4 FEET IN HEIGHT, OR IF IT IS SETBACK 3 FEET, THE FENCE CAN BE 6 FEET IN HEIGHT PROVIDED IT IS METAL PICKET”, ADDITION TO CITY PLANNING CONDITION #4 “THE LANDSCAPE PLAN SHALL DEPICT LOCATION OF CROSSWALK PAVERS CONSISTENT WITH THE REMAINDER OF THE LAKE NONA VILLAGE DEVELOPMENT.**
THE MOTION WAS SECONDED BY TIM JOHNSON AND PASSED UNANIMOUS VOICE VOTE.

ADJOURNMENT

The meeting was adjourned at 3:25 p.m.

[Signature]
Dean Grandin, Jr. Chairman

[Signature]
Diane Garcia, Recording Secretary