MINUTES *** NOVEMBER 9, 2017

OPENING SESSION

- Mark Cechman was nominated as Vice-Chairman to Chair the meeting
- Call to Order at 3:05 p.m. or soon thereafter as possible
- Determination of a Quorum
- Approval of September 27, 2017 SETDRC Meeting Minutes

TIM JOHNSON MADE A MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 27, 2017 SETDRC MEETING. THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. [MPL2017-10019] BANK AT LAKE NONA VILLAGE

Owner: James L. Zboril, Lake Nona Land Co. 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 a 3,650 square foot bank with drive through.

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 9588 Narcoossee Road and is located north of Northlake Parkway, west of Narcoossee Road, and south of Kensington Row Court (±1.4 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the proposed development would replace the original Lake Nona Information Center which was moved to Laureate Park Neighborhood Center in 2015. Mr. Shaffer also stated that the applicant is requesting 30 parking spaces with the maximum being 26 spaces and noted that Transportation Engineering is satisfied with allowing the 30 parking spaces. Mr. Shaffer noted that a final site plan, a landscaping plan and a signage package will be subject to Appearance Review. Finally, the applicant’s proposed site plan layout does not meet the traditional
design standards and staff is petitioning that the standards are met or the applicant needs to provide an alternative site plan that will meet the traditional design standards.

Discussion ensued regarding the site plan, landscaping plan, traffic circulation, building location and building setbacks, curb cuts, ATM drive through, parking, handicap parking location, elevation, building design, storm water, flood plain and wetlands.

Elisabeth Dang stated that when the SETDRC approved other phases of the Neighborhood Center there were projects such as Panera and a daycare that were allowed alternative standards because of how their buildings were designed, but that such approvals required PD Amendments.

Additional discussion ensued regarding the building setbacks, parking location, right in and right out traffic flow, traffic circulation, and a future PD Amendment for the project.

SETDRC and staff agreed to remove Conditions of Approval #5 “Front Setback.”

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

TIM JOHNSON MADE A MOTION TO APPROVE MPL2017-10019, BANK AT LAKE NONA VILLAGE OFFICE SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE REMOVAL OF ITEM #5 UNDER CITY PLANNING “NEIGHBORHOOD CENTER STANDARDS” AND REPLACING THAT CONDITION WITH “A PD AMENDMENT TO ALLOW ALTERNATIVE SETBACKS IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE” AND ALLOWING TRANSPORTATION STAFF TO ADDRESS THE REQUEST FOR A THE RIGHT IN AND RIGHT OUT CURB CUT ONTO NARCOOSSEE ROAD AS PART OF FINAL SITE PLAN REVIEW.

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

2. **MPL2017-10020**
   **SUB2017-10027**

   INDOOR SOCCER AT LAKE NONA LANDING

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

   Applicant: Heather Isaacs, Tavistock Development Company, LLC

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

   Request for approval of a Specific Parcel Master Plan (SPMP) and preliminary plat for a ±50,000 square foot indoor soccer and sports complex.

   The subject property is located in the Education Village PD and is designated as Airport Support District – Medium Intensity on the Southeast Orlando Sector Plan map. The subject property is located south of Lake Nona Village Place, east of Northlake Parkway, and north of Leland Drive (±3.81 acres, District 1).

   Michelle Beamon Robinson provided a brief overview of the project and stated that the building will consists of 2 main soccer fields and hard courts multipurpose fields along with sitting areas, snack bars, party rooms, office space, storage, and rest rooms with lockers. Ms. Beamon also noted that subject property is within the Education Village PD which is currently undergoing a PD Amendment to amend 39 acres which includes the subject parcel from Village Center to Airport Support District Medium Intensity.

   Discussion ensued regarding parking, facility management, buffers, dumpster location, building height, flood plain review, and future roadway construction.

   Michelle Beamon Robinson noted that she will update the staff report in the parking section to reflect how Transportation Planning calculated the parking spaces for accuracy in the condition.
Applicant requested to revise the language for Urban Design condition #2-D on page 18 that states “material must wrap to a length of at a minimum the first bay (18-20ft.). Applicant requests that the minimum be 6ft. and that they would break up monotony of the façade with enhanced landscaping and trellis. After discussion, staff recommend that the condition remains as written.

Rick Howard added an amendment to condition #12, under Development Review on page 20 that states “Any flood storage volume displaced by the building must have compensating storage.”

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

**RICK HOWARD MADE A MOTION TO APPROVE MPL2017-10020 AND SUB2017-10027, INDOOR SOCCER AT LAKE NONA LANDING SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE FOLLOWING REVISED CONDITIONS OF APPROVAL: UNDER TRANSPORTATION PLANNING, UPDATE THE STAFF REPORT IN THE PARKING SECTION TO RELLECT HOW TRANSPORTATION PLANNING CALCULATED THE PARKING SPACES FOR ACCURACY IN THE CONDITION. UNDER DEVELOPMENT REVIEW CONDITION #12, ADD THE SENTENCE “ANY FLOOD STORAGE VOLUME DISPLACED BY THE BUILDING MUST HAVE COMPENSATING STORAGE.”**

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

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**3. MPL2017-10021 MEDICAL OFFICE AT LAKE NONA GATEWAY**

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

Request for approval of a Specific Parcel Master Plan (SPMP) for a ±10,816 square foot medical office and retail building that will be phase 2 of the Lake Nona Gateway project.

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 9975 Tavistock Lakes Boulevard and is located north of Tavistock Lakes Boulevard, west of Narcoossee Road, and east of Lessing Avenue (±1.5 acres, District 1).

Mary-Stewart Droge was representing Colandra Jones as Ms. Jones was unable to attend the meeting. Mary-Stewart Droge provided the brief overview of the project and stated there will be 7,465 square feet of dental offices and 3,351 square feet of retail space.

Discussion ensued regarding the wetland and its 50 foot buffer, setbacks, back of the building façade, flood plain, parking garage, trees and landscaping.

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

**TIM JOHNSON MADE A MOTION TO APPROVE MPL2017-10021, MEDICAL OFFICE AT LAKE NONA GATEWAY SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

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**4. MPL2017-10022 OFFICE HEADQUARTERS AT LAKE NONA TOWN CENTER**

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

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 three office buildings totaling ±380,178 square feet; a 5,292 sq. ft. restaurant, a 103,389 square foot hotel and a parking 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 addressed as located north of Lake Nona Boulevard, east of Humboldt Drive extension and west of Veterans Way (±11.85 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the applicant must provide a final site plan for final site plan review and building elevations for appearance review via planning official determination. Mr. Shaffer also noted that there is a requirement for a 15 foot garage setback along street G and when the plan is submitted for final site plan review the plan should reflect all building elevations, a full landscape plan, a detail pedestrian friendly driveway plan, parking calculations and streetscaping along street G.

Discussion ensued regarding the review and the approval process of the project, building heights, garage height, garage screening, garage design and the number of garage parking spaces, loading docks, street drive, street access, street cross sections, sidewalks, setbacks, hotel and restaurant design reviews and approvals.

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

**RICK HOWARD MADE A MOTION TO APPROVE MPL2017-10022, OFFICE HEADQUARTERS AT LAKE NONA TOWN CENTER SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE AGREEMENT THAT THE HOTEL AND RESTAURANT IS RETURNED TO THE SETDRC FOR THE REVIEW OF THE FINAL DESIGN.**

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

5. **MPL2017-10023 SUB2017-10026**

   **OFFICE BUILDING AT LAKE NONA PARCEL 19C**

   **Owner:** James L. Zboril, Lake Nona Land Co.
   **Applicant:** Heather Isaacs, Tavistock Development Company, LLC
   **Project Planner:** Colandra Jones (407.246.3415)
   
   thomas.shaffer@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) and preliminary plat for a ±34,480 square foot office building and tennis court.

The subject property is located in the Lake Nona PD and is designated as Airport Support District – High Intensity on the Southeast Orlando Sector plan map. The subject property is located south of Laureate Boulevard, east of the Medical City Drive extension, and west of Hartwell Court (±4.9 acres, District 1).

Mary-Stewart Droege was representing Colandra Jones as Ms. Jones was unable to attend the meeting. Mary-Stewart Droege provided the brief overview of the project.

Light discussion ensued regarding parking and parking spaces, driveway separation, emergency fire access, fire hydrants and their locations, landscape plan, flood plain and stormwater.

Applicant agreed to all the other conditions as set forth in the staff report.
RICK HOWARD MADE A MOTION TO APPROVE MPL2017-10023 AND SUB2017-10026, OFFICE BUILDING AT LAKE NONA PARCEL 19C SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.

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

ADJOURNMENT

The meeting was adjourned at 4:25 p.m.

[Signature]
Mark Cechman, Acting Chairman

[Signature]
Diane Garcia, Recording Secretary