MINUTES *** JANUARY 11, 2018

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 December 14, 2017 SETDRC Meeting Minutes

LILLIAN SCOTT-PAYNE MADE A MOTION TO APPROVE THE MINUTES OF THE DECEMBER 14, 2017 SETDRC MEETING. THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. **MPL2017-10037**
   SUB2017-10040
   LAUREATE PARK PHASE 4

   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

   Request for approval of a Specific Parcel Master Plan (SPMP) and preliminary plat for 168 single family and 25 townhome units.

   The subject property is located in the Lake Nona PD and is designated as Residential Neighborhood on the Southeast Orlando Sector Plan map. The subject property is located south and west of Laureate Boulevard, east of Kellogg Drive and Centerline Drive, and north of the Poitras Property (±84.23 acres, District 1).

   Colandra Jones provided a brief overview of the project and stated that the location was originally planned for a community park and elementary school site, but back in 2015 there was a DRI amendment to change the site to residential neighborhood and the park and the elementary school was relocated to the west of the site. Ms. Jones also noted that included in the proposal, the applicant is proposing 193 residential units with 8 different lot types. Ms. Jones stated that staff had met with the applicant regarding the site plan and it was
agreed that the site plan will be revised to replace lots 4 through 7 that are located on the west side of the property from 55’ x 130’ lots to another townhome building. This would decrease the 55’ lot type from 42 to 38 units and the townhomes would increase from 20 to 25. Also, condition #8 on page 17 is to be removed from the staff report because the condition has been met.

Light discussion ensued regarding fences and fence conditions.

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

**RICK HOWARD MADE A MOTION TO APPROVE MPL2017-10037 AND SUB2017-10040, LAUREATE PARK PHASE 4 SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT WITH THE REMOVAL OF CONDITION #8, PAGE 17, “REAR-LOADED LOTS.”**

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

2. **MPL2017-10039** 7-ELEVEN AT LAKE NONA BOULEVARD PARCEL 15A

Owner: James L. Zboril, Landport Lane Holding, 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 3,010 sq. ft. 7-Eleven gas station with a car wash on a ±1.25 acre parcel, a framework plan showing lot layouts for ±20 acres of adjacent development parcels, and establishing a Mixed Use Precinct (MUP) to allow retail in the Airport Support District—High Intensity designation.

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 north of State Road 417, south of Lake Nona Gateway Road, and west of Lake Nona Boulevard (±21 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the there is an addendum adding a condition to the staff report under City Planning regarding outdoor merchandise. Mr. Shaffer noted some specific details on the driveway on Lake Nona Gateway Loop requesting that it be a right way in/right out or a right in/right out with a raised traffic separator. Also, the driveway along the south part of property should be a joint use driveway that would service parcels to south. Also, Mr. Shaffer stated that there needs to be a direct pedestrian pathway from both public right-of-way; Lake Nona Loop and Lake Nona Boulevard. Finally, staff is looking for consistency on the access road on the north/west side of the property to match the cross section for Corner Drive.

Discussion ensued regarding road development, the appearance review for the landscaping plan, building elevation, and signage package. Additional discussion on storm water, buffers, street trees, sidewalks, pedestrian pathways, multi-use path, architectural design and building transparency.

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

**LILLIAN SCOTT-PAYNE MADE A MOTION TO APPROVE MPL2017-10039, 7-ELEVEN AT LAKE NONA BOULEVARD PARCEL 15A SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT INCLUDING THE ADDENDUM.**

**THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED UNANIMOUS VOICE VOTE.**
3. **MPL2017-10040**  
**EDUCATION VILLAGE DENTAL OFFICE**

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 ±9,400 square foot dental office.

The subject property is located in the Education Village PD (Phase 2A, Lot 4) and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located east of Andric Lane, south of Tagore Place, and west of Narcoossee road (±1.12 acres, District 1).

Colandra Jones provided the brief overview of the project and stated the project was reviewed against the AC-1 zoning Standards.

Light discussion ensued regarding the windows, location, parking, sidewalks, easements and stormwater service.

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

**RICK HOWARD MADE A MOTION TO APPROVE MPL2017-10040, EDUCATION VILLAGE DENTAL OFFICE SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

**ADJOURNMENT**

The meeting was adjourned at 3:27 p.m.

Mark Cechman, Acting Chairman

Diane Garcia, Recording Secretary