MINUTES *** FEBRUARY 8, 2018

OPENING SESSION

- Call to Order at 3:02 p.m. or soon thereafter as possible
- Determination of a Quorum
- Approval of January 11, 2018 SETDRC Meeting Minutes

MARK CECHMAN MADE A MOTION TO APPROVE THE MINUTES OF THE JANUARY 11, 2018 SETDRC MEETING. THE MOTION WAS SECONDED BY RICK HOWARD AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2017-10044  HOTEL AT LAKE NONA PARCEL 10
SUB2017-10056

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 257 hotel rooms, 82 condominium units and 11,385 square feet of ballroom space.

The subject property is located in the Lake Nona PD and is designated as Airport Support District – Medium Intensity and Airport Support District – High Intensity on the Southeast Orlando Sector Plan map. The subject property is located on the south shore of Lake Nona, north of Wellspring Drive and east of USTA Boulevard (±35 acres, District 1).

Colandra Jones provided a brief overview of the project and noted that there is an addendum to the front page of the staff report revising the language to state that the ballroom square footage has changed from 11,385 square feet to 13,212. Ms. Jones also stated that the change will not increase the square footage of the overall hotel nor does it increase the number of seats for the ballroom calculations for parking. Ms. Jones stated that hotel will have several recreational amenities for the resort areas such as approximately 12 beach volleyball courts located off the shore of Lake Nona and a boat dock on the west side of Lake Nona with 9 boat slips. Applicant is requesting for an Alternative
Standard for the maximum square footage for the dock terminal platform from 1,000 square feet to 1,350 square feet. There will also be a lagoon just off of the pool area on the east side of the hotel and condominium.

Discussion ensued regarding the volleyball court, the lagoon, shared lagoon access, lagoon materials and maintenance, condo parking, landscaping, pedestrian crossing and pedestrian gated access, volleyball buffer and access, possible wall buffering with lake littoral plantings/eel grass and light landscaping, dumpster location, emergency service access and road access.

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

**RICK HOWARD MADE A MOTION TO APPROVE MPL2017-10044 AND SUB2017-10056, SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT INCLUDING THE ADDENDUM.**

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

**2. MPL2017-10050** MEDICAL OFFICE AT LAKE NONA MIXED USE DISTRICT

Owner: Wesley Geys, 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 70,000 sq. ft. medical office building and associated parking garage.

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 east of Lake Nona Boulevard, south of Nemours Parkway and north of Tavistock Lakes Boulevard (±4.98 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the applicant is requesting to build a 3-story medical office building along with a 4-story 690 space share parking structure with a future SPMP for an adjacent multi-family project with approximately 303 multi-family units. Mr. Shaffer also noted that the parking garage is expected to meet the minimum required parking spaces for both the Medical Office Building and future residential multi-family development and that the parking is not over parked by code as there is no maximum in the village center. Mr. Shaffer stated that the road network would return to the SETDRC through the mix used district amendment.

Discussion ensued regarding the parking deck, crosswalks and drive-ways, sidewalks, landscaping and landscape plan, elevations, garbage truck access and pick-ups, shared dumpsters and their areas and the building transparency.

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

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2017-10050, MEDICAL OFFICE AT LAKE NONA MIXED USE DISTRICT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

**3. MPL2017-10049** PIXON MULTIFAMILY

Owner: Wesley Geys, LN Pixon, LLC

Applicant: Wesley Geys, 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 add a 45-unit apartment building with 9,046 sq. ft. of ground floor retail.

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 east of Lake Nona Boulevard, South of Tavistock Lakes Boulevard and north of Veterans Way (±4.25 acres, District 1).

Wes Shaffer provided a brief overview of the project and stated that the site has an existing approval to develop an 11-story mixed use building known as the Distillery with 156 residential units, 26,041 sq. ft. of non-residential ground floor area and a 3-story parking structure which was approved by in 2016. Mr. Shaffer noted that with added 45 residential units and the 9,046 sq. ft. of non-residential, the parking garage still provides the parking minimum requirement.

Discussion ensued regarding the elevations, dumpster location, landscaping and final landscaping plan, back of building architectural design, color and on street parking.

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

**LILLIAN SCOTT-PAYNE MADE A MOTION TO APPROVE MPL2017-10049, PIXON MULTIFAMILY SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

**ADJOURNMENT**

The meeting was adjourned at 3:38 p.m.

Dean Grandin, Jr. Chairman

Diane Garcia, Recording Secretary