



**MEETING  
INFORMATION**

*Location*

Manatee Conference Room  
6th Floor, City Hall  
One City Commons  
400 South Orange Avenue

*Time*

3:00 p.m.

*Committee Members*

Dean J. Grandin, Jr., Chairman  
Rick Howard  
Lillian Scott-Payne  
Mark Cechman

*Staff*

Diane Garcia, Recording Secretary  
Elisabeth Dang, Chief Planner  
Colandra Jones, Planner III  
Michelle Beamon Robinson, Planner III

*District 1*

## Draft Agenda . April 12, 2018

**WELCOME!**

We are glad you have joined us for today's meeting. The Southeast Town Design Review Committee (SETDRC) is an advisory board to City Council that reviews proposed development within the Southeast Orlando Sector Plan area. All SETDRC recommendations are subject to final action by City Council. An applicant desiring to appeal a recommended action of the Committee must file such appeal by **2 pm on April 19, 2018** for consideration at the **May 15, 2018** Municipal Planning Board Meeting. The minutes of today's meeting are tentatively scheduled to be presented at the City Council meeting on **May 29, 2018**, for approval of recommended actions.

### Opening Session

- Call to Order at 3:00 p.m. or as soon thereafter as possible
- Determination of a Quorum
- Approval of February 8, 2018 SETDRC Meeting Minutes

### Regular Agenda

**1. MPL2018-10010 TYSONS CORNER II TRACT "A" COMMERCIAL**

Owner: James Ekbatani, Lake Nona Holdings LLC

Applicant: Andrew Hupp, Epic Retail Lake Nona LLC

Project Planner: Michelle Beamon Robinson (407-246-3145 or [michelle.robinson@cityoforlando.net](mailto:michelle.robinson@cityoforlando.net))

Request for approval of a Specific Parcel Master Plan (SPMP) for 69,400 sq. ft. of commercial uses in 6 buildings, with drive-thrus at Buildings A, B and F.

The subject property is located in the Tysons Corner II PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located north of Tyson Road, east of Narcoossee Road, and south of Clear Vista Street (±9.69 acres, District 1).

*Recommended Action:*      *Approval subject to the conditions in the staff report.*

# Draft SETDRC Agenda (Cont.) - April 12, 2018

## 2. MPL2018-10011 TYSONS CORNER II TRACT "B" MEDICAL OFFICES

Owner: David Lach, Anon LLC

Applicant: James Lax, The Trilax Group, LLC

Project Planner: Michelle Beamon Robinson (407-246-3145 or [michelle.robinson@cityoforlando.net](mailto:michelle.robinson@cityoforlando.net))

Request for approval of a Specific Parcel Master Plan (SPMP) for 12,988 sq. ft. of medical/dental offices in three buildings.

The subject property is located in the Tysons Corner II PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located north of Clear Vista Street, east of Narcoossee Road, and south of Dwell Court (±1.35 acres, District 1).

*Recommended Action:* Approval subject to the conditions in the staff report.

## 3. MPL2017-10047 MIXED USE DISTRICT AT LAKE NONA SUB2017-10055

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

Applicant: Heather Isaacs, Tavistock Development Company, LLC

Project Planner: Colandra Jones (407-246-3415 or [colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net))

Request for approval of a Specific Parcel Master Plan (SPMP) amendment and preliminary plat to update the street hierarchy and block framework, and add conceptual park locations.

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 north of Laureate Boulevard, south of Nemours Parkway, and east of Lake Nona Boulevard (±167 acres, District 1).

*Recommended Action:* Approval subject to the conditions in the staff report.

## 4. MPL2018-10012 UCF HOSPITAL AT LAKE NONA

Owner: \_\_\_\_\_, Lake Nona Land Co, LLC and \_\_\_\_\_, University of Central Florida

Applicant: Heather Isaacs, Tavistock Development Co., LLC

Project Planner: Colandra Jones (407-246-3415 or [colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net))

Request for approval of a Specific Parcel Master Plan (SPMP) for a 64 bed hospital (\_\_\_\_ sq. ft.) with high rise sign, a 16 bed shell space (\_\_\_\_ sq. ft.), a 60,000 sq. ft. medical office building, a \_\_\_\_ sq. ft. powerhouse for utilities, and a helipad.

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 Lake Nona Boulevard, north of Laureate Boulevard, west of Veterans Way and east of Humboldt Drive (±\_\_\_\_ acres, District 1).

*Recommended Action:* Approval subject to the conditions in the staff report.

# Draft SETDRC Agenda (Cont.) - April 12, 2018

**5. MPL2018-10013      LAUREATE PARK PHASE 10  
SUB2018-10008**

Owner:                      Ralph Ireland, Lake Nona Land Co. LLC

Applicant:                Heather Isaacs, Tavistock Development Co., LLC

Project Planner:        Colandra Jones (407-246-3415 or [colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net))

Request for approval of a Specific Parcel Master Plan (SPMP) and preliminary plat for 208 single family homes and 42 townhomes.

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 north of Nemours Parkway, south of the Greenway (SR 417), and west of Bovet Avenue (±60.5 acres, District 1).

*Recommended Action:*      *Approval subject to the conditions in the staff report.*