MINUTES *** JANUARY 10, 2019

OPENING SESSION

- Call to Order at 3:05 p.m. or soon thereafter as possible
- Determination of a Quorum
- Approval of December 13, 2018 SETDRC Meeting Minutes

LILLIAN SCOTT-PAYNE MADE A MOTION TO APPROVE THE MINUTES OF THE DECEMBER 13, 2018 SETDRC MEETING. THE MOTION WAS SECONDED BY DEAN GRANDIN AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. MPL2018-10092 NARCOOSSEE COVE I MULTIFAMILY

   Owner: Abdulrahman Alhelayel
   Applicant: Ricardo A. Ortiz, P.E., Poulas & Bennett, LLC
   Project Planner: Michelle Beamon Robinson (407.246.3145) michelle.robinson@cityoforlando.net

   Request for approval of a Specific Parcel Master Plan (SPMP) amendment for 354 multifamily dwelling units on Lot 4, to amend the master infrastructure plan to relocate the lift station and alter the stormwater pond shape and location, as well as a minor PD amendment to use all of the residential units as multifamily units; the PD approved 225 multifamily units and 129 townhome units.

   The subject property is located in the Narcoossee Cove I PD and is designated as Village Center, Residential Neighborhood and Conservation on the Southeast Orlando Sector Plan map. The subject property is located east of Narcoossee Road, north of William Carey Drive, South of Kirby Smith Road and West of Lake Whippoorwill (±44.92 acres, District 1).

   Michelle Robinson provided a brief overview of the project and noted that there is an addendum to the staff report.

   Discussion ensued regarding the location of the boat storage buildings/garages, trail and trail size, the removal of condition #2 and #3 bahama shutters under urban design and revising the language in condition #17 under development review.
Mrs. Robinson provided revised language in the addendum for Parks Condition #3 to change the minimum trail from “12 feet to 5 feet” and to delete Urban Design Conditions #2 and #3 and to delete the language in Development Review Condition #17 and replace it with “The gate shall be designed not to obstruct the drive aisle.”

Dean Grandin stated that the reason the SETDRC is approving the 5 foot trail along the lake is because there is already a multi-use trail on the site running north to south.

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

LILLIAN SCOTT PAYNE MADE A MOTION TO APPROVE MPL2018-10092, NARCOOSSEE COVE 1 SPMP AMENDMENT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT INCLUDING THE ADDENDUM AND TO CHANGE THE MINIMUM LAKEFRONT TRAIL WIDTH TO 5 FEET AND TO DELETE URBAN DESIGN CONDITION #2 AND #3 AND TO ALSO DELETE CONDITION #17 UNDER DEVELOPMENT REVIEW AND ADD A NEW CONDITION THAT STATES “THE GATE SHALL BE DESIGNED NOT TO OBSTRUCT THE DRIVE AISLE.

THE MOTION WAS SECONDED BY KARL WIELECKI AND PASSED BY UNANIMOUS VOICE VOTE.

2. **MPL2018-10090**  
   **SUB2018-10091**  
   **LAKE NONA MIXED USE BLOCK 2A MULTIFAMILY**

Owner: James L. Zboril, 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 450 multifamily units and 9,019 sq. ft. of retail space.

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 south of Nemours Parkway, east of Lake Nona Boulevard, and north of Tavistock Lakes Blvd. (±6.7 acres, District 1).

Colandra Jones provided a brief overview of the project and noted there was concern regarding the minimum parking requirements.

Discussion ensued regarding adding more parking spaces, changing the apartment number or mix or adding compact parking spaces, shared parking with Landon House and on-street parking, cross sections, architectural design and materials.

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

KARL WIELECKI MADE A MOTION TO APPROVE MPL2018-10090 AND SUB2018-10091, LAKE NONA MIXED USE BLOCK 2A MULTIFAMILY 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. **MPL2018-10091**  
   **SUB2018-10093**  
   **LAKE NONA PARCEL 10 RESORT AMENDMENT**

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) amendment and preliminary plat to revise the development program to 375 hotel rooms and 21,302 sq. ft. of ballroom space and add ±3.5 acres of property in the northwest portion of the site.

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 (±38.5 acres, District 1).

Colandra Jones provided the brief overview of the project.

Discussion ensued regarding pedestrian connection between the resort and the tennis center, future determination for the remaining open space/possible drainage swell land.

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

**LILLIAN SCOTT PAYNE MADE A MOTION TO APPROVE MPL2018-10091 AND SUB2018-10093 LAKE NONA PARCEL 10 RESORT AMENDMENT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

**THE MOTION WAS SECONDED BY KARL WIELECKI AND PASSED UNANIMOUS VOICE VOTE.**

**ADJOURNMENT**

The meeting was adjourned at 3:42 p.m.

[Signature]
Dean Grandin, Jr. Chairman

[Signature]
Diane Garcia, Recording Secretary