MINUTES *** FEBRUARY 14, 2019

OPENING SESSION

- Call to Order at 3:00 p.m. or soon thereafter as possible
- Determination of a Quorum
- Approval of January 10, 2019 SETDRC Meeting Minutes

RICK HOWARD MADE A MOTION TO APPROVE THE MINUTES OF THE JANUARY 10, 2019 SETDRC MEETING. THE MOTION WAS SECONDED BY MARK CECHMAN AND PASSED BY UNANIMOUS VOICE VOTE.

REGULAR AGENDA

1. **MPL2018-10100**
   **SUB2018-10097**
   **POITRAS N-5**

Owner: TDCO, LLC

Applicant: Heather Isaacs, Tavistock Development Company, LLC

Project Planner: Megan Barrow (407.246.3363) megan.barrow@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) for 42,350 sq. ft. of commercial and office uses on 8.36 acres and preliminary plat for the 40.03 acre Neighborhood.

The subject property is located in the Neighborhood 5 of the Poitras East PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located south of Laureate Boulevard, west of Narcoossee Road, and east of the planned southern extension of Selten Way (±40.03 acres, District 1).

Megan Barrow provided a brief overview of the project and noted that there is an addendum in the staff report to correct the total amount of sq. ft. from 31,310 sq. ft. to 42,350 sq. ft. and from 7.85 acres to 8.36 acres.

Light discussion ensued regarding the rear facing retail building and the architectural design, minimum setbacks and landscaping requirements for split lots, fencing, drive aisle and internal pedestrian connections, circulation plan.

Rick Howard requested that the term "right of way" be corrected on the street section image on Page 6, to reflect that the area in question is not a proper street.
Applicant agreed to all the other conditions as set forth of the staff report.

MARK CECHMAN MADE A MOTION TO APPROVE MPL2018-10100 AND SUB2018-10097, POITRAS N-5 WITH THE ADDENDUM SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND WITH THE ADDED ADDENDUM.

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

2. **MPL2018-10101**  
LAUREATE PARK ACCESSORY DWELLING UNITS

Owner: Lake Nona Laureate Park, 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) amendment to allow an accessory dwelling unit up to 1,000 sq. ft. in size on single family lots in all phases of Laureate Park.

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 of the Greeneway (SR 47), west of Narcoossee Road, and east of Lake Nona Boulevard. (±662 acres, District 1).

Colandra Jones provided a brief overview of the project.

Light discussion ensued regarding the increased ADU’s sq. ft. and the HOA requests and responsibilities.

**RICK HOWARD A MOTION TO APPROVE MPL2018-10101, LAUREATE PARK ACCESSORY DWELLING UNITS SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT.**

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

3. **MPL2018-10102**  
ADVENT HEALTH EMERGENCY ROOM AT LAKE NONA

Owner: Adventist Health System / Sunbelt Inc.

Applicant: Joe Niemann, Adventist Health

Project Planner: Colandra Jones (407.246.3415)  
colandra.jones@cityoforlando.net

Request for approval of a Specific Parcel Master Plan (SPMP) for an 18,488 sq. ft. stand-alone emergency room with heliport.

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 west of Narcoossee Road, south of Lake Nona Boulevard, and north of the Greeneway (SR 417) (±6.54 acres, District 1).

Colandra Jones provided the brief overview of the project and noted that there is an addendum to the staff report to revise some the language in Urban Design under Landscaping condition #2.

Light discussion ensued regarding the future helipad traffic, helicopter flight path, landscaping and parking.
Applicant agreed to all the conditions as set forth in the staff report.

**MARK CECHMAN MADE A MOTION TO APPROVE MPL2018-10102 ADVENT HEALTH EMERGENCY ROOM AT LAKE NONA SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND WITH THE ADDED ADDENDUM.**

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

### 4. MPL2018-10104
**EAST PARK VILLAGE CENTER 2**

**Owner:** Dhvanit Patel, Lake Nona Medical Center Development, LLC  
**Applicant:** Jonathan Martin, PE, Kimley-Horn and Assoc., Inc.  
**Project Planner:** Colandra Jones (407.246.3415)  
[colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net)

Request for approval of a Specific Parcel Master Plan (SPMP) for 264 multifamily dwelling units, 250 hotel rooms, and 75,000 sq. ft. of medical office and 19,000 sq. ft. of retail/restaurant space.

The subject property is located in the East Park PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located north of Moss Park Road, west of the Greeneway (SR417) and east of Winding Way Boulevard (±23.17 acres, District 1).

Colandra Jones provided the brief overview of the project and noted that there is an addendum to the staff report to update the Mix of Uses to include the trail acreage for the Public & Civic and Public Parks requirements, include the Conservation setback and location of Trail Head plans, to update City Planning Condition #8 to clarify accessory structure setback from wetland boundary, to revise some language under Urban Design conditions #2, 3 & 6 regarding architecture, site and landscaping and add Engineering/Zoning conditions.

Light discussion ensued regarding parking garage façade, landscaping, dumpster and back of the house buffers.

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

**RICK HOWARD A MOTION TO APPROVE MPL2018-10104, EAST PARK VILLAGE CENTER 2 SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND WITH THE ADDED ADDENDUM.**

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

### 5. SUB2018-10101
**NONA VILLAGE CENTER PLAT**

**Owner/Applicant:** John C. Reich  
**Project Planner:** Colandra Jones (407.246.3415)  
[colandra.jones@cityoforlando.net](mailto:colandra.jones@cityoforlando.net)

Request for approval of a preliminary plat for future commercial and hotel development.

The subject property is located in the Lake Nona Village Center PD and is designated as Village Center on the Southeast Orlando Sector Plan map. The subject property is located west of Narcoossee Road, south of Lake Nona Boulevard, and the OUC rail corridor and north of the Greeneway (SR 417) (±11.15 acres, District 1).

Colandra Jones provided a brief overview of the project and stated that applicant is requesting to submit the preliminary plat so that a share access can be established so that either parcel can be development independently. There will be two
lots, one lot for retail and office uses and one lot for hotel use; and it would also have two tracts, one tract for private road access and one tract for stormwater management.

Discussion ensued regarding road access, emergency access, storm water, easement access, easement landscaping and buffers.

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

MARK CECHMAN A MOTION TO APPROVE SUB2018-10101, NONA VILLAGE CENTER PLAT SUBJECT TO THE CONDITIONS OF APPROVAL LISTED IN THE STAFF REPORT AND WITH THE ADDED ADDENDUM.

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

ADJOURNMENT

The meeting was adjourned at 3:43 p.m.

Dean Grandin, Jr. Chairman

Diane Garcia, Recording Secretary