



MUNICIPAL PLANNING BOARD

MINUTES



MAY 17, 2016

MEETING INFORMATION

Location

City Council Chambers

2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

8:30 a.m.

Members Present

Jason Searl, Chairperson
[6/2]

Karen Anderson, Vice-
Chairperson [7/1]

Alfredo Barrott, Jr. [5/1]

Stuart Buchanan [7/1]

Claudia Ray [4/1]

Mark Suarez [7/1]

Jennifer S. Tobin [7/1]
(arrived at 9:08 a.m.)

Tyrone Smith, OCPS – Non-
Voting [6/2] (left at 10:25
a.m.)

Members Absent

Bakari Burns [6/2]

Scott Martin [6/2]

OPENING SESSION

- ♦ Jason Searl, Chairperson, called the meeting to order at 8:34 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of April 19, 2016.

Board member Buchanan MOVED approval of the Municipal Planning Board Meeting Minutes of April 19, 2016, as written. Board member Barrott SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Dowden/Innovation Way @ EastPark (ZON2016-00001), which was deferred from last month's meeting to this month, has been deferred to October 18, 2016, per the applicant's request.

PUBLIC COMMENTS

- ♦ Speaker requests were received for items 10 (Alexan at Audubon – MPL2016-00015) and 14 (Formosa North Annexation – ANX2016-00002, GMP2016-00005, ZON2016-00005) on the Consent Agenda. These items were pulled to the Regular Agenda for discussion.

AGENDA REVIEW

Paul Lewis, Acting Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, MT. OLIVE AME CHURCH CHILDCARE

Applicant:	Wayne Gandy, P.E.
Owner:	Mt. Olive AME Church
Location:	2525 W. Church St., on the north side of W. Church St., east of S. Cottage Hill Rd., and west of S. John Young Pkwy. (±3.63 acres).
District:	5
Project Planner:	Jacques Coulon (407-246-3427, Jacques.coulon@cityoforlando.net)
CUP2016-00009**	Conditional Use Permit to allow the establishment of a new 75-child daycare as an adjunct use to an existing church in an R-3B zoning district.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

2. CONSTITUTION GREEN – MOVED TO REGULAR AGENDA**3. RECOMMENDED APPROVAL, 400 PITTMAN STREET**

Applicant: John Kingman Keating – Keating/Schlitt PA

Owner: Pittman Street LLC

Location: 400 Pittman St., north of W. Robinson St., south-side of Pittman St., southeast of Bentley St., and west of N. Hughey Ave. (±0.90 acres).

District: 5

Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

A) GMP2016-00006* Request to amend the future land use designations from Office Medium Intensity and Industrial to Urban Activity Center; and

B) ZON2016-00006** Rezone the subject property from O-2 with the Traditional City (/T) and Parramore Heritage (/PH) Overlays to AC-2/T/PH. These actions will make the future land use and zoning consistent with existing warehouse/office uses.

Recommended Action: Approval of the requests, subject to the conditions in the staff report.

4. RECOMMENDED APPROVAL, LDC AMENDMENT – HPB BUILDING SETBACKS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Richard Forbes (407-246-3350, richard.forbes@cityoforlando.net)

LDC2016-00101* Code amendment to allow the Historic Preservation Board to determine all appropriate setbacks for a main structure including front yard, side yard, rear yard and the rear and side yard setbacks for accessory structures.

Recommended Action: Approval of the request.

5. RECOMMENDED APPROVAL, CRAFT BREWING, DISTILLERIES, AND WINERIES LDC AMENDMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Jason Burton (407-246-3389, jason.burton@cityoforlando.net)

LDC2016-00160* Land Development Code Amendment, Chapter 58, to allow greater service accessory use standards to allow craft brewing, distilleries and wineries, providing greater flexibility in supporting these uses.

Recommended Action: Approval of the request.

6. RECOMMENDED APPROVAL, MAUDLIN TRUCK SALES/SERVICE

Applicant: William C. Poston – Lamm Co., Inc.

Owner: Tide Real Estate Holdings 1 LLC

Location: 2200 S. Division Ave., west side of Division Ave., between W. Kaley St. and W. Grant St., east of Interstate 4 (± 8.9 acres).

District: 4

Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

MPL2016-00004** Master Plan approval to establish an 81,000 sq. ft. truck service center and dealership on the former Merita Bread industrial site.

Recommended Action: Approval of the revised request, subject to the conditions in the staff report.

7. HYATT HOUSE HOTEL – MOVED TO REGULAR AGENDA**8. RECOMMENDED APPROVAL, MILLENIUM PARC SELF-STORAGE**

Applicant: Thomas Daly, President – Daly Design Group

Owner: Millenium John Young Properties, LLC

Location: 3501 Millenia Blvd., southwest corner of Millenia Blvd. and S. John Young Pkwy., between I-4 and Conroy Rd. (± 7.63 acres).

District: 4

Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

A) MPL2016-00014** Master Plan request with an intensity bonus of 0.45 FAR to develop a 3.5-story 90,000 sq. ft. personal self-storage facility on the southeastern portion of the Millenium Parc PD.

B) CUP2016-00007** Conditional Use Permit to allow the proposed self-storage use to exceed the maximum 35-ft. height limit.

Recommended Action: Approval of the requests, subject to the conditions in the staff report.

9. RECOMMENDED APPROVAL, FASHION SQUARE DRI

Applicant: James Berardinelli, VP – Maple Multi-Family Land SE, L.P.

Owner: MMM Lakewood LTD LLLP

Location: 3710 Maguire Blvd., north of E. Colonial Dr., west of Bennett Rd., and south of Maguire Blvd. (± 78.82 acres).

District: 3

Project Planner: Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)

DRI2016-00002* Amend Fashion Square DRI Map H to add ± 2.42 acres to the DRI and designate a portion of that area for multi-family development and the Fox Street extension.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

11. RECOMMENDED DEFERRAL, VERANDA PARK II RESIDENTIAL

Applicant: Sam Sebaali, P.E., President – Florida Engineering Group, Inc.

Owner: Geosam Veranda LLC

Location: 2201 & 2141 S. Hiawasse Rd., north of Piazza Grande Ave., east of Via Venzano Ave., and south of S. Hiawasse Rd. (± 10.98 acres).

District: 6

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

MPL2016-00016** Master Plan request for a multi-family development in lots 2, 3 and 5B and Tract A of Veranda Park Third Replat.

Recommended Action: Deferral to the June 21, 2016 MPB Hearing, per the applicant's request.

12. RECOMMENDED APPROVAL, HUDGINS-TAYLOR PLAT WITH MODS

Applicant: David Stimmel

Owner: Linda Hudgins-Taylor

Location: 1408 Guernsey St., southwest corner of Guernsey St. and Florinda Dr., and west of Northumberland Dr. (± 0.34 acres).

District: 3

Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

SUB2016-00017** Plat with Modification of Standards request to split the subject property into two lots, with the new lot to be 77.25 ft. wide X 100 ft. deep. A Modification of Standards is needed because the current R-1/T zoning requires a minimum 110 ft. lot depth.

Recommended Action: Approval of the request, subject to the conditions in the staff report.

13. RECOMMENDED APPROVAL, STARWOOD PLANNED DEVELOPMENT

Applicant: Miranda Fitzgerald – Lowndes, Drosdick, Doster, Canter and Reed

Owner: Carlesbad LLC; Florida Gas Transmission Company, LLC; Hugh M. Palmer Trustee

Location: South of SR 528, east of SR 417 and north of Wewahoottee Rd. (2,558.63 acres).

District: 1

Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

ZON2015-00033** Request to amend the PD to:

- a) Amend the PD map to swap the location of Neighborhood MF-2 and a portion of Neighborhood 7.
- b) Allow for an eating and drinking establishment as an accessory service use.
- c) Allow for parking to serve the Discovery Center, Model Home Neighborhood (N-1) and the proposed Trail Head Station within N-14, to be located on a separate parcel from the Discovery Center building.

- d) Revise Development Standard 9.3.8 to allow for a minimum asphalt width of 12 ft., with at least 6" of ribbon curb on both sides, for the one way alleys.

Recommended Action: Approval of requests, subject to the conditions in the staff report

Board members Buchanan and Anderson declared conflicts on Items 9 (Fashion Square DRI) and 10 (Alexan at Audubon). Chairperson Searl declared a conflict on Items 3 and 6. They all filed the appropriate Form 8B with the Board secretary.

Board member Suarez moved APPROVAL of the CONSENT AGENDA. Board member Barrott SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Buchanan and Anderson abstained on Item 9; Searl abstained on Items 3 and 6).

REGULAR AGENDA

10. RECOMMENDED APPROVAL, ALEXAN AT AUDUBON

Applicant: James Berardinelli – Maple Multi-Family Land SE, LLLP

Owner: MMM Lakewood LTD LLLP

Location: 3710 Maguire Blvd., south of Maguire Blvd., east of McCullough Ave., west of Bennett Rd., and north of E. Colonial Dr. (±17.46 acres).

District: 3

Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

MPL2016-00015** Specific Parcel Master Plan request to allow a 357 unit multi-family apartment project at a maximum of 4-stories within the Fashion Square DRI. The request also includes a modification for a 20% setback reduction to the eastern property boundary and along McCullough Ave.

Recommended Action: Approval of the request, subject to the conditions in the staff report and addendum.

This item was presented by Michaëlle Petion, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

Chairperson opened the hearing to the public. The following speakers appeared before the Board:

- 1) Ryan Burtram, 4028 Ibis Dr., Orlando, FL 32803 – Opposed – Main concern was possible traffic increase and overpopulation in schools. Requested the case be deferred until a better traffic study was done.
- 2) Melissa Lee, 2817 Chelsea St., Orlando, FL 32803 – Opposed – Main concern was overpopulated school.

John Rhoades, Transportation Planning; and Tyrone Smith, Orange County Public Schools, addressed the speakers' concerns and responded to Board questions.

The applicant was represented by Allison Turnbull, Holland & Knight, 200 S. Orange Ave., Orlando, 32801; Jeffrey Swisher, Kimley-Horn, 3660 Maguire Blvd., Orlando 32803; and James Berardinelli, Maple Multi-Family Land SE, 3715 Northside Pkwy., Atlanta, GA 30327. They discussed the process they used for the traffic study which concluded that they fall within the DRI requirements.

Chairperson Searl closed the public hearing.

Board member Suarez moved APPROVAL of the request, MPL2016-00015, subject to the conditions in the staff report and addendum. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Buchanan and Anderson abstained).

14. RECOMMENDED APPROVAL OF (A) AND DEFERRAL OF (B) AND (C), FORMOSA NORTH ANNEXATION

Applicant: Dean Asher – c/o The Consalo Law Firm, P.A.
 Owner: Marjorie Rayborn and Gary J. Osilka
 Location: 1230 Formosa Ave., east of Formosa Ave., south of Indiana Ave. and north of Harmon Ave. (± 0.649 acres).
 District: 3
 Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

- A) ANX2016-00002*** Annex the subject property;
B) GMP2016-00005* Growth Management Plan amendment to Residential Medium Intensity; and
C) ZON2016-00005** Initial Zoning of PD for the future development of 12 townhomes.

Recommended Action: Approval of requests **A** and **B**; and deferral of request **C** to the June 21, 2016 MPB meeting, per applicant's request.

This item was presented by Michelle Beamon, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Beamon presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. She noted that the initial zoning request was for R-3B/T/W, for which staff was recommending denial. The applicant decided to change the request to PD zoning, but it was late in the process and there was not enough time for staff to review the request, so both staff and the applicant agreed to defer the zoning request to the June 21, 2016 hearing.

The applicant was represented by Karen Consalo, 836 N. Highland Ave., Orlando 32801, who gave a PowerPoint presentation.

Chairperson Searl opened the hearing to the public. The following speakers appeared before the Board:

- 1) Kevin Jordan, 2021 Harmon Ave., Winter Park, 32789 – Opposed – Main concern was possible increase in traffic issues due to density increase. He requested that the property be designated Low Density instead of Medium Density.
- 2) Terry Cravey, 2032 Harmon Avenue, Winter Park, 32789 – Opposed – Main concern was increase in parking and traffic issues. Also requested that the property be designated Low Density.

Discussion ensued and Board member Ray suggested that the Annexation be considered for approval, but to defer both the GMP and the PD cases.

Ms. Consalo noted that she needed to show forward momentum with the project and requested the Board let them move forward with the first two elements and come back next month with the PD.

After further discussion, Chairperson Searl closed the public hearing.

Board member Ray moved APPROVAL of the request, ANX2016-00002, subject to the conditions in the staff report; and DEFERRAL of requests GMP2016-00005 and ZON2016-00005 to the June 21, 2016 MPB hearing. Board member Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Chairperson Searl called for a 10 minute break at 10:15 a.m. Meeting resumed at 10:25 a.m.

2. RECOMMENDED APPROVAL, CONSTITUTION GREEN

- Applicant: Beth Gruber, Landscape Architect – City of Orlando Parks Division
- Owner: City of Orlando
- Location: 301 S. Eola Dr., north of South St., south of E. Jackson St., east of S. Eola Dr., and west of Summerlin Ave. (± 1.87 acres).
- District: 4
- Project Planner (A & B): Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)
Project Planner (C): Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)
- A) GMP2016-00004*** Request to amend the future land use from Residential Medium Intensity and Residential High Intensity to Public/Recreational and Institutional (small scale), and amend GMP Subarea Policy S.7.4;
- B) ZON2016-00004**** Rezone subject property from H/T/AN (Holding/Traditional City/Aircraft Noise Overlay) to P/T/AN (Public Use/Traditional City/Aircraft Noise Overlay) to accommodate a public park and dog run; and
- C) CUP2016-00008**** Conditional Use Permit to allow the construction of an off-leash dog run with associated fencing and utilities.

Recommended Action: Approval of the requests, subject to the conditions in the staff reports and addendum.

This item was presented by Doug Metzger, Project Manager I, Community Planning Studio, City Planning Division. Using PowerPoint, Mr. Metzger presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

Chairperson Searl opened the hearing to the public. The following speakers appeared before the Board:

- 1) David Wessman, 202 S. Summerlin Ave., Orlando 32801 – Opposed to location – suggested the dog run should be moved to the west side of the property and probably made into a peanut shape in order to avoid any impact to the trees in that area. He noted that the current proposed location gets very muddy when it rains. Mr. Wessman also stated that the proposed benches looked dated and cheap.

Discussion ensued and Mr. Metzger noted that the location was determined in order to preserve the historic trees. He also stated that the dog run would have a concrete pad.

Board member Ray declared a conflict with Item 2 and filed the appropriate Form 8B with the Board secretary.

Board member Tobin moved APPROVAL of the requests, GMP2016-00004, ZON2016-00004 and CUP2016-00008, subject to the conditions in the staff reports and addendum. Board member Buchanan SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Ray abstained).

7. RECOMMENDED APPROVAL, HYATT HOUSE HOTEL

- Applicant: William Ryan Givens, Project Manager – Cardno
- Owner: Summit Hospitality 19 LLC
- Location: 5895 & 5897 Caravan Ct., east of S. Kirkman Ave., south of Caravan Ct., and west of Interstate 4 (± 6.3 acres).

District: 6

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

MPL2016-00013** Master Plan approval for a proposed development of a 9-level hotel with 168 guestrooms on Lot 1 (5897 Caravan Ct.), and modification/parking lot for the existing hotel on Lot 2 (5895 Caravan Ct.).

Recommended Action: Approval of the request, subject to the conditions in the staff report.

This item was presented by Katy Magruder, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder, along with Ken Pelham, Planner III, Community Planning Studio, City Planning Division, presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

Chairperson Searl opened the public hearing.

The applicant was represented by Ryan Givens and Michael Costello, Summit Hotel, 12600 Hill Country Blvd., Austin, TX 78738. Mr. Givens stated that they were in agreement with all but two conditions in the staff report. He requested that conditions 1 and 2 of Page 15 under Urban Design Elevations be deleted. Mr. Costello waived in support of Mr. Givens.

Discussion ensued and Jason Burton, Chief Planner, Community Planning Studio, City Planning Division, along with Mr. Pelham explained why the conditions were important and should be retained.

After further discussion, and having no other speaker requests, Chairperson closed the public hearing.

Board member Anderson moved APPROVAL of the request, MPL2016-00013, subject to the conditions in the staff report. Board member Ray SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

15. RECOMMENDED DENIAL, DPD REVERT TO ORIGINAL PLAT

Applicant: Robert Lowe – Crooked Lake Renovations, LLC

Owner: Todd D. Stevens

Location: 424 Delaney Park Dr., south of Delaney Park Dr., east of Delaney Ave., north of Briercliff Dr., and west of Osceola Ave. (±0.28 acres).

District: 4

Project Planner: Michaëlle Petion (407-246-3837, michaëlle.petion@cityoforlando.net)

SUB2016-00019** Request to revert back to the original plat consisting of two 50 ft. wide lots.

Recommended Action: Denial of the request.

This item was presented by Michaëlle Petion, Planner III, Land Development Studio, City Planning Dept. Using PowerPoint, Ms. Petion presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. She also noted that staff had back-up conditions in the event the Board decided to approve the request.

Chairperson Searl opened the hearing to the public.

The applicant was represented by Keith Ori, 1640 Delaney Ave., Orlando 32806. Mr. Ori explained the reasons for their request.

The following speakers appeared before the Board:

- 1) Erin Summer, 428 Delaney Park Dr., Orlando 32806 – Opposed – submitted a petition with 21 signatures in opposition of the lot split. Her main concern was that the development would decrease street parking and the houses would not be compatible with the neighborhood.
- 2) Carolyn Ward, 820 Delaney Park Dr., Orlando 32806 – Opposed to the demolition of a historic home.

Ms. Petion explained that the house was not designated as historic and that the City could not deny the owner the right to demolish.

Chairperson Searl closed the public hearing. Discussion continued in regards to parking issues on Delaney Park Dr.

Board member Suarez moved APPROVAL of the request, SUB2016-00019, subject to the back-up conditions in the staff report. Vice-Chairperson Anderson SECONDED the MOTION, which was VOTED upon and FAILED by a 3-4 vote (Searl, Buchanan, Barrott and Tobin voted Nay).

Chairperson Searl called for further discussion and/or a new motion.

Board member Tobin moved DENIAL of the request, SUB2016-00019, upholding staff's recommendation of denial. Board member Barrott SECONDED the MOTION, which was VOTED upon and PASSED by a 4-3 vote (Suarez, Anderson and Ray voted Nay).

16. RECOMMENDED APPROVAL, APPEL REVERT TO ORIGINAL PLAT

Applicant/Owner: Jason and Shannon Appel, Homeowners

Location: 15 W. New Hampshire St., north side of W. New Hampshire St., east of Amherst Ave., and west of Depauw Ave. (±0.35 acres).

District: 3

Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

SUB2016-00020** Request to revert back to the original plat consisting of two 52.8 ft. wide X 143.7 ft. deep lots, each to have a single-family residence built. Existing single family home will be demolished.

Recommended Action: Denial of the request.

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. He also noted that staff had back-up conditions in the event the Board decided to approve the request, and that this request would have no adverse impact to the neighborhood.

Chairperson Searl opened the hearing to the public.

Applicant/Owners Shannon and Jason Appel handed in a letter of support from their neighbors with 8 signatures. After presenting their request to the Board, they stated that they would follow all City recommended guidelines.

Discussion ensued and staff members Mark Cechman, Chief Planner, Land Development Studio, City Planning Division; and Richard Forbes, Historic Preservation Officer, Land Development Studio, City Planning Division, addressed the Board and responded to Board questions.

Having no other speaker requests, Chairperson Searl closed the public hearing.

Board member Tobin moved APPROVAL of the request, SUB2016-00020, subject to the back-up conditions in the staff report. Board member Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OTHER BUSINESS

➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Searl adjourned the meeting at 12:38 p.m.

STAFF PRESENT

Mark Cechman, AICP, City Planning
Paul Lewis, AICP, City Planning
Karl Wielecki, AICP, City Planning
Elisabeth Dang, AICP, City Planning
Shannan Stegman, AICP, City Planning
Ken Pelham, RLA, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droege, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, AICP, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Kathleen Magruder, City Planning
Wes Shaffer, City Planning

Richard Forbes, AIA, City Planning
Doug Metzger, AICP, City Planning
Brian Ford, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
David Bass, City Attorney's Office
Melissa Clarke, City Attorney's Office
Keith Grayson, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Lauren Torres, Transportation Engineering
Denise Riccio, Families Parks and Recreation
Beth Gruber, Parks Division


Paul Lewis, AICP, Acting Executive Secretary


Lourdes Diaz, MPB Recording Secretary