



MUNICIPAL PLANNING BOARD

MINUTES



FEBRUARY 17, 2015

MEETING INFORMATION

Location

City Council Chambers

2nd Floor, City Hall

One City Commons

400 South Orange Avenue

Time

8:30 a.m.

Members Present

Jennifer S. Tobin, Chairperson
[5/5]

Jason Searl, Vice-Chairperson
[5/5]

Karen Anderson [5/5]

Stuart Buchanan [5/5]

Bakari Burns [4/5]

Tatiana Shermerhorn, [4/5]

Scott Skidelsky [4/5]

Mark Suarez [5/5]

Members Absent

Scott Martin, [3/5]

Tyrone Smith, OCPS – Non-Voting [2/5]

OPENING SESSION

- ♦ Jennifer Tobin, Chairperson, called the meeting to order at 8:30 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of January 20, 2015.

Board member Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of January 20, 2015, as written. Board member Burns SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ None

PUBLIC COMMENTS

- ♦ No speaker requests were received for items on the Consent Agenda.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, ELECTRIFIED FENCES

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Karl Wielecki (407-246-2726,
karl.wielecki@cityoforlando.net)

LDC2014-00381*

Amend Section 58.590 of the Land Development Code regarding Electrified Fences, expressly permitting them and providing a clear and consistent permitting process.

Recommended Action: Approval of the request and addendum.

2. RECOMMENDED APPROVAL, DENSITY AND INTENSITY BONUSES

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

LDC2014-00408* Amend Chapter 58, Parts 1B, 2Q and 6 of the Land Development Code to revise the criteria and standards for obtaining a density or intensity bonus.

Recommended Action: Approval of the request and addendum.

3. RECOMMENDED APPROVAL, MASTER PLAN PROCESSES

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Elisabeth Dang (407-246-33408, elisabeth.dang@cityoforlando.net)

LDC2014-00409* Amend Chapter 58, Figure 2 and Chapter 65, Parts 2H and 2J of the Land Development Code to revise the master plan thresholds and allow modifications of standards as part of master plan review.

Recommended Action: Approval of the request.

4. RECOMMENDED APPROVAL, FIRE STATION 2

Applicant: George Seckinger, OFD Planning Manager – Orlando Fire Department
Owner: City of Orlando
Location: 1203 W. Robinson St., located south of W. Livingston St., east of Hames Ave., west of Westmoreland Dr., and north of W. Robinson St. (±2.46 acres).
District: 5
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

MPL2014-00040** Master Plan approval request for a permanent location for Fire Station 2.

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

5. RECOMMENDED APPROVAL, LEE VISTA CENTER PLAT WITH MODS

Applicant: Brent Albertson, VP – McDonald Development Co.

Owner: John McDonald, Manager – McDonald Lee Vista F, LLC

Location: 7443 & 7415 Emerald Dunes Dr., located north of Hazeltine National Dr., south of Lee Vista Blvd., west of Narcoossee Rd., and east of Emerald Dunes Dr. (±42.3 acres).

District: 1

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

SUB2014-00073** Request to replat a developed industrial property into three lots, two of which lack the minimum required I-P zoning district frontage of 100 ft.

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

Board member Skidelsky moved APPROVAL of the CONSENT AGENDA. Board member Searl SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Chairperson Tobin declared a conflict on Item #6 (The Yard @ Ivanhoe). The appropriate form was filed with the Board secretary.

REGULAR AGENDA**6. RECOMMENDED APPROVAL, THE YARD @ IVANHOE**

Applicant: Meghan Dietz, Designer – Baker Barrios

Owner: Chance Gordy, Jr. – Ivanhoe Place, LLC

Location: 1427 Alden Rd. (north side of Virginia Dr., between the CSX Railroad tracks and Philadelphia Ave. (±7.03 acres).

District: 3

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

A) ABN2014-00004* Request to abandon portions of Alden Rd., Midway Ave. and Philadelphia Ave.

B) MPL2014-00041** Master Plan request to develop a phased 9-story, 630-unit multi-family building, with ±56,905 sq. ft. of commercial space, and a 1,146-space internal parking garage.

C) CUP2015-00001** Conditional Use Permit request to allow 62 more units than is allowed in the MU-2/T portion of the overall site and to allow high-rise signs on the west and south building elevations.

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

This item was presented in a three way PowerPoint presentation with Mark Cechman giving an Overview of the requests, John Rhoades addressing the transportation issues, and Applicant Tim Baker with building and site details. Mr. Cechman, Chief Planner, Land Development Studio, City Planning Division, discussed the specific requests, project location, existing conditions, adjacent zoning/land uses, right-of-way abandonment, site plan, elevations, multi-use trail, proposed phasing, renderings, master plan approval, zoning regulations, residential and non-residential parking supply and demand, findings by the Institute of Transportation Engineers, fire access, high-rise sign conditional use permit,

and concluded his portion of the presentation with notable conditions of approval and next steps if the requests were approved.

John Rhoades, Project Manager I, Transportation Planning Division, discussed the right-of-way abandonments' transportation benefits for the City, proposed improvements to the North-South corridor, the urban multi-use trail system connection, the proposed revisions to the roadway configurations, proposed options for traffic control, and concluded discussing the traffic signal benefits.

Chairperson Tobin opened the hearing to the public.

Applicant Tim Baker, Baker Barrios Architects, concluded the presentation with the building and site details. He stated that in an effort to involve the public, they had many community engagements which included neighborhood meetings, community work-shops, and dialogues with individuals of the community. They also created a website survey in order to obtain feed-back from the community. Based on the feed-back obtained, they have made some revisions to their plans. Baker noted that the community's main concerns had to do with transportation issues in the neighborhood that were already existing and not a result of the development. He concluded his presentation stating that the proposed roadway improvements might alleviate some of the existing transportation issues.

Ms. Becky Wilson, 215 N. Eola Dr., Orlando, FL 32801, also representing the applicant requested to reserve some time in order to answer any questions from the Board and/or the public.

Discussion ensued between the Board, City staff and the applicant in regards to parking for the restaurants and street parking.

The following speakers addressed the Board with their concerns:

Speaker's Name & Address	Main Concern(s)
Giles Partington – 1419 Asher Ln., Orlando, FL 32803	Traffic congestion; would like Impact Study done now.
Joseph Kizelewicz – 1617 Asher Ln., Orlando, FL 32803	Sidewalk concerns and cut-through traffic through the neighborhood.
Mike Smith – 1420 Dauphin Ln., Orlando, FL 32803	Traffic congestion, concerned about increase in density.
Gordon Spears – 1626 Baltimore Ave., Orlando, FL 32803 President of the Lake Formosa Neighborhood Association	a) Get the City to reopen the planning process for the neighborhood to address the existing traffic issues not caused by the development. b) Would like further consideration for architectural design of Phases 2 & 3; c) Bicycle parking concerns; recommended a bike share docking station as part of the development; would like bike lanes on Virginia Ave.; d) Recommended initial traffic study with periodic studies thereafter.
James Johnston – 616 Langholm Dr., Winter Park, FL 32789	Recommended the City conduct a sizing study of the sewer and utility lines to address future growth.
Michael Rizzo – 1425 Philadelphia Ave., Orlando, FL 32803	a) Concerned 9-story building close to the lake would be problematic; b) Concerned about traffic and parking on Philadelphia Ave. – backing out of their driveways could be a challenge as well as finding parking on the street. Recommended “permit” parking for neighborhood. Also suggested unlimited parking from 6am to 6pm and residential parking from 6pm to 6am. Another suggestion was to have one (1) parking space in the proposed parking garage for current residents of Philadelphia Ave.
Emily Lapham – 1621 Ferris Ave., Orlando, FL 32803	a) Suggested parking passes for residents; b) Phases 2 & 3 should go through an approval process; c) Opposes the widening of Virginia Ave.; d) Suggested a bicycle and pedestrian path from Alden to Lake Formosa; e) Would like traffic study now, not within 12 months.

(continued) Speaker's Name & Address	Main Concern(s)
Randy Kemp – 1601 New York Ave., Orlando, FL 32803	a) Suggested free parking for retail; b) Would like to have Midway closed to prevent cut-through the neighborhood. c) Not enough space for a sidewalk around the lake without impacting the lake.
Jerry Weiss – 718 S. Lake Formosa Dr., Orlando, FL 32803	a) Concerned about density being quadrupled; b) Scale of project too large for the neighborhood; c) Concerned about having a 9-story building next to the lake; suggested the 9-story building be placed on the commercial side and/or reduced.
Robert E. Smith – 350 E. Pine St., Orlando, FL 32801	Suggested connecting Gertrude's Walk with Florida Hospital and Urban Trail.
Laura Jones – 1612 Baltimore Ave., Orlando, FL 32803	a) Parking concerns – parking on the street will worsen if there is a charge for retail parking; b) Environmental impact a 9-story building may have on Lake Formosa; c) Concerned for protected species – eagle and osprey nests in the area.
Dan O'Keefe – 300 S. Orange Ave. #1000, Orlando, FL 32801	Left – did not speak.

Chairperson Tobin closed the public hearing and called for a 10 minute break at 10:37a.m. The meeting was resumed at 10:46 a.m.

Rebecca Wilson referred to the addendum in regards to the amended required conditions of approval for the traffic study. She noted that the study would reveal if/how the realignment of Alden Rd. would impact the neighborhood before the commencement of the development. She pointed out that money from the impact fees would be set aside for the implementation of any changes needed. Ms. Wilson also stated that utility poles would be placed underground to make sidewalks more usable.

Discussion ensued in regards to retail parking. Ms. Wilson noted that the retailers would want easy and convenient parking for their customers and added that it has not been decided if parking will be free or if there will be a charge. Discussion continued in regards to residential parking and parking permits. Mr. Rhoades noted that without enforcement the permits would be useless and the Orlando Police Department was not in favor of that system. Residents would still be able to park on the street, and Ms. Wilson noted that more street parking spaces were being added. She also noted that parking at the garage for the residents of Philadelphia Ave. could be considered. In regards to bike trail connectivity, Mr. Rhoades stated that the City would be pursuing any chance for connectivity to the trail system, but needed to acquire right-of-way from property owners within the trail and City funding. Regarding bike parking concerns, he noted that the developer was required to meet City Code. In regards to the traffic study being effective, Mr. Rhoades and Mr. Grandin emphasized on the impact fee money being set aside to correct any problems identified as a result of the study. Mr. Grandin believed the realignment of Alden Rd. would be of great help. Regarding cut-through traffic concerns, Mr. Rhoades stated that the City was looking into various options to prevent the cut-through traffic through the neighborhood.

Board members Searl, Skidelsky, Anderson, and Buchanan expressed their approval of the project and encouraged City staff, applicant, developer and neighbors to continue to work together to address any concerns during the development phases.

Board member Burns moved APPROVAL of the requests, ABN2014-00004, MPL2014-00041 and CUP2015-00001, subject to the conditions in the staff report. Board member Buchanan 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 Tobin adjourned the meeting at 11:45 a.m.

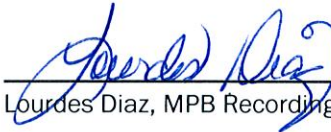
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, AICP, City Planning
Karl Wielecki, AICP, City Planning
Elisabeth Dang, AICP, City Planning
Holly Stenger, AIA, 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, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning



Dean Grandin, AICP, Executive Secretary

Kyle Shephard, City Attorneys' Office
David Bass, City Attorneys' Office
Audra Nordaby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ian Sikonia, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Tanya Wilder, Transportation Planning
Lauren Torres, Transportation Engineering
Frank Consoli, Transportation Engineering
Pauline Eaton, Business Development
Denise Riccio, Parks & Special Facilities
George Seckinger, OFD Planning
William Burns, Capital Improvement



Lourdes Diaz, MPB Recording Secretary