



MUNICIPAL PLANNING BOARD

MINUTES  NOVEMBER 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

Jason Searl, Chairperson [1/2]

Karen Anderson, Vice-Chairperson [2/2]

Stuart Buchanan [2/2]

Bakari Burns [2/2]

Scott Martin, [2/2]

Mark Suarez [2/2]

Jennifer S. Tobin, Chairperson [2/2]

Vacancy

Tyrone Smith, OCPS – Non-Voting [2/2]

Members Absent

None

OPENING SESSION

- ♦ Jason Searl, Chairperson, called the meeting to order at 8:35 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of October 20, 2015.

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

ANNOUNCEMENTS

- ♦ None

PUBLIC COMMENTS

- ♦ A speaker request was received for Item #11 on the Consent Agenda (Southport Mixed-Use). This item was moved to the Regular Agenda for discussion.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, SOUTH GATE ANNEXATION

Applicant:	James G. Willard – Shutts & Bowen, LLP
Owner:	John Rolls III and Mary J. Rolls, and additional owners
Location:	164 E. Pineloch Ave., located south of Pineloch Ave., east of Orange Ave., north of Butler Ave. and west of Center St. (±11.71 acres).
District:	4
Project Planner:	Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

- A) ANX2015-00022*** Annex subject property;
- B) GMP2015-00042*** Growth Management Plan amendment to Urban Activity Center;

- C) GMP2015-00043*** New GMP Subarea Policy for the development program of 94,000 sq. ft. of non-residential use and 300 multifamily units; and
- D) ZON2015-00038*** Initial zoning of AC-2.

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

2. RECOMMENDED APPROVAL, HOFFNER POINT

Applicant: Chu-Tzu Hsu – C.T. Hsu & Associates, P.A.

Owner: Florida Crown Properties, LLC

Location: 7435 Hoffner Ave., located west of Old Goldenrod Rd., north and east of Hoffner Ave., and south of S. Goldenrod Rd. (± 1.02 acres).

District: 1

Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

- A) ANX2015-00023*** Annex subject property;
- B) GMP2015-00044*** Growth Management Plan amendment to assign the future land use designation of Community Activity Center; and
- C) ZON2015-00039*** Assign initial zoning designation of AC-1/AN.

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

3. RECOMMENDED APPROVAL, 1931 S. FERN CREEK AVE. ANNEXATION

Applicant/Owner: Thomas C. Heinrich – TCH Consulting Group, Inc.

Location: 1931 S. Fern Creek Ave., located south of E. Kaley St., east of S. Fern Creek Ave., and north of E. Harding St. (± 0.15 acres).

District: 4

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

- A) ANX2015-00024*** Annex subject property;
- B) GMP2015-00045*** Growth Management Plan amendment to Residential Low Intensity; and
- C) ZON2015-00040*** Initial zoning of R-2A/T.

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

4. RECOMMENDED DEFERRAL, PARRAMORE HERITAGE OVERLAY CODE AMENDMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Elisabeth Dang (407-246-3408, Elisabeth.dang@cityoforlando.net)

LDC2015-00304* Revise Land Development Code Chapter 58 Part 2AI to allow relocation and a limited amount of expansion for social service uses with a residential component in the Parramore Heritage Overlay Zoning District.

Recommended Action: Deferral of the request, per the applicant's request.

5. RECOMMENDED DEFERRAL, ORLANDO UNION RESCUE MISSION

Applicant: Miranda Fitzgerald, Esq. – Lowndes, Drosdick, Doster, Kantor & Reed, PA

Owner: City of Orlando

Location: North of W. Anderson St., south of W. South St. and Chapman Ct. and west of Division Ave. (±1.06 acres).

District: 5

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

A) GMP2015-00029* Growth Management Plan amendment to change the future land use designation of a portion of the larger site from Residential Medium Intensity to Public, Recreational and Institutional (±0.83 ac.); and

B) ZON2015-00026** Request to rezone the property from R-2B with Traditional City (/T) and Parramore Heritage (/PH) Overlays and Public Use (P) to Planned Development with Traditional City and Parramore Heritage Overlays (PD/T/PH). The PD will establish development standards for the construction of a maximum 28,500 sq. ft. Orlando Union Rescue Mission Social Services facility with on-site temporary housing (±1.06 ac.).

Recommended Action: Deferral of the requests, per the applicant's request.

6. RECOMMENDED APPROVAL, AFFORDABLE HOUSING ADVISORY COMMITTEE

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Arancha Lattanzio (407-246-3413, aranzazu.lattanzio@cityoforlando.net)

LDC2015-00399* Land Development Code Amendment to amend Chapter 67, Part 4 to revise the procedures for the Affordable Housing Advisory Committee.

Recommended Action: Approval of the request.

7. RECOMMENDED APPROVAL, 2113 ANDERSON PLACE REVERT TO PLAT

Applicant: Michael Kara – Anderson Place, LLC

Owner: Anderson Place, LLC

Location: 2113 Anderson Pl., north side of Anderson Pl., between S. Hampton Ave. and S. Hillside Ave. (±0.33 acres).

District: 4

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

SUB2015-00053** Revert to plat request in order to demolish an existing single-family home on the property, and construct two (2) new homes, one each on the two (2) previously platted 52.5 ft. wide x 135.7 ft. deep lots. Each new home will be 1 story – 2,437 sq. ft. in livable area (with FARs of 0.33 & 0.34), and each home with a recessed attached garage.

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

8. RECOMMENDED APPROVAL, CATHCART TERRACE PLAT WITH MODIFICATION OF DEVELOPMENT STANDARDS (PKA – HIGHLAND TERRACE)

Applicant: Patrick Knight – Knight Family – Keys, LLC

Owner: Ballew Enterprises, LLC

Location: 835 Cathcart Ter., east of Cathcart Ter., west of Kennilworth Ter., and south of E. Marks St. (±0.52 acres).

District: 3

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

SUB2015-00055** Request to replat the subject property into three (3) non-conforming parcels for residential development. The Modification of Standards is for the lot depth of 100 ft. instead of the required 110 ft.

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

9. RECOMMENDED APPROVAL, 6933 CURRY FORD (BAD DOG DRIVING RANGE)

Applicant: Thomas R. Sullivan, Esq. – Grey Robinson, P.A.

Owner: Bad Dog Driving Range, Inc.

Location: 6933 Curry Ford Rd., on the north side of Curry Ford Rd., east of Camellia Garden Rd., and west of Colton Dr. (±41 acres).

District: 2

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

ZON2015-00006** Initial zoning of Planned Development (PD) for 159 single-family residential units.

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

10. RECOMMENDED APPROVAL, BARBER PARK

Applicant: Laurie Botts – City of Orlando

Owner: City of Orlando

Location: 4490 Dixie Belle Dr., south of Lake George, north of Gatlin Ave., and west of Dixie Belle Dr. (±36 acres).

District: 1

Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

ZON2015-00035* Initial zoning request to rezone the 36 acre lot from No City Zoning/AN to P/AN for public use/expansion of Barber Park.

Recommended Action: Approval of the request.

14. RECOMMENDED DEFERRAL, VISTA PARK PD (MOVED FROM REGULAR TO CONSENT AGENDA)

Applicant: Miranda F. Fitzgerald, Esquire – Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Owner: Mockingbird Orlando, LLC

Location: South of Lee Vista Blvd., east of SR 417, north of SR 528, and west of Narcoossee Rd. (\pm 1,572 acres).

District: 1

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

A) GMP2015-00036* Growth Management Plan amendment to Office-Low Intensity, Neighborhood Activity Center and Conservation;

B) GMP2015-00037* Amendment to GMP Subarea Policy S.39.3 to revise the development program from 2,955 residential units, 55,000 sq. ft. of office and 166,000 sq. ft. of retail to 4,300 residential units, 20,000 sq. ft. of office and 20,000 sq. ft. of retail; and

C) ZON2015-00032** Initial Zoning designation of Planned Development.

Recommended Action: Deferral of the requests, per the applicant's request.

Board member Martin moved APPROVAL of the CONSENT AGENDA. Board member Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained on Item #1; Searl abstained on Item #9).

REGULAR AGENDA

11. RECOMMENDED APPROVAL, SOUTHPORT MIXED-USE

Applicant: Laurie Botts – City of Orlando

Owner: City of Orlando

Location: 8150 Daetwyler Dr., southwest corner of Jetport Dr. and Daetwyler Dr. (\pm 22.27 acres).

District: 1

Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

ZON2015-00037** Request to rezone the subject property from P/AN to MU-1/AN.

Recommended Action: Approval of the request.

This item was presented by Colandra Jones, Planner III, Comprehensive Planning Studio, City Planning Division. Using the Staff Report, Ms. Jones described the site location, zoning, existing conditions, and proposed improvements.

Chairperson Searl noted into the record a letter received from Mr. Stanley G. Robinson. The letter expressed concerns in regards to sidewalks, drainage and ISR issues. Ms. Jones stated that she did not have answers to those questions since what was being proposed today was a rezoning. She noted that the developer would need to come back before the Board with a Master Plan, which would then address all the concerns mentioned in the letter.

Chairperson Searl opened the hearing to the public.

Mr. Stanley G. Robinson, 3270 Oak Bluff Dr., Orlando, FL 32827-4963, spoke on his behalf as an opponent of the request. His main concerns were:

- a) Zero easement on the roadside – stated that it was unacceptable because people have to walk to the bus station and restaurants and need a side walk for safety reasons.
- b) Also concerned with 0.85 ISR (Impervious Surface Ratio) and drainage going towards the airport.

Ms. Jones noted that when the developer submits the Master Plan, everything required by City code will apply to subject property. If staff finds there are not sufficient sidewalks, they would require sidewalks to be placed in the proper locations. The maximum ISR per the zoning district is 0.85, but the developer would have to make sure that all their stormwater could be handled on-site and would not drain into other properties.

Chairperson Searl closed the public hearing.

Board member Tobin moved APPROVAL of the request, ZON2015-00037, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

12. RECOMMENDED APPROVAL, STARWOOD ANNEXATION

Applicant: Miranda F. Fitzgerald, Esquire – Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Owner: Carlsbad Orlando, LLC
Developer: Beachline South Residential, LLC

Location: South of SR 528, east of SR 417 and north of Wewahootee Rd. (+2,559 acres).

District: 1

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

- A) ANX2015-00013*** Annex the Starwood property (2,522 acres);
- B) ANX2015-00019*** Annex the Starwood – Palmer property (9.97 acres);
- C) ANX2015-00020*** Annex the Starwood – Florida Gas property (26.09 acres);
- D) GMP2015-00038*** Growth Management Plan amendment to Office Low Intensity, Community Activity Center, Industrial and Conservation;
- E) GMP2015-00039*** New Subarea Policy S.40.8 for the development program; and
- F) ZON2015-00033**** Assign initial zoning of Planned Development to allow for ±6,400 residential units, 145,000 sq. ft. of office use, 150,000 sq. ft. of retail, and 145,000 sq. ft. of industrial use.

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

This item was presented by Michelle Beamon, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Beamon discussed the project location, requested actions, future land use, zoning, new Subarea Policy S.40.8, framework PD plan, conceptual PD phasing plan, conceptual typical neighborhood and notable conditions of approval. Ms. Beamon then covered three amendments proposed; an amendment to Subarea Policy S.40.8, deletion of condition 10.2 (located in Exhibit A of the Staff Report), and amendment to Traffic Engineering condition #4d in the Staff Report, and concluded her presentation with staff's recommendation of approval subject to the conditions in the staff report and the three amendments presented.

Discussion ensued between Board members and Mr. John Rhoades (Transportation Planning Division) in regards to the transportation phasing and how the roads would be implemented. Chairperson Searl opened the public hearing.

Ms. Miranda Fitzgerald – Lowndes, Drosdick, Doster, Kantor & Reed Law Firm, 215 N. Eola Dr., Orlando, spoke in representation of the owners Carlsbad Orlando, LLC, Florida Gas Transmission Company LLC and Hugh M. Palmer Trustee, and the developer Beachline South Residential, LLC. Ms. Fitzgerald stated that they have been working with staff on a memorandum of terms that sets the framework for the road network in the City and in conjunction with the County long term. She also noted that they had just been informed that the School Board was looking to accommodate a new high school and an elementary school on the Starwood site. Ms. Fitzgerald expressed concerns regarding the School Board's request and was hoping for an opportunity to further negotiate with them and the City and come to a cooperative agreement. She also wanted to point out for the record that the Staff Report had been revised and wanted to make sure the Board was approving the conditions in the revised staff report.

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

Board member Tobin moved APPROVAL of the requests, ANX2015-00013, ANX2015-00019, ANX2015-00020, GMP2015-00038, GMP2015-00039 and ZON2015-00033, subject to the conditions in the Revised staff report and 3 amendments listed in the PowerPoint presentation. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Board members Tobin and Searl declared a conflict on Item #13 and filed the appropriate conflict forms with the Board secretary.

13. RECOMMENDED APPROVAL, CRESCENT LUCERNE PD AMENDMENT

Applicant: Jim Berardinelli, Regional Director – Crescent CCRE Lucerne Venture, LLC

Owner: Orlando Health, Inc.

Location: 830 Main Ln., northwest corner of S. Orange Ave. and W. Gore St. (±5.9 acres).

District: 4

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

ZON2015-00041** Amend the Lucerne Hospital PD (aka Columbia Park Medical Center PD) for a redevelopment of the site with a two-phase, multi-building mixed-use project consisting of a 24,000 sq. ft. grocery store, 3,500 sq. ft. light retail, 3,500 sq. ft. restaurant, two buildings with 390 dwelling units and two parking garages. The specific development program for Phase 2 will be established in a future application.

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

This item was presented by Karl Wielecki, Planning Manager, Land Development Studio, City Planning. Using PowerPoint, Mr. Wielecki discussed the project location, future land use and zoning maps, project basics, Subarea Policy S.12.7 and Orange Michigan Special Plan, existing survey, development plan, vehicular circulation plan, architectural elevations, renderings, and concluded his presentation with the notable conditions of approval.

Discussion ensued between the Board and City staff in regards to phase 1 and 2 of the development. Mr. Wielecki stated that a PD amendment would be required for phase 2 as the applicant had OCPS approval for the phase 1 units only, though the applicant preferred to go through Master Plan review for phase 2. Mr. Wielecki pointed out that the School Board would have to review the entire phase 1 and 2 development program and reach an agreement with the developer in order for them to submit a Master Plan for phase 2 instead of a PD amendment. Mr. Tyrone Smith, Orange County Public Schools representative, agreed.

Chairperson Searl opened the hearing to the public.

Applicant Jim Berardinelli, 3340 Peachtree Rd., Atlanta, GA 30326, noted that at the time of submittal, they were requesting a detailed PD for phase 1, with a framework PD for phase 2. But due to the fact that they were unclear at the moment whether phase 2 would be a high-rise residential tower, or hotel, or office, they were requesting phase 2 to come back as a Master Plan in order to preserve some flexibility to view it from a market perspective. Mr. Berardinelli wanted to point out for the record that, although he was not asking for staff to change the following condition, the prohibition of the right turn out of the parking garage onto Orange Ave. could be a concern from the retailer or grocery's perspective and could be an impact to the execution.

Matt Taylor, 65 Sturtevant St., Orlando FL 32806, spoke in representation of Orlando Health. Mr. Taylor stated that they were only requesting their by-right entitlements and were not asking for any bonuses. They just wanted to preserve maximum flexibility to respond to market conditions at the time of the phase 2 development. He noted that this was a key gateway site for them to connect their medical arts district to the core downtown. Mr. Taylor stated that their request was to modify table 3 to reflect the development entitlements that were by-right allowed to the site under current zoning and future land use. But also that they could come back to MPB with a Special Parcel Master Plan (SPMP) at a future time, once the phase 2 site goes forward.

Paul Lewis, Chief Planning Manager, City Planning Division, stated that the subject development was part of the Downtown DRI (Development of Regional Impact). The capacity associated with this project would be incorporated into the development program of the Downtown DRI once approved by City Council for phase 1. Phase 2's capacity would be incorporated into the Downtown DRI's development program once it comes back to MPB as either an SPMP or PD amendment and is approved by the Board and by City Council

Board member Buchanan expressed concern about the uses the applicant was stating they were entitled to by-right. He noted he would not support approving the request if it allowed them to build a hotel on the site of phase 2.

Kyle Shephard, Assistant City Attorney, stated that the Board had the option to approve the development program subject to a Master Plan approval on phase 2.

Discussion ensued in regards to whether a PD amendment or a Master Plan would be more appropriate for phase 2.

Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division, explained that because the applicant did not know what the development program would be for phase 2, that entering into a capacity enhancement agreement with OCPS now would not be recommended because it would delay phase 1 since the zoning ordinance could not be adopted until the capacity enhancement agreement was finished. Also, she stated that new schools were opening in downtown within the next 5 years and the capacity enhancement agreement may not even be useful.

Mr. Taylor noted that their goal was to preserve the flexibility to make sure that they could accommodate a project on the high-rise site that truly respects the economics on that site. In terms of timing, he noted that the current project was targeted to move forward during next spring/summer. Their goal was to roll into phase 2 in 2018.

After further discussion, Ms. Dang explained that the advantage of coming back with a PD amendment for phase 2 was that the PD would allow a transfer of density from phase 1, where they did not max out, to phase 2.

Mr. Lewis also noted that when the hospital was demolished last year, the capacity was credited and incorporated into the overall Downtown DRI's development program. This gives the applicant credit for the previously existing use and allows, under the DRI, for office square footage to be transferred or converted to residential.

Matt Taylor stated that with all the information provided by staff today, they decided to accept staff's recommendation of pursuing the PD amendment for phase 2 with the option to transfer the density to phase 2.

Mr. Grandin noted that they were also entitled to transfer the intensity from phase 1 to phase 2.

Chairperson Searl closed the public hearing.

Vice-Chairperson Anderson moved APPROVAL of the request, ZON2015-00041, subject to the conditions in the staff report and addendum, with a PD Amendment with the option to transfer development density and intensity to Phase 2. Board member Buchanan SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin & Searl abstained).

14. VISTA PARK PD – MOVED TO CONSENT AGENDA

OTHER BUSINESS

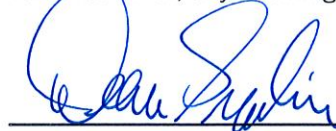
➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Searl adjourned the meeting at 10:28 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
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
Kathleen Magruder, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Jacques Coulon, City Planning
Terrence Miller, City Planning



Dean Grandin, AICP, Executive Secretary

Brian Ford, City Planning
Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys' Office
David Bass, City Attorneys' Office
Keith Grayson, Permitting Services
Olivia Boykin, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Frank Consoli, Transportation Engineering
Jeremy Crowe, Transportation Engineering
Charles Ramdatt, Transportation Engineering
Aranzazu Lattanzio, Housing and Comm. Dev.
Denise Riccio, Parks & Special Facilities
Laurie Botts, Real Estate
Jamie Boerger, OCPS



Lourdes Diaz, MPB Recording Secretary