



MUNICIPAL PLANNING BOARD

MINUTES



APRIL 19, 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
[5/2]

Alfredo Barrott, Jr. [4/1]

Stuart Buchanan [6/1]

Bakari Burns [6/1]

Scott Martin [7/0]

Claudia Ray [3/1]

Jennifer S. Tobin [6/1]

Tyrone Smith, OCPS – Non-Voting [5/2]

Members Absent

Karen Anderson, Vice-Chairperson [6/1]

Mark Suarez [6/1]

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 March 15, 2016.

Board member Buchanan MOVED approval of the Municipal Planning Board Meeting Minutes of March 15, 2016, as written. Board member Martin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ None

PUBLIC COMMENTS

- ♦ A speaker request was received for item #6 (Park Lake PD) on the Consent Agenda. Item was moved to the Regular Agenda for discussion.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, MOSS PARK NORTH

Applicant:	Stephen Novacki – Picerne Development Corp. of FL
Owner:	Gary T. Randall, TR
Location:	North of Moss Park Rd., east of SR 417 and northwest of the OUC rail line (±108.37 acres).
District:	1
Project Planner:	Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

- | | |
|---------------------------|--|
| A) ANX2016-00001* | Annex the subject property; |
| B) GMP2016-00003* | Growth Management Plan amendment to Residential Low Intensity and Residential Medium Intensity; and |
| C) ZON2016-00002** | Initial zoning of Planned Development to allow for 68 single family units, 132 townhome units, 300 multifamily units and an 18,000 sq. ft. daycare facility and/or private school. |

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

2. RECOMMENDED APPROVAL, THE WHITE HOUSE

Applicant: Mary Solik, Esq. – Doty Solik Law

Owner: Benoit Glazer

Location: 2001 Hamilton Ln., south of E. Kaley St., east of Hamilton Ln., west of S. Summerlin Ave. and north of E. Harding St. (±0.21 acres).

District: 4

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

CUP2016-00004** Conditional Use Permit request to allow a Public Benefit use, specifically art foundation activities, in an existing single-family residence.

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

3. RECOMMENDED APPROVAL, TEN 10 BREWING EXTENDED HOURS

Applicant: Michael Wallace & Patrick McPherson – Ten 10 Brewery & Tasting Room

Owner: 1010 Virginia Drive LLC

Location: 1010 Virginia Dr., south side of Virginia Dr., between Brookhaven Dr. and Lang Ave., southwest of Mills Park (±0.7 acres).

District: 3

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

CUP2016-00005** Conditional Use Permit amendment to open earlier in the day (11:30 a.m., 7 days a week) than previously requested or permitted (5 p.m.) for the existing microbrewery and tasting room (bar) that opened in 2015.

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

4. RECOMMENDED DEFERRAL, MAUDLIN INTERNATIONAL 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 a 77,500 sq. ft. truck dealership and service facility on the former Merita Bread industrial site.

Recommended Action: Deferral to the May 17, 2016 MPB Hearing, per the applicant's request.

5. RECOMMENDED APPROVAL, 2600 S. SEMORAN COFFEE SHOP & RETAIL

Applicant: Robby Joshi – Metro Architecture Partners, Inc.

Owner: 2600 Semoran SAI, LLC

Location: 2600 S. Semoran Blvd., west side of S. Semoran Blvd., south of E. Michigan St., and north of Lake Margaret Dr. (± 1.21 acres).

District: 2

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

MPL2016-00008** Master Plan amendment (MPL2014-00037) to change building footprint and site plan to accommodate a coffee shop and retail.

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

6. PARK LAKE PD – MOVED TO REGULAR AGENDA**7. RECOMMENDED DEFERRAL, DOWDEN/INNOVATION WAY @ EASTPARK**

Applicant: John C. Reich – Reich Properties

Owner: United Asset Holdings Commercial LLC

Location: West of SR 417, south of Dowden Rd., and north of East Park Lake (± 3.56 acres).

District: 1

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

ZON2016-00001** Request to amend the Village Center 3 of East Park PD to allow the subject property a maximum development program of 35,000 sq. ft. of commercial space.

Recommended Action: Deferral to the May 17, 2016 MPB Hearing, per the applicant's request.

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

REGULAR AGENDA**6. RECOMMENDED APPROVAL, PARK LAKE PD**

Applicant: Ryan Studzinski – Icon Residential

Owner: DILL Investment Partnership

Location: 208, 214, 218 Park Lake St.; 738, 744 Highland Ave., southwest intersection of Park Lake St. and Highland Ave. (± 0.98 acres).

District: 3

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

ZON2015-00055** PD rezoning to allow for a 21 unit rear-loaded townhome development.

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

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

The applicant was represented by Brian Kiraly, 6911 Pistol Range Rd., Tampa, FL 33635. Mr. Kiraly requested to reserve his time for rebuttal.

Chairperson Searl opened the hearing to the public.

The following speakers appeared before the Board:

- 1) Stephen J. Miller, 730 Highland Ave. Apt. 7, Orlando, FL 32803 – In Opposition (gave handouts)
- 2) Krystal Osborne, 730 Highland Ave. Apt. 2, Orlando, FL 32803 – In Opposition

Their main concerns were that the project was too large and was not consistent with the neighborhood, and possible traffic issues.

Discussion ensued and Ms. Petion along with Ms. Nancy Ottini from Transportation Planning noted that the existing Future Land Use allowed for more density on the site than what was being proposed.

Mr. Kiraly addressed the Board and echoed Ms. Petion and Ms. Ottini's statement in regards to density. He pointed out that they had a neighborhood meeting and the president of the neighborhood association was present. Mr. Kiraly stated that they will comply with City staff conditions in regards to the driveway requirements.

Chairperson Searl closed the Public Hearing.

Board member Tobin moved APPROVAL of the request, ZON2015-00055, subject to the conditions in the staff report. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

8. RECOMMENDED APPROVAL, DUNKIN' DONUTS @ E. MICHIGAN

Applicant: Tim Cloe – 864 E434 LLC

Owner: Ferking Family, LLC

Location: 1709, 1717 & 1723 E. Michigan St., north of E. Michigan St., west of Ives Ave., east of Dickson Ave., and south of E. Jersey Ave. (±0.63 acres).

District: 4

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

CUP2016-00002** Conditional Use Permit request for the development of a Dunkin' Donuts with a drive-through component.

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. Using PowerPoint, Ms. Magruder presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. Mr. John Rhoades, Project Manager I, Transportation Planning, also addressed the Board noting the changes made to prevent traffic cutting through adjacent neighborhood, and responded to Board questions.

The applicant was represented by Bob Ziegenfuss, 7108 E. Colonial Dr., Suite 100, Orlando, FL 32803. Mr. Ziegenfuss stated that they agree with staff's recommendations. He did point out that Transportation Planning condition #1 for the Drive Aisle Dimensions should be corrected to read 22 ft. wide instead of 23 ft. wide as specified in the staff report. Staff agreed. (After the fact note: An addendum was prepared with the specified correction).

Having no speaker requests, Chairperson Searl called for discussion or a vote.

Board member Buchanan moved APPROVAL of the request, CUP2016-00002, subject to the conditions in the staff report, with Transportation Planning Condition #1 correction. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

9. RECOMMENDED APPROVAL, EVALUATION AND APPRAISAL REPORT (EAR)

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

GMP2016-00002* Request for determination that Growth Management Plan amendments are needed pursuant to the City's evaluation and appraisal report (EAR). The EAR identifies changes to Florida's growth management statutes that have occurred since the City's last EAR was submitted in 2007, and lists GMP amendments needed to comply with those state statutory changes.

Recommended Action: Approval of the request.

This item was presented by Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Dang presented the Evaluation and Appraisal Report, 2016 evaluation and recommendations.

Chairperson Searl thanked Ms. Dang for a thorough and informative report, and called for discussion or a vote.

Board member Barrott, Jr. moved APPROVAL of the request, GMP2016-00002. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

10. RECOMMENDED APPROVAL, HIGHLAND HOMES REVERT TO PLAT

Applicant/Owner: Amit Trehan
 Location: 500 E. Marks St., south side of E. Mark St., east of Kenilworth Ter., and west of Cathcart Ter. (±0.28 acres).
 District: 3
 Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

SUB2016-00006** Request to revert the lot back to the original plat consisting of two 50 ft. wide, 120 ft. deep lots, each to have a ±3,000 sq. ft. single-family residence built on it. The current single family home will be demolished.

Recommended Action: Denial of the request.

This item was presented by Jacques Coulon, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Coulon presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. He noted that in the event the Board would decide to approve the revert to original plat, staff had provided some conditions and requested that the allowable FAR (Floor Area Ratio) should be a maximum of 0.40 (2,400 sq. ft.) in order to remain consistent and compatible with the neighborhood.

Applicant Amit Trehan, 5287 Adair Oak Dr., Orlando, FL 32829, spoke on his behalf and was also represented by Hugh Darley, 505 Peachtree Rd., Orlando, FL 32804. Mr. Darley gave a short presentation of their proposed project. Mr. Trehan and Mr. Darley requested that the Board approve a 0.50 FAR (3,000 sq. ft.) instead of the suggested 0.40 by City staff. They noted that this would allow them to build a 4 bedroom home. Mr. Amit stated that their only issue was the FAR because they were abiding with all the setbacks required and the elevations would blend with the neighborhood.

Mr. Coulon acknowledged a letter received in support of the project.

Having no other speaker requests, Chairperson Searl called for discussion or a vote.

Board member Burns moved APPROVAL of the request, SUB2016-00006, subject to the added conditions in the staff report, granting the applicant a 0.50 FAR, with a requirement that it will go through Appearance Review prior to final approval. Board member Ray SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OTHER BUSINESS

- Kyle Shephard, Assistant City Attorney, presented new Assistant City Attorney Melissa Clarke and noted that she would be filling in for him during the May 17, 2016 MPB Hearing while he was on vacation.

ADJOURNMENT

Prior to adjourning the meeting, Mr. Richard Sandler, 4079 Conway Place Circle, Orlando, FL 32812, commended and thanked the Board and City staff for all their hard work. He also suggested that a sheet be provided at the entrance table with the abbreviation lingo used in the staff reports and their definitions.

Having no other matters to bring before the Board, Chairperson Searl adjourned the meeting at 10 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
 Shannan Stegman, AICP, City Planning
 Ken Pelham, RLA, City Planning
 Jim Burnett, 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
 Jacques Coulon, City Planning

Wes Shaffer, City Planning
 Terrence Miller, City Planning
 Doug Metzger, AICP, City Planning
 Lourdes Diaz, City Planning
 Kyle Shephard, City Attorney's Office
 David Bass, City Attorney's Office
 Melissa Clarke, City Attorney's Office
 Audra Nordaby, Orlando Police Department
 Keith Grayson, Permitting Services
 Olivia Boykin, Permitting Services
 John Rhoades, Transportation Planning
 Nancy Ottini, Transportation Planning
 Frank Consoli, Transportation Engineering
 Jeremy Crowe, Transportation Engineering



Dean Grandin, AICP, Executive Secretary



Lourdes Diaz, MPB Recording Secretary