



MUNICIPAL PLANNING BOARD

MINUTES



MAY 20, 2014

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
[8/8]

Jason Searl, Vice-Chairperson
[8/8]

Karen Anderson [7/8]

Stuart Buchanan [7/8]

Bakari Burns [7/8]

Laurence Lewis [8/8]

Scott Martin, [7/8]

Vacant

Tyrone Smith, OCPS – Non-Voting [6/8]

Members Absent

Scott Skidelsky [7/8]

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 April 15, 2014.

Board member Lewis MOVED approval of the Municipal Planning Board Meeting Minutes of April 15, 2014, as written. Board member Martin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

PUBLIC COMMENTS

- ♦ A speaker request was received for Item 2 on the Consent Agenda (Lake Nona DRI, GMP & PD Amendment). This item was moved to the Regular Agenda for discussion.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED DEFERRAL, TYSONS CORNER ANNEXATION

Applicant:	Robert Paymayesh, PE – PE Group, LLC
Owner:	Deli Avery, Narcoossee Skkjda LLC & Christ-Hayden Partnership, LTD
Location:	10005 Tyson Rd., located at the northeast corner of Narcoossee Rd. and Tyson Rd. (±1.377 acres).
District:	1
Project Planner:	Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

- | | |
|--------------------------|---|
| A) ANX2014-00005* | Annex the subject property; |
| B) GMP2014-00009* | Assign the Urban Village future land use designation; |
| C) GMP2014-00010* | Create GMP Subarea Policy S.40.3 to include the property into the Southeast Orlando Sector Plan; and |
| D) ZON2014-00008* | Initial zoning of PD – Village Center to allow for 24,045 sq. ft. of commercial/retail, or 70,000 sq. ft. of indoor climate controlled storage. |

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

2. LAKE NONA DRI, GMP & PD AMENDMENT – MOVED TO REGULAR AGENDA
3. SPORTS & ENTERTAINMENT DISTRICT – PHASE 1 - MOVED TO REGULAR AGENDA
4. RECOMMENDED APPROVAL, HYATT HOUSE HOTEL

Applicant: Roger Rosen – International Dr. Associates

Owner: Le Royal International Development, LLC

Location: 5360 International Dr., located on the south side of International Dr., between Del Verde Way and Municipal Dr., east of S. Kirkman Rd. (± 3.45 acres)

District: 6

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

MPL2014-00012** Master Plan approval to construct an eight (8) story, 175-room hotel on a partially developed site.

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

5. RECOMMENDED APPROVAL, DEPAUW DUPLEX PD

Applicant/Owner: Andy Katzman – Rare Builders, LLC

Location: 2503 Depauw Ave., located north of E. Orlando St., south of W. Winter Park St., east of Depauw Ave. and west of Musselwhite Ave. (± 0.15 acres)

District: 3

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

ZON2014-00009** PD rezoning request for the development of a duplex at 2,412 sq. ft. per unit and a Floor Area Ratio of 0.6".

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

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

Board members Lewis and Searl declared a conflict of interest on Item #2 (Lake Nona DRI, GMP & PD Amendment). The appropriate forms were filed with the recording secretary.

REGULAR AGENDA

2. RECOMMENDED APPROVAL, LAKE NONA DRI, GMP & PD AMENDMENT

Applicant: Heather Isaacs – Lake Nona Property Holdings, LLC

Owner: James L. Zboril – Lake Nona Property Holdings, LLC

Location: South of Dowden Rd., west of Narcoossee Rd., and east of Orlando International Airport (± 6,968.7 acres)

District: 1

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

- A) DRI2012-00002*** Amend DRI section 3.15(B) to revise the mix of uses by acreage; update transportation conditions regarding construction contribution for Narcoossee Rd.;
- B) GMP2012-00027*** GMP amendment to change the future land use designation from Conservation to Urban Village (± 45.7 acres); and
- C) ZON2012-00023**** Amend Map H-Master Plan 8.3/PD Development Plan to revise land use of several parcels; amend PD exhibits to reflect the updated base map from revised Map H.

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

This item was presented by Colandra Jones, Planner II, Comprehensive Planning Studio, City Planning Division. Mr. Grandin requested to have the speaker voice her concerns first and then have Ms. Jones respond to her questions/concerns.

Chairperson Tobin opened the hearing to the public.

Ms. Victoria Casperson, 9964 Cypress Vine Dr., Orlando, FL 32827, spoke on her behalf in opposition of the GMP amendment. Ms. Casperson's main concern was that they were losing their conservation areas at a rapid pace. She stated that Lake Nona has always been part of the City-beautiful, but was rapidly changing into Urban Village-ugly. She requested the Board deny the GMP amendment.

Ms. Jones stated that the amendment would allow for future development. She also stated that the applicant submitted documentation from South Florida Water Management District and the Army Corp of Engineers which showed that they were permitted to mitigate the parcels known as Wetland 34 and 35.

Chairperson Tobin closed the public hearing.

Board member Anderson moved APPROVAL of the requests, DRI2012-00002, GMP2012-00027 and ZON2012-00023, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Lewis and Searl abstained).

3. RECOMMENDED APPROVAL, SPORTS & ENTERTAINMENT DISTRICT (SED)– PHASE 1

Applicant: Greg Lee – Baker Hostetler

Owner: City of Orlando

Location: Northeast corner of Church St. and Division Ave. (± 4.5 acres)

District: 5

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

- MPL2014-00008**** Master Plan approval to develop Phase I of the Downtown Orlando Sports and Entertainment District. This phase includes a six-story office/retail building with 121,800 sq. ft. of office and 43,200 sq. ft. of retail, a six-story parking garage, two retail kiosks, and three media towers.

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

This item was presented by Karl Wielecki, Planning Manager, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Wielecki described the site location, zoning, existing conditions, proposed improvements and notable conditions of approval. He noted that the Board had recommended approval of the Planned Development (PD) request for the SED (ZON2013-00029) during the January 21, 2014 MPB meeting. The Ordinance was scheduled to be presented to City Council on June 23, 2014 for the 1st Reading and consequently on July 2, 2014 for the 2nd Reading

and adoption of the PD. He also noted that the dates were tentative. Mr. Wielecki stated that the Master Plan, if approved, would not become effective until the PD Ordinance was adopted.

Board discussion ensued in regards to signage for the development.

Mr. Wielecki stated that the signs were not part of this application because they were still in negotiations between the City and the developer about the exact location and size of the signs. The PD ordinance will include specific sign allowances and limits, and once adopted by City Council, the applicant would submit a Sign Master Plan for approval that would be in compliance with the PD. The Sign Master Plan will be reviewed by the Appearance Review Board and by the Planning Official.

Ms. Tobin noted that the January 21, 2014 MPB minutes stated that MPB's direction to Staff was that they would be given time to work with the applicant to make sure that there was a coherent sign plan.

Chairperson Tobin opened the hearing to the public.

Mr. Gregory D. Lee – Baker and Hostetler Law Firm, 200 S. Orange Ave., Suite 2300, Orlando, FL 32801, spoke on behalf of the Orlando Magic and SED Development, LLC as the applicant. Mr. Lee stated they agree with Staff's recommendations. He also stated that there will be two readings before City Council and they were working diligently with Staff to work on the signage plan and any I-4 signage would be subject to FDOT regulations. He also stated that there would not be any I-4 signage on OPD buildings until after the buildings were demolished.

Ms. Beth Tuura, 2016 Foxboro Dr., Orlando, FL, spoke on her behalf. Ms. Tuura stated that she has worked in sports for the past 25 years and has seen many empty stadiums throughout the different states. Her main concern was that the development would ultimately end up with many empty buildings. She was also concerned about signage on the media towers and what the public would be subject to while driving down the freeway.

Mr. Jose Datil, 712 W. Anderson St., Orlando, FL 32805, spoke on his behalf. Mr. Datil's main concern was the effect this development would have on small businesses and the Orlando Union Rescue Mission homeless shelter. He stated there needed to be more communication between the Magic and the surrounding businesses on their development plans. Mr. Datil noted that the downtown businesses have been negatively impacted by the Magic not going to playoffs.

Mr. Lee stated that their intention was to put together a thriving retail program in a couple of years as they move forward to develop the site. He noted that the garage and the Orlando Police Department's headquarters were essentially two assets that were off the tax rolls. Mr. Lee stated that their intentions were to replace those with assets that would increase the tax base and help the city. The Magic's corporate headquarters will be relocated from Maitland to Downtown Orlando. They would also provide services like a full service hotel and a conference center across the street from the Amway Center.

Chairperson Tobin closed the public hearing.

Board member Stuart moved APPROVAL of the request, MPL2014-00008, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION

Mr. Kyle Shephard, Assistant City Attorney, clarified that the Master Plan in question was contingent on the zoning ordinance being adopted by City Council. City Council will have two public hearings and this Master plan will not go into effect until the zoning is adopted.

Ms. Tobin stated that the concerns raised by both speakers were issues already discussed during the January 21, 2014 MPB meeting. She noted to the speakers that they still had an opportunity to be heard if they so chose to, when the Ordinance goes before City Council for approval.

MOTION was VOTED upon and PASSED by unanimous voice vote.

6. RECOMMENDED APPROVAL, KILGORE TOWNHOMES

Applicant/Owner: Mark Kinchla – Kilgore Properties, LLC

Location: 2121 S. Orange Ave., located north of E. Muriel St., south of E. Harding St., east of Orange Ave. and west of Delaney Ave. (\pm 1.03 acres)

District: 4

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

ZON2014-00010** Request to amend the Newton Centre PD to allow for a 28-unit attached dwelling development.

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

This item was presented by Michaëlle Petion, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion described the site location, zoning, existing conditions, and proposed improvements. She discussed the notable conditions of approval and staff's recommendation.

Chairperson Tobin opened the hearing to the public.

Mr. Mark Kinchla, 728 Hardman Dr., Orlando, FL 32806, spoke on his behalf as the applicant. Mr. Kinchla presented a summary of the proposed project.

Ms. Anne Wyre, 110 E. Harding St., Orlando, FL 32806, spoke on behalf of the Newton Corner Condominium Association, Inc. as the President of the Association. She stated they were looking forward to the new development, but had some concerns. Their major concerns were: a) who would be maintaining and repairing the easement on the internal two-way drive; b) storm water drainage issues; c) parking issues; d) access for emergency vehicles; e) heavy construction and garbage trucks traffic, among other concerns. Ms. Wyre concluded by requesting the Board to add a condition of approval that this easement would be looked at because it was a hardship on the existing units.

Ms. Petion stated that a condition in the staff report in regards to the storm water stated that the owner/developer was required to design and construct an onsite storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Also, approval from Saint Johns River Water Management District required that the system be properly owned and maintained.

In regards to the garbage trucks issue, Ms. Petion stated that the garbage pick-up would be limited to the interior garage access and Solid Waste indicated that they would be using one of their smaller vehicles to access the interior garage access.

Discussion continued regarding setbacks, sidewalks and landscaping for the development. Mr. Grandin noted that the side setbacks presented in the PowerPoint were slightly different than what was in the staff report.

In regards to on-street parking, Ms. Petion stated that the applicant was proposing to provide approximately 6 or 7 guest parking spaces on the internal two-way drive.

In regards to the overlay of emergency vehicle access, Ms. Petion stated that the Fire Department had not provided conditions related to an inability for adequate access, which meant that they were in agreement with the project as proposed.

Mr. Matt Wiesenfeld, Transportation Systems Analyst, Transportation Planning Division, stated that for construction purposes City staff would provide guidance on how to provide maintenance for traffic along Muriel St. and Harding St. during construction.

In regards to who would be maintaining the easement access, Mr. Shephard clarified that it was a private arrangement established between the prior land owner and the current land owner and was not something that the Board or even

the City had the authority to force a change on. He stated that if the current property owners were unhappy with the arrangement, they had the option of seeking advice from an attorney.

In regards to the parking issues, Mr. Kinchla stated he had spent a considerable amount of time with City staff and Transportation Engineering and concluded that what was being proposed met the conditions required for approval. He noted that an option could be to eliminate the internal parking spaces. Mr. Kinchla also noted that the current proposed project would have less impact to the existing 12 townhomes than what was originally proposed. The original project of 11,000 sq. ft. of retail plus another 40 residential units had been drastically reduced to 26 townhomes which would reduce considerably the amount of trips.

Mr. Kinchla stated that there was an agreement between the parties that the maintenance of the private driveway would be shared between both the current 12 units and whatever was developed on the front parcels. He noted that this was his interpretation of the agreement, but that he would have his attorney look at the agreement to clarify any misunderstandings.

Chairperson Tobin closed the public hearing.

Vice-Chairperson Searl moved APPROVAL of the request, ZON2014-00010, subject to the conditions in the staff report and PowerPoint presentation. Board member Burns SECONDED the MOTION.

Ms. Tobin stated that although the private driveway issue was not a matter of the Board, she wanted to encourage Mr. Kinchla to reach an agreement with the current owners of the 12 existing townhomes.

MOTION was VOTED upon and PASSED by unanimous voice vote.

7. RECOMMENDED TO TABLE, TINKER FIELD LANDMARK APPLICATION

Applicant:	Orlando Historic Preservation Board – via Richard Forbes, Historic Preservation Officer
Owner:	City of Orlando
Location:	317 S. Tampa Ave., located on the southeast corner of W. Church St. and S. Tampa Ave. (± 7 acres)
District:	5
Project Planner:	Richard Forbes (407-246-3350, richard.forbes@cityoforlando.net)
HPB2014-00034*	Request for Orlando Landmark designation for Tinker Field.

Recommended Action: Approval of the request.

This item was presented by Richard Forbes, Historic Preservation Officer/Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Forbes discussed the designation of historic landmarks Section 65.720, the review procedure, the timeline, HPB's recommendation to MPB, and the April 28, 2014 City Council meeting approving the HPB minutes with a recommendation to designate only the "diamond" of the existing Tinker Field as an Orlando Landmark.

Mr. Shephard gave a detailed explanation as to what the Board was considering and their options. He also stated that a report was being prepared by a group of consultants to get an understanding on the work that would be needed to bring the Tinker Field stadium up to code, if that was ultimately the choice of the City. Also, the study will provide an idea of what the cost would be in order for the City to determine options for fund raising. Mr. Shephard stated that the report should be ready in approximately three weeks.

Mr. Forbes clarified that the historic playing field and the 1963 grandstands were the contributing features within the Tinker Field landmark designation, with all other objects and buildings being non-contributing meaning that they would not be held to the same level of accountability or standards.

Discussion continued in regards to the ongoing renovation of the Citrus Bowl and how it would affect Tinker Field. Other concerns raised were how much it would cost to bring Tinker Field up to current City code and what the field would be used for.

Chairperson Tobin opened the hearing to the public.

Mr. Charles P. Buchanan, Sr., 5311 Young Pine Rd., Orlando, FL 32829, spoke on his behalf in favor of the historic landmark designation. He stated that all he wanted to do was save a 100 year old hall of fame baseball field. He recommended that instead of having the Citrus Bowl encroach into the field, that an option would be to consider closing Rio Grande, and whatever they wanted to build on the east side to move it to the west side.

Mr. Alzo J. Reddick, Sr., 2116 Monte Carlo Trail, Orlando, FL, spoke on his behalf in favor of the historic landmark designation. He requested that Tinker Field remain a baseball field in order to create greater opportunities for the young men and women in west Orlando.

Mr. Doug Head, 1415 W. Robinson St., Orlando, FL 32805, spoke on his behalf as a proponent of the request. He stated that the entire field should be designated and preserved. He also suggested that instead of encroaching into Tinker Field, the Citrus Bowl should consider using Tampa Ave.

Mr. Rebecca H. Ford, 1109 Coretta Way, Orlando, FL 32805, spoke on her behalf. Her main concern was the connection of the black community and Tinker Field. She stated that what the Board was voting on was not what she came to speak about.

Mr. Mick Dolan, 636 Strathmore Dr., Orlando, FL 32803, spoke on his behalf as a proponent of the request. He was concerned about how little the public knew about what was going on with Tinker Field. He requested that the Board consider saving Tinker Field.

Mr. Clinton Salter, 3464 Domi-Fitz Court, Orlando, FL 32805, spoke on his behalf as a proponent of the request. He believes this would offer some protection to this historical venue. Mr. Salter referred to a study done years ago that stated that vacationers spend 40% of their time seeking historical venues. In regards to maintaining the field, he stated that there were hundreds of foundations that fund historical sites and venues. He urged the Board to vote in favor of the request.

Chairperson Tobin closed the public hearing.

Discussion ensued in regards to the importance of preserving Tinker Field as a historic landmark. It was concluded that more information was needed to reach a decision and that the report that Mr. Shephard mentioned would give the Board the information desired.

Board member Stuart moved to TABLE the request, HPB2014-00034, pending a further report from staff regarding costs and feasibility of renovating the stadium which is being studied by a consultant. Board member Burns SECONDED the MOTION.

Mr. Shephard clarified that some of the Board's concerns would not be addressed within the report being prepared by the consultants. He stated that City staff would need to also prepare a report addressing options for sporting venues for the neighborhood. This would require a considerable amount of City staff like Families Parks and Recreation and the Venues Department. This study would probably take a little longer given the fact that community input would need to be taken into consideration as well.

MOTION was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- Mr. Shephard reminded the Board members of an invitation they received from Mr. Grandin to join the Rollins Planning School on Thursday, May 29, 2014 at 6:30 p.m. at Leu Gardens for a presentation reinvisioning Audubon Park.

OTHER BUSINESS

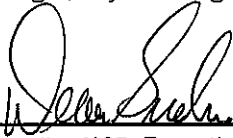
➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 11:45 a.m.

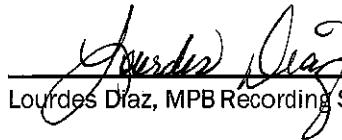
STAFF PRESENT

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, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, City Planning
TeNeika Walker, City Planning
Richard Forbes, AICP, City Planning
Doug Metzger, City Planning



Dean Grandin, AICP, Executive Secretary

Jason Burton, AICP, City Planning
Lillian Scott-Payne, Economic Development
Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys' Office
David Bass, City Attorneys' Office
Keith Grayson, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Gus Castro, Transportation Planning
Ian Sikonia, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Denise Riccio, Parks & Special Facilities
Frank Usina, Community Venues



Lourdes Diaz, MPB Recording Secretary