



# MUNICIPAL PLANNING BOARD

MINUTES



JULY 15, 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  
[10/10]

Karen Anderson [9/10]

Stuart Buchanan [9/10]

Laurence Lewis [9/10]

Scott Martin, [8/10]

Scott Skidelsky [9/10]

Vacant

Tyrone Smith, OCPS – Non-Voting [7/10]

### Members Absent

Jason Searl, Vice-Chairperson  
[9/10]

Bakari Burns [7/10]

## OPENING SESSION

- ◆ Jennifer Tobin, 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 June 17, 2014.

**Board member Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of June 17, 2014, as written. Board member Skidelsky SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.**

## ANNOUNCEMENTS

- ◆ None

## PUBLIC COMMENTS

- ◆ Speaker requests were received for Item #5 on the Consent Agenda (Orlando Corporate Centre DRI & PD Amendment). This Item was placed on the Regular Agenda for discussion.

## AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

## CONSENT AGENDA

### 1. RECOMMENDED APPROVAL, E. ORLANDO ST. R-O-W ABANDONMENT

Applicant: Borron J. Owen, Jr., Esq. – Gray Robinson, P.A.  
Owner: Adventist Health System/Sunbelt, Inc. (Florida Hospital)  
Location: Between Dade Ave. and Interstate 4 (±0.16 acres).  
District: 3  
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

#### **ABN2014-00002\***

Request to abandon that portion of E. Orlando St. between Dade Ave. and Interstate 4 to redevelop the right-of-way for additional surface parking.

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

## 2. RECOMMENDED APPROVAL, NARCOOSSEE OAKS ANNEXATION

Applicant: Andre A. Anderson, AICP – President, Planning Design Group, LLC  
 Owner: Nazish Masoodi  
 Location: 10504 Clapp Simms Duda Rd., on the southeast corner of Narcoossee Rd. and Clapp Simms Duda Rd. ( $\pm$ 3.657 acres).  
 District: 1  
 Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

- A) ANX2014-00009\*** Annex the subject property;
- B) GMP2014-00014\*** Assign the Urban Village future land use designation; create GMP Subarea Policy S.40.4 to include the property into the Southeast Orlando Sector Plan; and
- C) ZON2014-00015\*** Initial zoning of PD-Village Center to allow for 50,000 sq. ft. of non-residential uses.

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

## 3. RECOMMENDED APPROVAL, 6621 NARCOOSSEE ANNEXATION

Applicant: Edward Williams – Williams Development Services  
 Owner: Sandor Schwartz  
 Location: 6621 Narcoossee Rd., located north of LeeVista Blvd. and south of Elmstone Cir. ( $\pm$ 4.09 acres).  
 District: 1  
 Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

- A) ANX2014-00010\*** Annex the subject property;
- B) GMP2014-00015\*** Assign the Airport Support District Medium Intensity future land use designation; and
- C) ZON2014-00016\*** Initial zoning of PD/AN to allow for up to 44,550 sq. ft. of non-residential uses.

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

## 4. RECOMMENDED APPROVAL, CHRIST CHURCH OF ORLANDO

Applicant: Brandon Burgess, VP – PAR Church Builders, Inc.  
 Owner: Christ Church of Orlando and South Orange Medical Complex. Inc.  
 Location: 2200 S. Orange Ave., 15 W. Grant St., 9, 13 & 20 W. Muriel St., located north of W. Grant St., west of S. Orange Ave., east of Lucerne Ter., and south of W. Harding St. ( $\pm$ 1.82 acres).  
 District: 4  
 Project Planner: Michaëlle Petion (407-246-3837, michaëlle.petion@cityoforlando.net)

- CUP2014-00007\*\*** Conditional Use Permit request for the expansion of a Public Benefit Use (a church) as well as to allow accessory parking in the R-3B/T zoning district. The church expansion is multi-phased for which it also includes Master Plan review.

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

5. ORLANDO CORPORATE CENTRE DRI & PD AMENDMENT – MOVED TO REGULAR AGENDA

6. RECOMMENDED APPROVAL, LDC AMENDMENT – COMMUNITY RESIDENTIAL HOMES

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

**LDC2014-00178\*** Amendment to align the City Land Development Code regarding Community Residential Homes with Chapter 419, Florida Statutes.

*Recommended Action: Approval of the request.*

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

## REGULAR AGENDA

5. RECOMMENDED APPROVAL, ORLANDO CORPORATE CENTRE DRI & PD AMENDMENT

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

Owner: Daryl M. Carter – Carter-OCC Land Trust / Robert A. Bavar – Orlando Offcenter, LLC

Location: North of LeeVista Blvd., west of Narcoossee Rd., south of Hoffner Ave. and east of Semoran Blvd. (±510 acres).

District: 1

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

**A) DRI2014-00002\*** Rescind the Orlando Corporate Centre Development of Regional Impact (DRI) Development Order; and

**B) ZON2014-00017\*\*** Amend the Orlando Corporate Centre Planned Development (PD) to acknowledge the rescission of the DRI Development Order and transfer appropriate conditions from the DRI to the PD.

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

This item was presented by Colandra Jones, Planner II, Comprehensive Planning Studio, City Planning Division. Ms. Jones stated that City staff had been trying to reach an agreement with the applicant in regards to clarification on Transportation condition Section C #9 of the staff report. She also noted that a portion of the addendum would need clarification as well and that the applicant was present and would specify what the revisions would be.

Chairperson Tobin opened the hearing to the public.

Applicant Miranda Fitzgerald – Lowndes, Drosdick, Doster, Kantor & Reed Law Firm, 215 N. Eola Dr. Orlando, FL, spoke in representation of Carter OCC Land Trust, master developer of the Orlando Corporate Centre DRI/PD. Ms. Fitzgerald stated they submitted their revision of Condition #9 which stated as follows:

**“The following roadway improvements shall be considered on-site and near-site improvements and shall be under construction by January 1, 2018, or at the time of FDOT’s completion of the segment of Narcoossee Rd. north and south of Marketplace Blvd. as a four lane divided road, expandable to six lanes (the “Narcoossee Rd. Improvement”), whichever occurs later. Design of the following roadway improvements shall begin no later than the date on which FDOT commences construction of the Narcoossee Rd. improvements.**

**Link: Marketplace Blvd. – from the current eastern terminus to Narcoossee Rd. (consistent with the existing cross section);**

**Intersection: Marketplace Blvd. and Narcoossee Rd. – full signalization of the intersection.”**

Ms. Fitzgerald pointed out that there was a private agreement between the shopping center development (Gatlin Development Company Inc.) and The Carter Trust, which allocated the responsibility for constructing the Marketplace Blvd. link of roadway and the intersection improvements to Gatlin. The agreement was not recorded but a memorandum of the agreement was recorded, which detailed that the road and the intersection would be completed, and had detailed sketches of description on the road right-of-way. Ms. Fitzgerald suggested including the memorandum as an addendum to the PD ordinance that they were proposing. She noted that this would not dramatically modify the master plan that was approved previously for Gatlin and ensured that the road would be constructed at the time that it could connect to the Narcoossee improvements.

Mr. John Rhoades, Project Manager I, Transportation Planning Division, stated that City staff was in agreement with the provision, if Mr. Shephard approved to attach the memorandum to the PD.

Mr. Shephard, Assistant City Attorney II, City of Orlando, stated that it was acceptable to attach the memorandum to the PD Ordinance and send it to Council with the revised condition as well.

Board members Lewis and Tobin declared a conflict on this item. The appropriate paperwork was filed with the Board secretary.

Mr. Eddie Francis, Lowndes, Drosdick, Doster, Kantor & Reed Law Firm, spoke in representation of Gatlin Development, the party that would be responsible for extending the road. Mr. Francis wanted the record to reflect that they were in agreement with the proposed condition.

Chairperson Tobin closed the public hearing.

**Board member Anderson moved APPROVAL of the request, DRI2014-00002 and ZON2014-00017, subject to the conditions in the staff report, revised condition C(9), including the Memorandum with the agreement between Carter and Gatlin. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Lewis and Tobin abstained).**

Board member Skidelsky declared a conflict on Item #7 – I-Square Mall & Hotel (MPL2014-00010). The appropriate paperwork was filed with the Board secretary.

## **7. RECOMMENDED APPROVAL, I-SQUARE MALL & HOTEL**

Applicant: Ray Scott – Scott Arch. & Interior Design

Owner: Abdul Mathin – International Shoppes, LLC

Location: 5600 International Dr., on the southeast corner of International Dr. and S. Kirkman Rd., between Interstate 4 and W. Sand Lake Rd. (±5.64 acres).

District: 6

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

**MPL2014-00010\*\*** Master Plan approval request to construct a 26-story 749-room hotel, with 490,213 sq. ft. of retail, restaurant, meeting space, theater and office space and an 11-story internal parking garage. An intensity bonus of 0.69 is being requested via the Master Plan request.

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

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett described the project location, request and history, site rendering, ground floor site plan, building elevations, landscape and paver plan. He concluded his presentation with the findings and staff recommendations and key conditions. Mr. Burnett also stated that the applicant was in agreement with all of the conditions.

No speaker requests were received for this item. Discussion ensued between City staff and the Board in regards to probable transportation issues. Mr. Rhoades stated they requested that the developer redesign the ground floor of the proposed garage to provide much better flow into the site. Mr. Rhoades also noted that they envision further discussions with applicant in regards to the design of the site and the building. He pointed out that the applicant had no objections to the additional conditions that were added and that they were willing to work with the City in whatever way needed.

*Board member Lewis moved APPROVAL of the request, MPL2014-00034, subject to the conditions in the staff report. Board member Buchanan SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Skidelsky abstained).*

## 8. RECOMMENDED PARTIAL APPROVAL, TINKER FIELD LANDMARK APPLICATION (and Assessment Presentation)

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)

Assessment: Presented by Allen Johnson, Orlando Venues Executive Director & Brent Daubach, SC Advisors Sr. Project Director

**HPB2014-00034\*** Request for Orlando Landmark designation for Tinker Field.

*Recommended Action:* Approval of the request.

The assessment was presented by Allen Johnson, Orlando Venues Executive Director, and Brent Daubach, SC Advisors Senior Project Director. Using PowerPoint, Mr. Johnson discussed the Citrus Bowl reconstruction, the new west elevation, the encroachment into Tinker Field, the reasons for encroachment, the vertical transportation, Tinker Field's revenue history, Tinker Field's five year events, attendance history, and net income (loss).

Mr. Daubach continued the PowerPoint presentation and discussed the current conditions of Tinker Field, the structural deficiencies, the grandstand design, the deterioration of key structural connections, site utilities inadequacies, code compliance upgrades needed and environmental conditions. He stated that the estimated costs for repairs would be approximately \$9,607,700.

Mr. Johnson stated that the Citrus Bowl encroachment would impede any type of baseball of a competitive nature on Tinker Field, especially because of the dimensions that will be left. He concluded the Venues portion of the presentation by stating that Mayor Dyer had directed staff to develop a plan to memorialize the significant events that occurred at Tinker Field, and that they would be presenting ideas to the City Commissioners in the upcoming weeks for approval by the Orlando City Council. Mr. Johnson pointed out the impact that designating Tinker Field a historical site would cause for future operations.

Mr. Shephard, using PowerPoint, explained to the Board the action that was before them and noted four (4) appropriate motions that could be considered:

- Motion #1: Move recommending designation of the Tinker Field complex an Orlando Historic Landmark as provided by the Historic Preservation Officer's Staff Report.
- Motion #2: Move recommending designation of part or parts of the Tinker Field complex an Orlando Historic Landmark. (Must describe which elements of the complex should be designated).
- Motion #3: Move recommending not designating any part of the Tinker Field complex an Orlando Historic Landmark.
- Motion #4: Move recommending not designating any part of the Tinker Field complex an Orlando Historic Landmark, but recommend that Council install an appropriate historic marker at the site to memorialize Tinker Field and the significant events that took place there.

Mr. Shephard clarified what a historic landmark designation meant and stated that before any work would be done to the designated site, it would have to be reviewed by the Historic Preservation Board (HPB) and the applicant would have to receive a Certificate of Appropriateness.

Richard Forbes, Historic Preservation Officer/Planner III, Land Development Studio, City Planning Division, stated that the recommendation by HPB was on page 4 of the staff report, which stated that the landmark designation should include the entire ball complex with the historic playing field and 1963 grandstand as contributing structures and the remaining structures and objects as non-contributing supporting resources. Only the playing field and grandstand qualify for Landmark designation.

Chairperson Tobin opened the hearing to the public.

Commissioner Samuel B. Ings, 2805 Tradewinds Trl., Orlando, FL, spoke on his behalf as a proponent of the request. He suggested it would be good to choose motion #1 as a recommendation because that would be supporting the Historic Preservation Board and its report. Commissioner Ings stated that he believed some adjustments could be made to the field and probably get a baseball team to come in. He also stated that Tinker Field could be turned into a baseball camp. He suggested a statue of Dr. Martin Luther King could be placed in the field to memorialize that event. His final request was to save Tinker Field and invest in its historical value.

Emmett O'Dell, 717 31<sup>st</sup> St., Orlando, FL 32805, spoke on his behalf. His request was to save Tinker Field and make it a historic designation. He stated that history took place on the field, not the building. Mr. O'Dell noted that to make the field playable, it needed to be rotated slightly to the north-south plate. The vision would be to turn the stadium back into a 1920's wooden stadium and make it a historical venue for people to visit. He stated that Tinker Field was the second oldest major league plain field in the United States. He concluded by requesting Tinker Field be saved and to request for Federal Grant money to restore it.

Jim Callahan, 204 E. South St., Unit 3052, Orlando, FL 32801, spoke on his behalf as a proponent of the request. He concurred with Mr. O'Dell that the field could be usable by pivoting it slightly. Mr. Callahan stated that history needed to be preserved and that it wouldn't be accomplished by converting Tinker Field into a VIP parking lot and placing a monument in a corner. He requested the Board recommend saving Tinker Field and seek for Federal grants to restore it.

Lawanna Gelzer, 7674 St. Stephens Ct., Orlando, FL, spoke on her behalf as a proponent of the request. Ms. Gelzer stated there had been a lack of transparency throughout the process. She noted that the City knew about the Citrus Bowl renovation and how it would affect Tinker Field since 2012, but the citizens were not informed until the present year. Ms. Gelzer pointed out the historical value of Tinker Field and how valuable it was to the community. She stated that the City managed to find funding for other major projects and that it could find funding to save Tinker Field if wanted. She requested the Board recommend to preserve history and save Tinker Field.

Charles Buchanan, 5311 Young Pine Rd., Orlando, FL 32829, spoke on his behalf as a proponent of the request. He stated there should be a Motion #5 which would be seeking help from the Ripkin Foundation to restore the field. Mr. Buchanan asked the Board to save what was left of Tinker Field.

Discussion ensued in regards to the current conditions of Tinker Field, whether it was feasible to restore the existing structure, and which parts of Tinker Field should receive landmark designation.

In regards to memorializing the significant events that occurred in Tinker Field, Mr. Johnson stated that they were working on different concepts to bring back to the administration and to City Council. He noted that they were getting input from community groups as well.

In regards to questions about the status of McCracken, Mr. Johnson stated that there were some preliminary drawings that showed taking some of the historic seats from the top of Tinker Field, which were about 350 wooden seats that were original and in good conditions, and use them at the McCracken Field in order to take a part of history. There were also plans to add some restrooms, concessions and a press box; things needed in order to use the field for competitive baseball.

After further discussion, Chairperson Tobin closed the public hearing.

Discussion continued whether to designate part or all of Tinker Field a historic landmark.

**Board member Lewis moved APPROVAL of Motion #2 - Designating the DIAMOND (see below for description of diamond area) of the Tinker Field complex an Orlando Historic Landmark. Board member Anderson SECONDED the MOTION.**

Mr. Shephard clarified for the Board that the baseball diamond was the clay area where the infielders play which includes where the short stop is located, the three bases, where the catcher and umpire are and includes the grass area inside the clay at the center which is the pitcher's mound.

**MOTION was VOTED upon and PASSED by a 5-1 vote (Martin voted Nay).**

## OTHER BUSINESS

- Nominations for Chair and Vice-Chair for next month's voting.

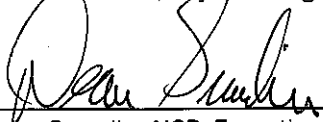
## ADJOURNMENT

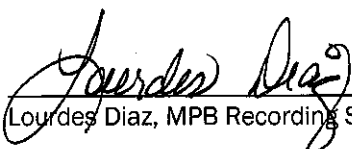
Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 10:48 a.m.

## 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  
 Jim Burnett, AICP, City Planning  
 Mary-Stewart Droege, AICP, City Planning  
 Colandra Jones, City Planning  
 Michaëlle Petion, City Planning  
 Michelle Beamon, City Planning  
 TeNeika Walker, City Planning

Richard Forbes, AICP, City Planning  
 Heather Hohman, City Planning  
 Jason Burton, AICP, City Planning  
 Lourdes Diaz, City Planning  
 Kyle Shephard, City Attorneys' Office  
 David Bass, City Attorneys' Office  
 Audra Nordaby, Orlando Police Department  
 Keith Grayson, Permitting Services  
 John Rhoades, Transportation Planning  
 Ian Sikonia, Transportation Planning  
 Denise Riccio, Parks & Special Facilities  
 Frank Usina, Community Venues

  
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 Dean Grandin, AICP, Executive Secretary

  
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 Lourdes Diaz, MPB Recording Secretary