



# MUNICIPAL PLANNING BOARD

MINUTES



OCTOBER 21, 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  
[1/1]

Jason Searl, Vice-Chairperson  
[1/1]

Karen Anderson [1/1]

Stuart Buchanan [1/1]

Bakari Burns [1/1]

Tatiana Shermerhorn, [1/1]

Scott Skidelsky [1/1]

Mark Suarez [1/1]

Tyrone Smith, OCPS – Non-Voting [1/1]

### Members Absent

Scott Martin, [0/1]

## 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 September 16, 2014.

**Vice-Chairperson Searl MOVED approval of the Municipal Planning Board Meeting Minutes of September 16, 2014, as written. Board member Skidelsky SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.**

## ANNOUNCEMENTS

- ♦ Chairperson Tobin welcomed our two new Board members: Tatiana Schermerhorn and Mark Suarez.

## PUBLIC COMMENTS

- ♦ Speaker requests were received for items #2, 15, 16, 17, and 18 on the Consent Agenda. All items were pulled to the Regular Agenda for discussion. Item #20 was moved to the Consent Agenda with a request for Deferral.

## AGENDA REVIEW

Paul Lewis, Acting Executive Secretary, reviewed the Consent Agenda.

## CONSENT AGENDA

### 1. RECOMMENDED APPROVAL, BLUE ROCK DEVELOPMENT – JEREMIAH'S ICE

Applicant: Joe Schuemann, Manager – 3117 South Orange LLC

Owner: Geldner Michael Hatcher Trust

Location: 3117 S. Orange Ave., located north of Butler Dr., west of Center St., east of S. Orange Ave., and south of E. Pineloch Ave. (±0.72 acres).

District: 4

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

**CUP2014-00015\*\*** Conditional Use Permit approval to allow an eating and drinking use drive-through.

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

**2. CONWAY LAKES HEALTH & REHABILITATION CENTER – MOVED TO REGULAR AGENDA****3. RECOMMENDED APPROVAL, MCDONALD’S BOGCOOSSEE**

Applicant: Ryan McCullough – CPH, Inc.

Owner: Erika Stillwell, VP – Boggy Creek Narcoossee LLC

Location: 14902 Narcoossee Rd., located at the northwest corner of Boggy Creek Rd. and Narcoossee Rd. intersection ( $\pm 1.88$  acres).

District: 1

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

**CUP2014-00019\*\*** Conditional Use Permit approval to allow a 4,388 sq. ft. McDonald’s drive-through. The request also includes a Specific Parcel Master Plan Review (SPMP) for the eating and drinking use.

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

**4. RECOMMENDED APPROVAL, PLANNED BIKEWAYS GMP AMENDMENT**

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

**GMP2014-00027\*** Amend Transportation Element Figures TE-49 and TE-49A, and Recreation and Open Space Element Figures R-20A and R-20B to reflect recent updates to the City of Orlando Bikeway Plan.

*Recommended Action: Approval of the request.*

**5. RECOMMENDED APPROVAL, NARCOOSSEE PARCELS**

Applicant: City of Orlando

Owner: Off Lease Only, Inc.

Location: Subject properties are located on the northwest corner of Narcoossee Rd. and McCoy Rd. ( $\pm 25.21$  acres).

District: 1

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

**GMP2014-00028\*** Assign the Airport Support District Medium Intensity future land use designation.

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

**6. RECOMMENDED APPROVAL, PARKS LEVEL OF SERVICE UPDATE**

Applicant: City of Orlando  
 Owner: N/A  
 Location: Citywide  
 District: All  
 Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

**GMP2014-00029\*** Approval of the amendments to Figure R-1 Part B within the Recreation and Open Space Element.

*Recommended Action: Approval of the request.*

**7. RECOMMENDED APPROVAL, JUDGE MEADOW**

Applicant: Sam J. Sebaali, PE – Florida Engineering Group  
 Owner: TKL Investments, LTD / Cusson Investments, LTD / Cusson Owens Trust Number One  
 Location: 6809 Conway Rd., located north of McCoy Rd., south of Hoffner Ave., east of Conway Rd. and west of Shadow Ridge Dr. ( $\pm 135.7$  acres).  
 District: 1  
 Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

**A) GMP2014-00030\*** 1) Amend 4.58 acres from Community Activity Center to Industrial future land use designation.  
 2) Amend 5.3 acres from Industrial to Community Activity Center future land use designation.

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

**B) ZON2014-00023\*\*** Planned Development amendment to the Judge Meadows PD to expand its boundaries.

**C) MPL2014-00031\*\*** Master Plan approval for Phase I of the PD for  $\pm 298,074$  sq. ft. of industrial flex space.

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

**8. RECOMMENDED APPROVAL, BALDWIN COVE GMP**

Applicant: City of Orlando  
 Owner: Meritage Homes of Florida, Inc.  
 Location: North of Josephine St., south of Beach Blvd., east of Avila Ln. and west of Old Cheney Hwy. ( $\pm 0.0995$  acres).  
 District: 3  
 Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

**GMP2014-00031\*** Assign the Residential Low Intensity future land use designation.

*Recommended Action: Approval of the request.*

## 9. RECOMMENDED APPROVAL, TRANSPORTATION ELEMENT FIGURE TE-2

Applicant: City of Orlando  
 Owner: N/A  
 Location: Citywide  
 District: All  
 Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

**GMP2014-00032\*** Amend Transportation Element Figure TE-2 (Recommended Mobility Projects 2010-2030) to incorporate the Ultimate I-4 expansion project west of S. Kirkman Rd. to the southernmost boundary of City limits along the I-4 corridor.

*Recommended Action: Approval of the request.*

## 10. RECOMMENDED APPROVAL, URBAN DESIGN ELEMENT, OBJECTIVE 8.4 (VIEW CORRIDORS), ASSOCIATED POLICIES AND FIGURE UD-32

Applicant: City of Orlando  
 Owner: N/A  
 Location: Citywide  
 District: All  
 Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

**GMP2014-00033\*** Amend Urban Design Element Objective 8.4 (View Corridors) and associated policies and Figure UD-32 to reflect changes to the Downtown Special Sign District (Sec.64.400).

*Recommended Action: Approval of the request.*

## 11. RECOMMENDED DEFERRAL, DOWNTOWN SOUTH NEIGHBORHOOD IMPROVEMENT DISTRICT (NID) AMENDMENTS

Applicant: City of Orlando  
 Owner: N/A  
 Location: Generally located north of Pineloch Ave. and W. Michigan St., south of W. Gore St., east of I-4 and west of S. Osceola Ave. (±517 acres).  
 District: 4  
 Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

**GMP2014-00034\*** Create Future Land Use Policy 1.6.7 to address the Downtown South Safe Neighborhood Improvement District and create Figure LU-2G to reflect new Downtown South Neighborhood Improvement District boundaries.

*Recommended Action: Deferral, per Staff's request.*

**12. RECOMMENDED APPROVAL, HIGH RISE SIGN CODE AMENDMENT**

Applicant: City of Orlando  
 Owner: N/A  
 Location: Citywide  
 District: All  
 Project Planner: Jason Burton (407-246-3389, Jason.burton@cityoforlando.net)

**LDC2014-00308\*** Modify the high rise building identification sign requirements to allow different messages when both signs are not visible from any single vantage point.

*Recommended Action: Approval of the request.*

**13. RECOMMENDED APPROVAL, MILLENIA TARGET OUTPARCEL**

Applicant: Chris Collins, Project Manager – CPH Engineers & Architects  
 Owner: Kim Hayden – Target Corp.  
 Location: 4750 Millenia Plaza Way, located on the west side of Millenia Blvd. and Millenia Plaza Way, all north of Conroy Rd. (±3.1 acres).  
 District: 4  
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

**MPL2014-00024\*\*** Master Plan approval to create an outparcel for future development in front (east) of the Millenia Super Target store.

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

**14. RECOMMENDED APPROVAL, F-4D KITTINGER PARK**

Applicant: George L. Powell, President – Powell Design Group Inc.  
 Owner: City of Orlando/GOAA  
 Location: 305 S. Crystal Lake Dr., located east of N. Crystal Lake Dr., between Toll 408 and E. Colonial Dr. (±5.51 acres).  
 District: 2  
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**MPL2014-00028\*\*** Approval of amendment to Kittinger Park's Master Plan to reflect previous improvements and to allow the addition of an F-4D Phantom II Static Plane display to Col. Joe W. Kittinger II Park.

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

**15. DELANEY COMMONS PLANNED DEVELOPMENT - MOVED TO REGULAR AGENDA****16. METRO SELF-STORAGE PD – MOVED TO REGULAR AGENDA**

17. DPAC PD AMENDMENT 1 – MOVED TO REGULAR AGENDA
18. MADISON HOLLOW ZONING & MASTER PLAN – MOVED TO REGULAR AGENDA
20. RECOMMENDED DEFERRAL, HYATT PLACE DOWNTOWN

Applicant: Steven Skelley – HP Orlando Downtown, LLC

Owner: TSLF Church Street Development, LLC

Location: 225 S. Garland Ave., located to the south of W. Church St., east of S. Garland Ave., and north of W. South St. (±1.7 acres).

District: 5

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

**MPL2014-00025\*\*** Master Plan approval to develop a 15-story, 212-room Hyatt Place hotel on the south portion of the subject property.

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

Vice Chairperson Searl declared a conflict on Items #2 (Conway Lakes Health & Rehabilitation Center) and #20 (Hyatt Place Downtown). Chairperson Tobin declared a conflict on Items #8 (Baldwin Cove GMP) and #18 (Madison Hollow Zoning & Master Plan). The appropriate conflict forms were filed with the Board Secretary.

**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 (Tobin abstained on Item #8).**

## REGULAR AGENDA

### 2. RECOMMENDED APPROVAL, CONWAY LAKES HEALTH & REHABILITATION CENTER

Applicant/Owner: Debbie Kennedy, Executive VP – SBK Capital, LLC

Location: 5201 & 5145 Curry Ford Rd., located north of Curry Ford Rd., east of Gaston Foster Rd., west of Bahia Ave. and south of Nadine St. (±5.85 acres).

District: 2

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

**CUP2014-00017\*\*** Conditional Use Permit approval for the expansion of a 120-bed nursing home/outpatient rehabilitation facility.

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

This item was presented by Michaëlle Petion, Planner II, Land Development Studio, City Planning Division. Using the Staff Report, Ms. Petion described the project location, proposed request, proposed site plan, current zoning, and concluded the presentation with Staff's notable conditions.

Chairperson Tobin opened the hearing to the public.

Mr. Theodore Lewis Nicholaou, 1289 Juliana Pl., Orlando, FL 32807, spoke on his behalf. He stated he was no longer opposed to the project but had several concerns:

- 1) Maintenance of the rear yard easement

- 2) Generator noise and screening
- 3) Visible storage containers
- 4) Fence to prevent foot traffic

Ms. Deborah Kennedy, 3935 Hidden Oaks Ln., Melbourne, FL 32934, SBK Capital, LLC, spoke on behalf of the owner. She addressed Mr. Nicholaou's concerns:

- 1) In regards to the generator issue: there will be a larger generator, but it will be a newer model which would be quieter. It will also have a large hurricane proof concrete wall around it to comply with current code requirements.
- 2) In regards to the storage containers: their plan is to have a nice storage building.
- 3) In regards to property maintenance: they have a new landscaping business under contract and will make sure the property is maintained properly.
- 4) In regards to the fence request: the retention area off to the right and next to the parking will be completely fenced with an aluminum type fence to prevent foot traffic. They would like to put up a privacy fence, but had not discussed that with staff. There is currently a 6 ft. chain link fence, which they would like to replace with something that would look nicer. Also for safety purposes, they will have security cameras around the entire building and there will be only one entrance to the property.

Chairperson Tobin closed the public hearing, but reopened it to allow for staff's response.

Ms. Petion stated that in regards to the applicant's comments, two conditions would need to be amended:

- 1) Condition #8 of the Land Development section – because of the buffer yard on the north side of the property, they would be permitted to keep the existing wooden fence.
- 2) Condition #8A of the Urban Design section – they will have the right to do a CPTED fence or a privacy fence along the west side of the property.

The applicant agreed with the two amended conditions. Chairperson Tobin closed the public hearing.

**Board member Anderson moved APPROVAL of the request, ZON2014-00019, subject to the conditions in the staff report and the two above mentioned amendments. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained).**

## 15. RECOMMENDED APPROVAL, DELANEY COMMONS PLANNED DEVELOPMENT (NEW)

Applicant:	Ray Stangle II, Vice-President – Osceola Engineering, Inc.
Owner:	Michael Akpeke, Manager – Akpeke Investments, LLC
Location:	900-908 Delaney Ave., located at the southwest corner of E. Gore St. and Delaney Ave., and east of S. Orange Ave. (±0.54 acres).
District:	4
Project Planner:	Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
<b>ZON2014-00021**</b>	Planned Development (PD) to develop a 2-story 8,384 sq. ft. medical office building and associated parking.

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

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 background, site/landscape plan, elevations and findings and recommendations. He noted that the request was for a new PD since the previous PD expired on Sunday, October 19, 2014. Mr. Burnett stated that the applicant met with some neighbors who voiced concerns in regards to the architecture of the development. The neighbors asked that the applicant revise the architecture during the timeframe between this MPB meeting and when the PD Ordinance would go to City Council, to which the applicant agreed.

Chairperson Tobin referred to a letter received which had two questions: one had to do with the west side landscaping and the other one with the “monkey tree.”

Mr. Burnett stated that City staff initially had the same concern about the tree and City arborists inspected the tree and agreed that it could impact the building once constructed if there were to be a storm event; therefore staff recommended removal of the tree. He also stated that within the PD, the applicant was requesting a reduction in the front setback and a slight reduction only where the building would be located on the west. In response to Board questions, Mr. Burnett clarified that because it would be an office use, the required buffer would be merely landscaping (no wall or fence). Also, in regard to the removal of the tree, the applicant would have to mitigate that when they applied for permits.

Chairperson Tobin opened the hearing to the public.

Ms. Cynthia Parker, 309 Cherokee Dr., Orlando, FL 32801, spoke on her behalf stating that she was not opposed to the project, but was looking out for historic preservation concerns. Although the property was not technically in the Historic District, it was near a historic neighborhood. Her main concern was about the design and the elements of the building and asked that the developer maintain the character and feel of the residential neighborhood. She was pleased with the meeting the applicant had with her previously and that the applicant agreed to keep them involved in the design.

Mr. Raymond Stangle, 1003 Florida Ave., St. Cloud FL 34769, Osceola Engineering Inc. stated they were the planners and engineers for the project and Danny Bumpus was the architect. He stated that they were making every effort for the layout of the site, the parking and building placement to meet the character of the neighborhood. Mr. Stangle addressed a letter received from Carlin Rogers Consulting LLC. He noted that they would remove the driveway on their side of the development so that it would benefit the neighbors to the west so there wouldn't be competing driveways. Traffic coming to and from the property would be solely off of Delaney Ave. He also noted that while they were asking for a reduced setback on the west side, they still felt that it met the character of the neighborhood. On their landscape plan, in the area between their building and the property line, they proposed turf where the existing building was, because there were existing shrubs on their neighbor's property; but stated that if, during the final construction plan and landscape plan development, the City requested shrubs, they would be happy to comply. In regards to security, he stated that they would meet CPTED requirements and would have outdoor security cameras. Regarding the two trees on the property, they would maintain the large grandfather oak tree located on the southern portion of the property. The “monkey tree” would be removed due to safety concerns.

Mr. Danny Bumpus, 607, Front St., Celebration, FL 34747, spoke as the architect for the project. He noted that he had worked with City staff to maintain the character of the neighborhood. Referring to the meeting with some neighbors, he addressed some of the concerns raised at the meeting and stated that they would try to raise the building with steps at the front, although it would be required to have an accessible ramp. Mr. Bumpus mentioned they were working on the window details and had already changed the windows to the same size. He also mentioned that their plans were to keep the height of the building to 28 ft. which was under the maximum height allowed in the default O-1 zoning district.

After further discussion with the Board in regards to the building height, Ms. Holly Stenger, Project Manager I, Community Planning Studio, City Planning Division, stated that City staff was requiring an appearance review prior to or at the time of permitting. She noted that Urban Design would review the case to make sure the conditions in the staff report and minutes were met. Ms. Stenger pointed out that, in certain occasions, a letter of determination would be requested prior to the case going to Permitting, which might be appropriate for this case since staff was requesting some architectural changes. She also stated that they were reviewing this project with the Overlay District compatibility standards.

Chairperson Tobin closed the public hearing.

**Board member Buchanan moved APPROVAL of the request, ZON2014-00019, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained due to prior communications with the applicant).**



**16. RECOMMENDED APPROVAL, METRO SELF-STORAGE PD**

Applicant: Robert Heilman, Dev. Mgr. – Metro Storage, LLC

Owner: Howard Schieferdecker – SB Condo Partners I, LLC

Location: 7627 Narcoossee Rd., located on the east side of Narcoossee Rd., south of LeeVista Blvd. and north of SR528 Beachline Expwy. (±9.69 acres).

District: 1

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

**ZON2014-00022\*\*** Planned Development (PD) request to develop a ±111,175 sq. ft. personal self-storage, including a ±15,960 sq. ft. area for outside storage of recreational vehicles and boats.

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

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using the Staff Report, Mr. Burnett described the site location and proposed development plan. He noted that a former PD previously expired and the applicant was applying for a new PD. Mr. Burnett referred to emails received with concerns of potential impact to the residential neighborhood to the east. He pointed out that there was sufficient buffer between properties and that the applicant would provide CPTED style decorative aluminum fencing and a unique looking building in the front with the office use.

Chairperson Tobin noted that some emails in opposition had been received and proceeded to open the hearing to the public.

Mr. Jonathan Huels, 215 Eola Dr., Orlando, FL 32801, spoke on behalf of the applicant. He presented a site plan of the property and gave a short overview of the zoning and what they were proposing. Mr. Huels stated that they were not aware of any objections to their project until just prior to the meeting. He noted that they were not seeking any variances from buffers, landscape requirements or setbacks. He pointed out that they were complying with the conditions of approval #6 F and G which required enhanced buffering between properties. Mr. Huels stated that they were willing to work with the neighbors and concluded, stating that they concurred with staff's recommendation, and believed their project was compatible with the adjacent uses and conformed to the City's growth management plan (GMP).

Mr. Lewis clarified that on the Future Land Use map, there was a small conservation buffer area on the eastern side of the property and the buffer provided in the project was consistent with that future land use designation.

Mr. Bob Heilman, 633 Gunderson Ave., Oak Park, IL 603404, spoke as the landscape architect. He stated that they were working on the landscape plan, but basically there would be a mix of high and low vegetation in front of the wall in order to conceal the view from the neighborhood to the east.

Ms. Alison Yurko, 921 Bradshaw Terrace, Orlando, FL, Land Use Attorney with Alison Yurko PA spoke on behalf of the Koshmer family in opposition of the project. Their main concerns were:

- 1) The amount of warehouses and self-storage uses in the area, where there should be a mix of uses per the City's Comprehensive Plan.
- 2) Whether the applicant's request was an illegal use variance since outdoor storage was prohibited in the City code.
- 3) Possible noise issues due to the outdoor storage and the facility being open 24-7, which might involve people coming and going at all hours, running boats to clear their engines, or RV's, etc.
- 4) The property is in the Airport Support District Medium Intensity designation; therefore an analysis of percentages in uses should have been done.
- 5) They do not believe the project is consistent with the City's Comprehensive Plan.

Ms. Yurko handed the Board a petition signed by 26 of the residential neighbors.

Kyle Shephard, Assistant City Attorney, clarified that the purpose of a PD zoning district was to allow customized zoning districts that allowed uses that would otherwise be prohibited, or conditional uses in the underlining zoning district. The Board should decide whether Airport Support District Medium Intensity designation was compatible with the proposed use. If the Board found that it was compatible, City staff would write into the PD ordinance that this was an allowable use.

Mr. Burnet noted that the proposed use was not industrial but rather a personal service use. He referred to Subarea Policy S.39.2 noted on page 4 of the Staff Report which addressed how to identify potential incompatibilities with the City's GMP.

Mr. Lewis explained the Airport Support District Medium Intensity designation, when it was created and its purpose. He noted that when the designation was created and adopted, City staff looked at the properties on the north side of the Beachline Expressway which were characterized by numerous long linear parcels that were created by Orange County many years ago. These parcels are fairly difficult to develop because of their configuration, which was one of the reasons why personal storage uses have occurred in that area over the last 40 years, since they can fit within that long linear parcel configuration. Mr. Lewis stated that City staff believed the particular use proposed was consistent with the Airport Support District Medium Intensity designation.

Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division, clarified that when analyzing the mix of uses, it was done on a district wide basis and not on every individual parcel.

Mr. Burnett noted that noise and light would be covered by the Code of Ordinances. The applicants would have to meet code for the use, which they were proposing to satisfy.

Mr. Huels noted that there would be no water taps available for the outdoor storage; therefore no one would be able to flush their engines or clean their boats at the facility. In regards to buffering, he believed they had addressed those concerns with the proposed enhanced landscaping, the masonry wall and factoring in the subdivision's existing 50 ft. landscape buffer. In regards to lighting, Mr. Huels stated they typically used LED lights with full or partial cutoff fixtures to prevent glare and light from spilling out. He emphasized that they would have monitored safety cameras throughout the facility.

Ms. Yurko stated that in addition to representing the Koshmer family, they had joined forces with the neighborhood behind the subject property and stated that the use should not back up to a residential property. She requested denial of the project.

Chairperson Tobin closed the public hearing.

Vice-Chairperson Searl suggested some conditions be added to the motion in regards to what tenants could or could not do during certain hours. He also suggested to maybe include some lighting impact mitigation language.

Chairperson Tobin stated she believed there was significant buffering between the property and the neighboring subdivision. She concurred with Mr. Searl in regards to adding language addressing some lighting restrictions to ensure that significant lighting wasn't reflecting on the neighbors.

Mr. Shephard clarified that a new lighting ordinance had been adopted by the City of Orlando which addressed the Board's and neighbors' lighting concerns. As a condition of approval, the proposed project would have to comply with the lighting ordinance.

Ms. Stenger confirmed that the project would be subject to the new lighting ordinance. She noted that the ordinance limited all spill and glare at the property lines for light fixtures. It limited the height of the poles and encouraged high efficiency fixtures. She pointed out that with the way the site plan was designed, the lighting would be within the developed area and not in the lake or in the buffer yard. They would be subject to a Code Enforcement violation if there were to be a light spill issue.

Mr. Shephard added that the applicant would be required to submit a photometric plan during permitting. This plan would provide the position and intensity of all lighting on the property, which would need to be in compliance with the new lighting ordinance.

**Board member Skidelsky moved APPROVAL of the request, ZON2014-00019, subject to the conditions in the staff report, which included the new Lighting Ordinance. Board member Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

Chairperson Tobin called for a brief break at 10:15 a.m. Meeting resumed at 10:30 a.m.

## 17. RECOMMENDED APPROVAL, DPAC PD AMENDMENT 1

Applicant: Tim Ackert, Project Director – City of Orlando

Owner: City of Orlando

Location: 455 S. Orange Ave., located north of E. Anderson St., east of S. Orange Ave., south of E. South St., and west of S. Rosalind Ave. (±1.793 acres).

District: 5

Project Planner: Holly Stenger (407-246-2861, holly.stenger@cityoforlando.net)

**ZON2014-00024\*\*** Planned Development amendment request to the DPAC PD to incorporate minor changes to the PD Ordinance and update the exhibits, including the site plans, elevations, and sign plan.

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

This item was presented by Holly Stenger, Project Manager I, Community Planning Studio, City Planning Division. Using the Staff Report, Ms. Stenger described the history of the Planned Development (PD). She stated that the amendment was to update the exhibits that are within the PD ordinance due to various design changes and presented an overview of all the changes that were being proposed.

Chairperson Tobin opened the hearing to the public.

Although Mr. Jim Manuel from 1<sup>st</sup> United Methodist Church submitted a speaker request form, he declined to speak.

Chairperson Tobin closed the public hearing.

Board members Mark Suarez and Scott Skidelsky declared a conflict on this Item. The appropriate conflict forms were filed with the Board secretary.

**Board member Burns moved APPROVAL of the request, ZON2014-00019, subject to the conditions in the staff report. Vice-Chairperson Searl SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Suarez and Skidelsky abstained).**

Chairperson Tobin declared a conflict with Item #18 and Vice-Chair Searl presided as the acting Chair for this case.

## 18. RECOMMENDED APPROVAL, MADISON HOLLOW ZONING & MASTER PLAN

Applicant: Stacey Banach, Agent – Parametric Design & Dev., LLC

Owner: Doug Doudney, Manager – SGD Joint Venture, LLC

Location: 496 S. Kirkman Rd., located on the west side of S. Kirkman Rd., north of Carter St., and east of S. Hudson St. (±17.3 acres).

District: 5

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

- A) ZON2014-00025\*** Initial zoning of AC-1/RP; and
- B) MPL2014-00034\*\*** Master Plan approval to construct a multi-phased multi-family, and retail development. The first 4 phases will each consist of a 7-story 320-unit age-restricted multi-family building. Two (2) retail/restaurant outparcels will be located on the west side of S. Kirkman Rd.

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

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 background, site plan, development phases, elevations of multi-family buildings, and concluded his presentation with staff's findings and recommendations. He noted that the applicant had a small community meeting on October 16, 2014 and received no negative comments at the meeting. As a phased master plan, each subsequent phase of development would come in for an administrative SPMP. The commercial parcels would come in as separate parcel master plans as well.

Vice-Chairperson Searl opened the hearing to the public.

Charlene Harrison Forth, 939 W. Desoto St., Clermont, FL 34711, spoke as her parents' caregiver. She stated that her parents lived near the proposed project and was concerned for their safety. She suggested that the developer consider putting up a fence to prevent people from crossing from the single-family neighborhood onto the proposed site.

Gary Armstrong, 330 South Hudson St., Orlando, FL 32835, spoke on his behalf as a neighbor and stated that he was concerned about the possible destruction of Hudson St. due to heavy equipment used for the development. He was also concerned for the safety of the children walking to their bus stop located at the end of Winter Garden Rd. and S. Hudson St. and noted that there were no sidewalks and no lighting. Mr. Armstrong also agreed with Ms. Forth that they needed some sort of fencing that would help prevent crime and traffic.

Stacy Banach, 4001 Hargill Dr., Orlando, FL 32806 spoke representing the owner, and clarified that they were not related to the previous developers. Mr. Banach addressed Ms. Forth and Mr. Armstrong's concerns:

- 1) In regards to the fence: they were proposing a 25 ft. natural landscape buffer that they planned to keep in place and add additional vegetation around the entire site. He stated that they were not proposing to build on the entire site and a lot of the natural vegetation would remain. Mr. Banach also stated that he would like to have another community meeting to see if the other neighbors preferred a fence.
- 2) In regards to access to the construction site: the applicant was proposing to have no access onto S. Hudson St. during and after construction. They were proposing a driveway on Kirkman Rd. and there would be a temporary construction entrance on S. Kirkman Rd. as well.

John Rhoades, Project Manager I, Transportation Planning Division, stated that there had been no discussion about constructing a sidewalk along Hudson St. because that was a County road. He noted that in the event the applicant began development on one of the parcels to the north, City staff would request they add an emergency access point directly on to Hudson St. The applicant would need to request County approval for an "emergency only" access point to Hudson St. The emergency access would probably be controlled by some device that would allow the emergency vehicles to open the gate. It would not be for regular traffic.

In regards to the sidewalk concern, Mr. Banach stated that there was a bus stop located on S. Kirkman Rd. near the entrance and they were proposing to put a continuous sidewalk that would connect all the parcels, and would connect to the bus stop.

Mr. Burnett clarified that there was currently a sidewalk on the west side of Hudson St. and the neighbors were opposed to a sidewalk on the east side because it wouldn't serve anyone. In terms of the fencing/landscaping wall issue, the City would prefer a CPTED style fence.

Mr. Banach noted that the project would be an age-restricted multi-family housing development. He also noted that generally their buildings were secure with carded access for each individual building and very well lit parking areas. He stated that if the fence was something the City and the residents wanted, then they wouldn't have a problem complying with the request.

Mr. Burnett noted that John Rhoades evaluated the traffic study provided to him and concluded that one entrance was sufficient for the development, as long as there was an emergency "access only" to Hudson St

Vice-Chairperson Searl closed the public hearing.

**Board member Anderson moved APPROVAL of the request, ZON2014-00019, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

Chairperson Tobin resumed her position as Chair for the remaining items.

## 19. RECOMMENDED APPROVAL, ORLANDO POLICE DEPARTMENT HQ

Applicant: Jason Vargas, Project Manager – WBQ Design & Eng., Inc.  
 Owner: City of Orlando  
 Location: 1200 W. South St., block bounded by W. South St., S. Orange Blossom Trl., W. Anderson St. and Woods Ave. (±7.64 acres).  
 District: 5  
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

**A) CUP2014-00016\*\*** Conditional Use Permit and Master Plan approval to redevelop the site for the new ±92,560 sq. ft. Orlando Police Department headquarters building, all on a partially developed site.  
**B) MPL2014-00030\*\***

*Recommended Action: Approval of the requests, 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 background, site/landscape plan, elevations and concluded the presentation with Staff's findings and recommendations. Mr. Burnett stated that the Master Plan was required because there was a future phased expansion of the facility.

Mr. Lewis noted that there would be a historic marker for the former Holden Street Elementary School site.

Board member Suarez declared a conflict on this item. The appropriate form was filed with the Board secretary.

Chairperson Tobin opened the hearing to the public.

The applicant declined to speak. Having no other speaker requests, Chairperson Tobin closed the public hearing.

**Board member Burns moved APPROVAL of the requests, CUP2014-00016 and MPL2014-00030, subject to the conditions in the staff report and addendum. Board member Buchanan SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Suarez abstained).**

## 21. RECOMMENDED APPROVAL, TRIBUNE SENTINEL MPL

Applicant: Brooks Stickler, P.E. – Kimley-Horn  
 Owner: FL-Orlando Sentinel, LLC / FL-633 North Orange Ave. LLC / Subsidiaries of Tribune Real Estate Holdings, LLC  
 Location: Multiple parcels located on the southeast corner of N. Orange Ave. and E. Colonial Dr. and north of E. Amelia St. (±18.69 acres).  
 District: 5  
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**MPL2014-00029\*\*** Master Plan approval to allow a multi-phase mixed-use development, to include residential, commercial, office, and parking uses.

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

This item was presented by TeNeika Neasman, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Neasman described the project location, request and history, existing site plan, framework master plan with six phases, staff's findings and recommendations, and concluded her presentation discussing the key conditions of approval.

Mr. Lewis noted that the Specific Parcel Master Plans would come back to MPB. Ms. Neasman also noted that some environmental issues would also be addressed with the SPMP.

Chairperson Tobin opened the hearing to the public.

Allison Turnbull, 200 S. Orange Ave., Orlando, FL 32801, spoke in representation of the applicant. She stated that they agreed with staff's recommendations.

Chairperson Tobin closed the public hearing.

**Board member Skidelsky moved APPROVAL of the request, MPL2014-00029, subject to the conditions in the staff report and addendum. Board member Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## 22. RECOMMENDED APPROVAL, ACE CAFÉ ORLANDO PD

Applicant: Mark McKee – ACE North America, LLC

Owner: Manohar Jain – Jain West Livingston Avenue, LLC

Location: 100 W. Livingston St., located north of W. Robinson St., south of W. Livingston St., east of N. Garland Ave. and west of State Ln. (±2.94 acres).

District: 5

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

**ZON2014-00019\*\*** Request for Planned Development rezoning to allow for a multi-phased, multi-use development, including 21,700 sq. ft. of retail/office, 22,600 sq. ft. of eating and drinking, and outdoor recreation.

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

This item was presented by Michaëlle Petion, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion described the requested action, history, land use and zoning, site plan, elevations, notable conditions of approval, and concluded her presentation with Staff's recommendation.

The Board ensued in discussion with City staff regarding Gertrude's Walk. Board member Anderson suggested that instead of having Gertrude's Walk route around the site, to consider including it through the property to encompass pedestrian access, which would probably bring more people to the site. It was concluded that the historic buildings would be preserved and the final specifications for Gertrude's Walk to be agreed upon by both Lynx and City staff.

The Board continued discussion in regards to parking. Ms. Petion stated that parking would be allowed at the display area during the day for people eating at the café or working at the office; but during activity events, which would mainly be during the night and weekends, the area would be strictly used as a display area for the vehicles and motorcycles being displayed with valet parking occurring offsite.

Chairperson Tobin opened the hearing to the public.

Bill Burkett, 1804 Maple Leaf Dr., Windermere, FL 34786, spoke on behalf of the applicant. He stated that they were hoping for multiple events per week which would include events like The Mustang Club, The Corvette Club, collector cars and motorcycle enthusiasts displaying their vehicles. He noted that typical patrons would be males in their 50's.

Vice-Chairperson Searl noted that page 19 of the staff report addressed valet parking and stated that there were also garages available downtown for parking.

Tim Lemons, 244 Whittier Circle, Orlando, FL 32806, spoke as the architect of the project. He stated that the events would be tailored to classic cars, high-end motorcycles and rock and roll of the 80s, 70s and 60s. Mr. Lemons noted that under the Land Development section of the conditions of approval, item #13 stated: "use as retail of vintage and/or custom motorcycles and cars." He clarified that Magic City Cycles was a tenant that would be moving into the new building and they would be retailing new motorcycles. All retail will be interior.

Chairperson Tobin closed the public hearing.

Vice-Chairperson Searl moved APPROVAL of the request, ZON2014-00019, subject to the conditions in the staff report, and the clarification of item #13 to say "retail of new, vintage and/or custom." Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

## OTHER BUSINESS

Mr. Shephard addressed the following:

- Staff Zone Temporary Labor (CUP2014-00014) – MPB recommended deferral during last month's meeting. On September 18, 2014, the applicant withdrew the request.
- Metrowest Self-Storage (MPL2014-00023) - MPB recommended approval during last month's meeting. On September 25, 2014, the applicant withdrew the request.
- A Quasi-Judicial Hearing on the Appeal of the Westminster Specific Parcel Master Plan that came from the Baldwin Park Town Design Review Committee has been set for sometime in November or early December. They are currently under negotiations to resolve the dispute and are hopeful that by the end of the week they might be able to send a stipulated land development order to City Council for their consideration. If not, there will be a Hearing and the outcome of the Hearing will be reported to the Board at a later date.

## ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 11:35 a.m.

## STAFF PRESENT

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, 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

Fabian de la Espriella, 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

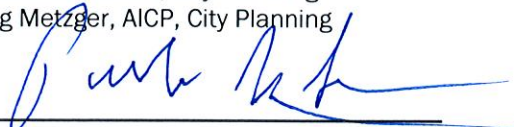
John Groenendaal, Permitting Services

John Rhoades, Transportation Planning

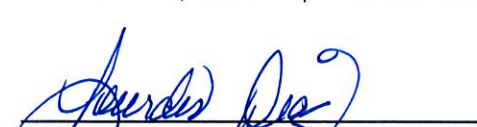
Nancy Ottini, Transportation Planning

Ian Sikonia, Transportation Planning

Denise Riccio, Parks & Special Facilities



Paul Lewis, AICP, Acting Executive Secretary



Lourdes Diaz, MPB Recording Secretary