



MUNICIPAL PLANNING BOARD

MINUTES



NOVEMBER 18, 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
[2/2]

Jason Searl, Vice-Chairperson
[2/2]

Karen Anderson [2/2]

Stuart Buchanan [2/2]

Bakari Burns [2/2]

Scott Martin, [1/2]

Tatiana Shermerhorn, [2/2]

Scott Skidelsky [2/2]

Mark Suarez [2/2]

Tyrone Smith, OCPS – Non-Voting [2/2]

Members Absent

None

OPENING SESSION

- ♦ Jennifer Tobin, 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 October 21, 2014.

Vice-Chairperson Searl MOVED approval of the Municipal Planning Board Meeting Minutes of October 21, 2014, as written. Board member Skidelsky SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ None

PUBLIC COMMENTS

- ♦ No speaker requests were received for items on the Consent Agenda.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, AT&T COMMUNICATION TOWER AT 4510 VINELAND ROAD

Applicant:	Mary Solik – Doty Solik Law
Owner:	Lori Kind, Leasing Manager – Public Storage
Location:	4510 Vineland Rd., located north of Conroy Rd., west of Vineland Rd., east of President Barack Obama Pkwy., and south of 36 th St. (±3.25 acres).
District:	6
Project Planner:	Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

CUP2014-00020**

Conditional Use Permit request to allow a 160 ft. tall monopole communication tower.

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

2. RECOMMENDED APPROVAL, EMERIL LAGASSE EDIBLE SCHOOL YARD AND KITCHEN

Applicant: Janice Banks, Board VP – Orlando Junior Academy

Owner: Katherine Deering, VP – Florida Conference Assoc.

Location: 18 & 28 E. King St., located south of King St., east of Musselwhite Ave., west of Formosa Ave., and north of E. Spruce St. (±0.30 acres).

District: 6

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

CUP2014-00021** Conditional Use Permit request to allow the Orlando Junior Academy to build a Kitchen House and Give-Back Garden.

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

3. RECOMMENDED DEFFERAL, LINGO LANE ANNEXATION

Applicant: Richard Frucci – Lingo Lane LLC

Owner: Lingo Lane LLC

Location: 2810 Lingo Ln., located south of Pershing Ave. and west of Lingo Ln. (±3.937 acres).

District: 2

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

A) ANX2014-00014* Annex subject property;

B) GMP2014-00020* Assign the Residential Low Intensity future land use designation; and

C) ZON2014-00020* Initial zoning of R-3A/AN.

Recommended Action: Deferral to the December 16, 2014 MPB Hearing, per the applicant's request.

Vice-Chairperson Searl declared a conflict on Item #5 – Hyatt Place Downtown. The appropriate conflict form was filed with the Board secretary.

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

REGULAR AGENDA**4. RECOMMENDED APPROVAL, THE ORLANDO BALLET**

Applicant: Mike Houseman – Baker Barrios Architects

Owner: City of Orlando

Location: 610 N. Lake Formosa Dr., located north of S. Lake Formosa Dr., south of N. Lake Formosa Dr., east of Alden Rd. and west of N. Mills Ave. (±2.33 acres).

- District: 3
- Project Planner: Michaëlle Petion, (407-246-3837, michaelle.petion@cityoforlando.net)
- A) CUP2014-00022**** Conditional Use Permit approval for a public benefit use (PBU), the Orlando Ballet, within the Public (P) zoning district; and
- B) MPL2014-00035**** Master Plan approval for a multi-phased redevelopment of the Loch Haven Neighborhood Center into the new home of the Orlando Ballet.

Recommended Action: Approval of the requests, 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 discussed the requested action, land use and zoning, proposal timeframe, project phases, notable conditions of approval, and concluded with staff's recommendation.

Discussion ensued among the Board members and City staff in regards to whether on-site parking would be provided for the disabled. Mr. Grandin clarified that each phase of the development would require a Specific Parcel Master Plan (SPMP) submittal. Each SPMP would be individually evaluated and would need to meet City code in all aspects of the development, including requirements for handicap parking.

After further discussion, Chairperson Tobin opened the hearing to the public.

Mr. Jim Mitchell, 760 N. Westmoreland Dr., Orlando, FL 32804, representing the Orlando Ballet, stated he was available to answer any questions.

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

Vice-Chairperson Searl moved APPROVAL of the requests, CUP2014-00022 and MPL2014-00035, subject to the conditions in the staff report. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

5. RECOMMENDED APPROVAL, HYATT PLACE DOWNTOWN

- Applicant: Steven Skelley – HP Orlando Downtown, LLC
- Owner: TSLF Church Street Development, LLC
- Location: 225 S. Garland Ave., located at the northeast corner of South St. and Garland Ave. (±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: 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 discussed the project location, project basics, development plan, elevations and renderings, and concluded with staff's key conditions.

Mr. Wielecki noted that the required parking spaces for the hotel were 74, but the applicant was proposing 462 parking spaces, which would accommodate additional parking beyond the hotel's needs. Mr. Grandin clarified that the property was part of a larger Church Street Station development and that because the Church Street Station was deficient on

the overall parking, this would provide additional parking without any penalty. He also noted that the parking spaces could potentially be used for events for the Amway Center and surrounding venues.

Discussion continued regarding whether the garage would be screened with some type of façade. Mr. Doug Metzger, Planner III, Downtown Appearance Review Board, and Mr. Grandin confirmed that the elevations submitted by the developer met City code in regards to the garage being properly screened.

Chairperson Tobin opened the hearing to the public.

Having no speaker requests, Chairperson Tobin closed the public hearing.

Board member Skidelsky moved APPROVAL of the request, MPL2014-00025, subject to the conditions in the staff report. Board member Schermerhorn SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained).

NEW BUSINESS

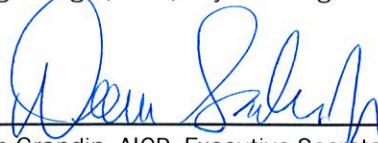
- Board member Karen Anderson was appointed as the MPB representative for the Housing Review Committee (HRC), with Board member Bakari Burns as the alternate.
- Workshop – Parramore Comprehensive Neighborhood Plan (PCNP) was presented by Mr. Paul Lewis, Chief Planning Manager, City Planning Division.
 - ♦ Mr. Jim Sellen, VHB, City's Consultant for the PCNP, and Commissioner Regina Hill, District 5, also addressed the Board and expressed their excitement for the Plan.

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 10:05 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, 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
Doug Metzger, AICP, City Planning



Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys' Office
David Bass, City Attorneys' Office
Audra Nordaby, Orlando Police Department
Keith Grayson, Permitting Services
Olivia Boykin, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Denise Riccio, Parks & Special Facilities
Commissioner Regina Hill, District 5



Lourdes Diaz, MPB Recording Secretary