



MUNICIPAL PLANNING BOARD

MINUTES



DECEMBER 16, 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
[3/3]

Jason Searl, Vice-Chairperson
[3/3]

Karen Anderson [3/3]

Stuart Buchanan [3/3]

Bakari Burns [3/3]

Scott Martin, [2/3]

Scott Skidelsky [3/3]

Mark Suarez [3/3]

Members Absent

Tatiana Shermerhorn, [2/3]

Tyrone Smith, OCPS – Non-Voting [2/3]

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 November 18, 2014.

Board member Skidelsky MOVED approval of the Municipal Planning Board Meeting Minutes of November 18, 2014, as written. Board member Burns SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Sarah Kelley, MPB Liaison – Presented Citizen Board member's Service Pins to the Board members.

PUBLIC COMMENTS

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

AGENDA REVIEW

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

CONSENT AGENDA

1. RECOMMENDED APPROVAL, TITAN AMERICA BATCH PLANT

Applicant: Pat Berry, President – CCI Cabot Construction, Inc.
Owner: Don Claxton, Regional Mgr. – Titan-Tarmac America LLC
Location: 420-430 W. Grant St., located on the south side of W. Grant St., between S. Division Ave. and the CSX Railroad tracks, north of W. Michigan St. (±1.10 acres).
District: 4
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

CUP2014-00024** Conditional Use Permit to establish a small concrete batching facility in the South Division neighborhood.

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

For the record, Mr. Lewis read a letter received from Mr. Frank Tantillo, owner of C & S Press, in regards to Item #1.

2. RECOMMENDED APPROVAL, 224 PAGE STREET (REVERT TO ORIGINAL PLAT)

Applicant: Peter Duke – Beaulieu Builders, LLC
 Owner: Robin B. Parkhouse, Trustee
 Location: 224 Page St., located north of E. Crystal Lake St., south of Page St., east of Center Ave., and west of Delaney Ave. (±0.52 acres).
 District: 4
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)
SUB2014-00064** Request to revert a residential parcel into three originally platted lots for single-family home development.

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

For the record, Mr. Lewis acknowledged an email received from Angela and Darrell Laxton, 401 E. Crystal Lake St., in regards to Item #2.

3. RECOMMENDED APPROVAL, NONA PARK PD AMENDMENT

Applicant: James Johnston, Partner – Shutts & Bowen LLP
 Owner: Ryan Stahl – Lake Nona Investors, LLC
 Location: Southwest corner of Narcoossee Rd. and Dowden Rd. (±26.1 acres).
 District: 1
 Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
ZON2014-00027** PD amendment request to change the development plan for lots 2-7 and allow a personal storage use on lot 7 of a multi-lot commercial and residential development.

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

Chairperson Tobin and Vice-Chairperson Searl declared a conflict on Item #3. The appropriate form was filed with the Board secretary.

Board member Anderson moved APPROVAL of the CONSENT AGENDA. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin and Searl abstained on Item #3).

REGULAR AGENDA

4. RECOMMENDED APPROVAL, ORLANDO SOCCER STADIUM

Applicants: Frank Usina, Project Manager – City of Orlando
 Forrest Eber, CFO – Orlando City Soccer
 Owner: City of Orlando
 District: 5

- Project Planner for A & B: Karl Wielecki, (407-246-2726, karl.wielecki@cityoforlando.net)
 Project Planner for C: Michelle Beamon, (407-246-3145, michelle.beamon@cityoforlando.net)
- ABN Location: Parramore Ave., between Church St. and Central Ave., and a ±266 ft. long segment of Pine St. east of Parramore Ave. (±1.22 acres).
- A) ABN2014-00003*** Abandonment of portions of Parramore Ave. and Pine St. rights-of-way;
- PD Location: 655 W. Church St., located at the northeast corner of W. Church St. and Glenn Ln. (+10.5 acres)
- B) ZON2014-00028**** Planned Development request for a Major League Soccer stadium for the Orlando City Lions Soccer Club; and
- GMP Location: South of W. Central Blvd., north of W. Church St., east of Glenn Ln., and west of S. Terry Ave. (±6 acres).
- C) GMP2014-00036*** Amend future land use designation from Urban Activity Center to Public Recreational Institutional.

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

This item was presented by Karl Wielecki, Planning Manager, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Wielecki discussed the project location, existing FLU (Future Land Use) and zoning maps, project basics, Future Land Use amendment, right-of-way (ROW) abandonment, development plan, elevations, renderings, notable conditions of approval, and concluded his presentation with staff's recommendation.

Chairperson Tobin opened the hearing to the public.

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

Board member Suarez declared a conflict on this item. The appropriate form was filed with the Board secretary. Board member Burns recused himself from voting on this item, stating he served in the designs of the project.

Board member Skidelsky moved APPROVAL of the requests, Cases #ABN2014-00003, ZON2014-00028, and GMP2014-00036, subject to the conditions in the staff reports. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED 6-0, with Board member Suarez abstaining; and Board member Burns abstaining in the context of the quasi-judicial proceeding pursuant to section 286.012, Florida Statutes, to assure a fair proceeding free from potential bias or prejudice as Mr. Burns disclosed substantial direct prior knowledge of the facts surrounding regular agenda item #4 and ex parte contact with a person(s) with substantial interest at stake in the item.

5. RECOMMENDED APPROVAL, LUCERNE PROMENADE GMP & PD AMENDMENT

- Applicant: Richard DeMarco – GDC Properties
- Owner: Orlando Health Inc.
- Location: 710 S. Orange Ave. and 725, 817, and 818 Main Ln., located west of S. Orange Ave., north of W. Gore St. and east of Lucerne Terr. (±10.7 acres).
- District: 4
- Project Planner for A): Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)
 Project Planner for B): Karl Wielecki (407-246-2726, karl.wielecki@cityoforlando.net)
- A) GMP2014-00035*** Amend a portion of a 4.88 acre parcel from Office High Intensity to Mixed Use Corridor High Intensity future land use designation; and

- B) ZON2014-00026**** Amend the Lucerne Hospital PD (aka Columbia Park Medical Center PD) for a redevelopment of the site with a mixed-use project consisting of a 200 room hotel, five residential buildings with 652 dwelling units, 80,000 sq. ft. of commercial space, 60,000 sq. ft. of office space, and 1,137 parking spaces within two partially sub-grade parking garages.

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

This item was presented by Karl Wielecki, Planning Manager, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Wielecki discussed the project location, existing FLU (Future Land Use) and zoning maps, project basics, Future Land Use amendment, subarea policy and special plan, existing survey, development plan, landscaping plan, building heights, vehicular circulation plan, notable conditions of approval, and concluded his presentation with staff's recommendation.

Mr. Wielecki pointed out an error on the staff report which stated the ISR was .95; the correct ISR should be .90. He also noted that, although not specified on the staff report, the project would include converting Kuhl Ave. to 2-way traffic between Gore St. and Ernestine St.

In response to various Board members' questions, Mr. Wielecki stated the following:

- 1) City policy requires all brick streets upon redevelopment to be replaced with brick. There is a condition in the report that the applicant shall either replace the brick, if feasible, or seek a waiver of that policy that will allow them to not replace with brick.
- 2) The applicant has not proposed a timeline for the phasing process, but the PD ordinance would define the expiration date as five years for commencement of the first phase.

John Rhoades, Transportation Planning Division, Economic Development Department, confirmed that the traffic patterns and traffic circulation were still under review and subject to the Transportation Engineer's approval. He noted that some of the traffic problems were existing conditions that the City would be addressing as well as the developer. In addition to the three proposed garages, Mr. Rhoades stated that there had been discussion about creating on-street parking on Orange Ave. He also noted that the developer agreed to move forward with the project, with the condition of obtaining final approval from City's Transportation Engineer.

Chairperson Tobin opened the hearing to the public.

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

Paul Lewis noted that there was a discrepancy between the agenda where it stated 652 proposed dwelling units versus 660 in the staff report. Mr. Wielecki clarified that the correct number was 660 dwelling units.

Vice-Chairperson Searl declared a conflict on this item. The appropriate form was filed with the Board secretary.

Board member Anderson moved APPROVAL of the request, Case #GMP2014-00039, subject to the conditions in the staff report and the following three clarifications:

- 1) The correct ISR is .90**
- 2) The correct number of proposed dwelling units is 660**
- 3) The project will include converting Kuhl Ave. to 2-way traffic between Gore St. and Ernestine St.**

Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by a 7-0 vote (Searl abstained).

Board member Skidelsky left the meeting at 9:20 a.m. Chairperson Tobin confirmed with the Board secretary that there was still a quorum to proceed with the meeting.

6. RECOMMENDED APPROVAL, PARRAMORE COMPREHENSIVE NEIGHBORHOOD PLAN

Applicant: City of Orlando

Owner: N/A

Location: Parramore Community, including the Lake Dot, Callahan and Holden/Parramore neighborhood, and consisting of the area bounded by Colonial Drive (SR 50) on the north, Gore Street on the south, Interstate 4 on the east, and Orange Blossom Trail (SR 441) on the west.

District: 5

Project Planner: Paul Lewis (407-246-3358, paul.lewis@cityoforlando.net)

GMP2014-00039* The Parramore Comprehensive Neighborhood Plan contains the community's vision for their neighborhoods based on Healthy Community Principles, and provides strategies along with short, mid- and long-range recommendations for improving economic and job growth, community health, transportation options, housing, education and infill development.

Recommended Action: Acceptance of Plan and a general finding of conformance with the intent and purpose of the City's Growth Management Plan.

This item was presented by Paul Lewis, Chief Planning Manager, City Planning Division. Using PowerPoint, Mr. Lewis discussed the key questions, community engagement, Parramore Vision Plan - Big Land Use ideas, Parramore healthy community design principle, executive summary and action plan, GMP amendments, incorporation of plan concepts and recommendations into Project DTO (Downtown Orlando), and concluded his presentation with staff's recommendation.

Kyle Shephard, Assistant City Attorney, clarified that to find consistency or conformance with the Growth Management Plan, the Board could find that a particular special plan was generally consistent with the GMP, anticipating that there would be some changes to ensure full consistency. Mr. Lewis also stated that the comprehensive plan amendments that were mentioned were already in draft Parramore Plan, and directed the Board to page 101 of the draft document. He noted that the subarea policy had already been drafted and it described the healthy community design principles that would be utilized and how they would be implemented. Board member Buchanan asked for clarification regarding the boundaries of the study area. Mr. Lewis stated that the boundaries for the Plan extended from Gore St. to the south, Colonial Dr. to the north, Interstate 4 to the east, and Orange Blossom Trail to the west.

Mr. Walter Hawkins, Director of Urban Development, Economic Development Division, responded to the Board's questions in regards to the continued presence of the Nap Ford Community School, stating that the Nap Ford School would continue to exist but at the moment there was no specific designation as to where the school would be placed. He mentioned that the proposed OCPS K-8 school would probably be built by 2017-2018 within the Parramore area.

Chairperson Tobin opened the hearing to the public.

Commissioner Regina Hill, District 5, expressed her support of the Plan. She noted that she holds a quarterly community town hall meeting in which she makes the public aware of all the things that are going on in the district and stated that during these meetings the public would be kept up-to-date with the progress of this Plan. She also noted that during these quarterly meetings, she always welcomes the public's opinion and relates their concerns to City staff in order to address those concerns. Commissioner Hill was very pleased with the public's involvement in developing this Plan.

Dr. Shakeel A. Khan, 618 W. Church St., Orlando, FL 32805 spoke on his behalf as a business owner in the Parramore area. Although in favor of the project, he expressed concerns regarding traffic during construction and security issues in the area.

Chairperson Tobin closed the public hearing.

Mr. Lewis noted that the Plan already addresses Dr. Khan's concerns and stated that they intend to increase policing and security in the Parramore area. He also pointed out that the City had development programs that would increase opportunities for small businesses in that area.

Board member Buchanan moved APPROVAL of the request, Case #GMP2014-00039, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OTHER BUSINESS

➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 9:45 a.m.

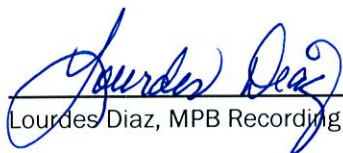
STAFF PRESENT

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
Michaëlle Petion, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Doug Metzger, AICP, City Planning
Lourdes Diaz, City Planning
Kelly Moody, CRA/DDB
Walter Hawkins
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
Ian Sikonia, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Denise Riccio, Parks & Special Facilities
Frank Usina, City Venues
Cassandra Lafser, Public Information Officer
Sarah Kelley, MPB Liaison
Commissioner Regina Hill, District 5



Paul Lewis, AICP, Acting Executive Secretary



Lourdes Diaz, MPB Recording Secretary