



MUNICIPAL PLANNING BOARD

MINUTES



JANUARY 20, 2015

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
[4/4]

Jason Searl, Vice-Chairperson
[4/4]

Karen Anderson [4/4]

Stuart Buchanan [4/4]

Scott Martin, [3/4]

Tatiana Shermerhorn, [3/4]

Mark Suarez [4/4]

Members Absent

Bakari Burns [3/4]

Scott Skidelsky [3/4]

Tyrone Smith, OCPS – Non-Voting [2/4]

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 December 16, 2014.

Board member Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of December 16, 2014, as written. Board member Martin 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, 4296 COLUMBIA ST. ANNEXATION

Applicant:	Eric Lindsey – Boos Development Group
Owner:	Solomon & Yvonne Harris
Location:	4296 Columbia St., located on the northeast corner of S. Ivey Ln. and Columbia St. (±0.84 acres).
District:	6
Project Planner:	Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

A) ANX2014-00021* Annex the subject property;

B) GMP2014-00037* Assign the Mixed Use Corridor Medium Intensity (MUC-MED) future land use designation; and

C) ZON2014-00029* Initial zoning of MU-1.

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

2. RECOMMENDED APPROVAL, VOILÁ AUTO GROUP WEST

Applicant: Carl Shakarian – Crown Motors, Inc.

Owners: Saibaba of Orlando, Inc. and C and S Properties Orlando, LLC

Location: 2525 & 2413 W. Colonial Dr., located north of W. Colonial Dr., east of N. John Young Pkwy., west of N. Orange Blossom Trl., and south of W. Princeton St. (± 1.64 acres).

District: 3

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

CUP2014-00026** Conditional Use Permit amendment to expand a previously approved CUP to allow automobile sales (intensive retail) in the AC-2 zoning district.

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

3. RECOMMENDED APPROVAL, CONWAY RETAIL

Applicant: Regan O’Laughlin – Kimley-Horn & Assoc., Inc.

Owner: Maria Garcia, VP Facility Management – First Bank Florida

Location: 1627 Conway Rd., located south of Curry Ford Rd., east of Conway Rd., and west of Foxboro Dr. (± 0.93 acres).

District: 1

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

CUP2014-00027** Conditional Use Permit for a new Dunkin Donut restaurant with a drive-through in the Conway neighborhood.

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

4. RECOMMENDED APPROVAL, SEMORAN ZAXBY’S

Applicant/Owner: Haresh Karamchandani – 2600 Semoran SAI LLC

Location: 2600 S. Semoran Blvd., located south of E. Michigan St., east of Dixie Belle Dr., west of Semoran Blvd., and north of Lake Margaret Dr. (± 1.21 acres).

District: 2

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

A) CUP2014-00028** Conditional Use Permit request for a new Zaxby’s restaurant with a drive-through in the South Semoran neighborhood.

B) MPL2014-00037** Master Plan approval to develop a Zaxby’s restaurant on the subject site.

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

5. RECOMMENDED APPROVAL, L. CLAUDIA ALLEN SENIOR CENTER PARKING LOTS

Applicant: Denise Riccio – City of Orlando

Owner: City of Orlando

Location: 1828 Mable Butler Ave. and 3558 Hage Way, located south of Hage Way, east of Dixie Belle Dr., west of S. John Young Pkwy., and north of Clear Lake (± 0.51 acres).

District: 6

Project Planner for A/B): Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)
Project Planner for C): Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

A) GMP2014-00038* Request to change the future land use of the subject properties from Residential Low Intensity and Conservation to Public, Recreational and Institutional; and

B) ZON2014-00030** Rezone the subject properties from R-1 to Public Use (P).

C) CUP2014-00029** Conditional Use Permit amendment for the expansion of a previously approved CUP for the L. Claudia Allen Senior Center.

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

6. RECOMMENDED APPROVAL, LOT SPLITS CODE AMENDMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

LDC2014-00388* Amend Land Development Code Section 65.411 to allow a lot split (waiver to plat) for parcels that exceed five acres.

Recommended Action: Approval of the request.

7. RECOMMENDED APPROVAL, EAST END MARKET

Applicant/Owner: John Rife III – East End Market, LLC

Location: 3201 Corrine Dr., located on the northeast corner of East End Ave., south of Northwood Blvd. (± 1.0 acres).

District: 3

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

MPL2014-00038** Request for an after-the-fact Master Plan approval with an intensity bonus to increase the non-conforming Floor-Area-Ratio (FAR) for the existing site from 0.32 to 0.34.

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

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

REGULAR AGENDA

- None

NEW BUSINESS


- Work Shop – SR50/UCF Connector Alternatives Analysis for Premium Transit Options –
Presented by:
 - ◆ Mary Raulerson and Jane Lim-Yap– Kittleson Consultants
 - ◆ Carleen Flynn - Lynx

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 9:00 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
Mary-Stewart Droege, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, City Planning



Dean Grandin, AICP, Executive Secretary

Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys' Office
Audra Nordaby, Orlando Police Department
John Rhoades, Transportation Planning
Gus Castro, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Denise Riccio, Parks & Special Facilities



Lourdes Diaz, MPB Recording Secretary