



# CITY OF ORLANDO

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## Municipal Planning Board Annual Report Fiscal Year 2013-14

### I. PURPOSE

- A. *Types of Cases.* The Municipal Planning Board (MPB) is responsible for reviewing and making recommendations concerning the following types of cases:
1. ~~Abandonments of rights-of-way and easements.~~
  2. Amendments to the City's Growth Management Plan (GMP). Note: When reviewing GMP amendments, the MPB functions as the City's officially designated Local Planning Agency.
  3. Annexations
  4. Conditional Use Permits
  5. Developments of Regional Impact
  6. Land Development Code amendments.
  7. Master Plans
  8. Rezoning
  9. Street Name Changes
  10. Subdivisions that include a modification of standards
- B. *Final Approval.* All MPB recommendations must be approved by City Council. Appeals of recommendations concerning Growth Management Plan amendments are legislative. Appeals of all other cases are subject to the City's quasi-judicial hearing process.

### II. ADMINISTRATION

- A. *Staff.* The City Planning Division provides staff support and administration for the MPB. Key staff are as follows:
1. Dean Grandin, AICP, City Planning Division Manager and Executive Secretary
  2. Paul S. Lewis, AICP, Chief Planning Manager
  3. Mark Cechman, AICP, Chief Planner and Zoning Official
  4. Lourdes Diaz, MPB Recording Secretary
- B. *Staff Changes.* The MPB was blessed with consistent staffing throughout the year.

### III. BOARD MEMBERS

- A. *Number.* The MPB has nine (9) members nominated by the Mayor and confirmed by the City Council.
- B. *Attendance.* The annual attendance report is attached.
- C. *Chairperson*  
Jennifer Tobin  
1884 Turnberry Terrace  
Orlando, FL 32804  
407.835.6960  
Email: [jtobin@shutts-law.com](mailto:jtobin@shutts-law.com)

D. *Vice Chairperson*

Jason Searl  
1127 Shorewood Drive  
Orlando, FL 32806  
407.894.0591  
Email: [jason.searl@gray-robinson.com](mailto:jason.searl@gray-robinson.com)

E. *Board Member Changes.*

Member	Appointed	Term Ended or Expires	Resigned
1. Jennifer Tobin*	7/26/10	7/31/15	--
2. Jason Searl**	8/29/11	7/31/15	--
3. Karen Anderson	12/5/11	7/31/15	--
4. Stuart Buchanan	4/26/10	7/31/16	--
5. Bakari Burns	7/30/12	7/31/16	--
6. Scott Martin	4/29/09	7/31/16	--
7. Tatiana Schermerhorn	9/8/14	7/31/15	--
8. Scott Skidelsky	11/6/12	7/31/15	--
9. Mark Suarez	9/29/14	7/31/16	--
<i>Laurence Lewis</i>	<i>7/30/12</i>	<i>7/31/16</i>	<i>Resigned</i>
<i>Maria Sanquirico</i>	<i>2/25/13</i>	<i>7/31/15</i>	<i>Resigned</i>

\* Chair

\*\* Vice Chair

IV. **MEETINGS**

- A. *Day and Time.* The MPB meets on the third Tuesday of every month at 8:30 a.m.
- B. *Number.* The MPB met 12 times this fiscal year.
- C. *Agendas.* The Board uses a "Consent Agenda" meeting format to reduce the length of meetings by forgoing discussion on items where all parties are in agreement. The remaining agenda items are presented and discussed as part of the "Regular Agenda."

V. **WORKLOAD**

- A. The total number of cases reviewed by the MPB increased by 11% this year, marking the third year of double-digit percentage increases in caseload and clearly marking an end to the negative growth which followed the collapse of the housing market and the 2008 Great Recession.

	FY2008-09	FY2009-10	FY2010-11	FY2011-12	FY2012-13	FY2013-14
Cases	150	125	82	103	136	151
Change	-128	-25	-43	+21	+33	+15
% Change	-46%	-17%	-34%	+25%	+32%	+11%

## VI. MAJOR PROJECTS AND INITIATIVES

The MPB reviewed a large number of applications, including several significant high-rise, mixed-use developments in the Downtown area. The following is a summary of notable projects reviewed in FY2013-14:

- *Mears Transportation Center* – located at 1216 S. Orange Blossom Trail, west of S. Orange Blossom Trail, north of Grand Avenue, and east of S. Rio Grand Avenue. Request for Master Plan approval to construct 56,500 square foot administration/operations center, a 41,800 square foot maintenance facility, and 1,390 space parking lot. (MPB approval on November 19, 2013).
- *Gardens on Millenia Boulevard* – located at 3851 Millenia Boulevard, north of Millenia Boulevard, south and east of Interstate 4, and west of S. John Young Parkway. Request for Master Plan approval to construct 310 multifamily apartments and 324,000 square feet of retail/commercial. (MPB approval on November 19, 2013).
- *Dick's Sporting Goods at Fashion Square Mall* – located at 724 Herndon Avenue. Request for Master Plan approval to construct a 53,110 sporting goods store. The store opened in October 2014. (MPB approval on January 21, 2014).
- *Elan at Audubon Park Apartments PD (aka Orlando Heights)* – located at the north end of Warehouse Road, northwest of Maguire Boulevard. Request for a PD amendment to construct 450 multifamily units. (MPB approval on March 18, 2014).
- *Fashion Square Mall Master Plan and DRI Amendment* – located north of Colonial Drive, east and south of Maguire Boulevard, and west of Bennett Road. Request calls for shifting of land uses within the DRI to allow for multifamily development as well as additional office and retail. The changes allow for the development of 593 multifamily apartments, 6,300 square feet of office, and 87,611 square feet of retail. (MPB approval on April 15, 2014).
- *I-Square Mall & Hotel* – located at 5600 International Drive, on the southeast corner of International Drive and S. Kirkman Road. Request calls for the development of a 749 room hotel and 490,213 square foot vertical mall. (MPB approval on July 15, 2014).

In addition to development projects, the MPB reviewed Growth Management Plan amendments including the Capital Improvements Element, as well as Land Development Code amendments which addressed the Sign Code (Lymmo & Bikeshare Advertising), Modification of Standards for Substantial Improvements, and Community Residential Homes. In addition, the MPB reviewed the Semoran Gateway Special Plan.

**MUNICIPAL PLANNING BOARD**

**Meetings 2013-14**

\*Chairperson / \*\*Vice Chairperson

TE = Term Ended

Res. = Resigned

**A = Absent**

vs: X = Attended

endurance, as follows:

abundance or non-abundance

ons: Indicate att

**Instructions**

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**Municipal Planning Board Annual Report for FY2013-2014**

3 messages

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**Paul Lewis** <paul.lewis@cityoforlando.net>  
To: Jennifer Slone Tobin <jtobin@shutts.com>

Thu, Oct 30, 2014 at 9:12 AM

Hi Jennifer,

Attached for your review and approval is the MPB Annual Report for Fiscal Year 2013-2014. Every City advisory board is required to prepare and submit an annual report regarding board activity to the City Clerk by November 1 every year. For your convenience, we have prepared the report in the format required by the City Clerk. If the report is prepared by City staff, the Board Chairperson is required to review and sign-off. This sign-off can simply be an e-mail back from you (a physical signature is not required). Please let me know if you have any questions or comments regarding the attached MPB Annual Report. If you find the report acceptable, we will submit the report to the City Clerk upon hearing back from you.

Thanks,

Paul

—  
Paul S. Lewis, AICP, Chief Planning Manager  
City of Orlando  
400 South Orange Avenue  
Orlando, Florida 32801  
p. 407.246.3358  
f. 407.246.2895  
cityoforlando.net/city-planning/

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Florida has a very broad public records law. As a result, any written communication created or received by the City of Orlando officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records.

If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.



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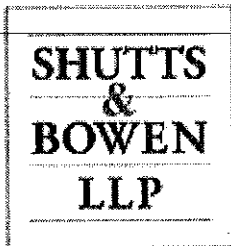
**MPB Annual Report 2013-2014 with Attendance.pdf**  
185K

Jennifer Slone Tobin <jtobin@shutts.com>  
To: Paul Lewis <paul.lewis@cityoforlando.net>

Thu, Oct 30, 2014 at 9:40 AM

Looks good to me! Thanks for the good work.

Acceptable.



**Jennifer Slone Tobin**  
*Partner | Board Certified in Real Estate Law*

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**Shutts & Bowen LLP**  
300 South Orange Avenue, Suite 1000 | Orlando, FL 32801  
Direct: (407) 835-6960 | Fax: (407) 849-7244

Mobile: (321) 287-7430  
E-Mail | Biography | V-Card | Website

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**From:** Paul Lewis [mailto:paul.lewis@cityoforlando.net]  
**Sent:** Thursday, October 30, 2014 9:12 AM  
**To:** Jennifer Slone Tobin  
**Subject:** Municipal Planning Board Annual Report for FY2013-2014

[Quoted text hidden]

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**Paul Lewis** <paul.lewis@cityoforlando.net>  
To: Jennifer Slone Tobin <jtobin@shutts.com>

Thu, Oct 30, 2014 at 9:43 AM

Thanks Jennifer! Have a great day! Paul  
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