



MUNICIPAL PLANNING BOARD

MINUTES



MARCH 17, 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
[6/6]

Jason Searl, Vice-Chairperson
[6/6]

Stuart Buchanan [6/6]

Bakari Burns [5/6]

Scott Martin, [6/6]

Scott Skidelsky [5/6]

Mark Suarez [6/6]

Members Absent

Karen Anderson [5/6]

Tatiana Shermerhorn, [4/6]

Tyrone Smith, OCPS – Non-Voting [2/6]

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 February 17, 2015.

Board member Skidelsky MOVED approval of the Municipal Planning Board Meeting Minutes of February 17, 2015, as written. Board member Burns SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ None

PUBLIC COMMENTS

- ♦ A speaker request was received for item# 7 on the Consent Agenda (LDC2015-00024 – Donation Bins). This item was moved to Regular Agenda for discussion.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, 1860 OGLESBY AVE.

Applicant:	Jason Tisdall – Cardell Construction, LLC
Owner:	Oglesby Holdings, LLC
Location:	1860 Oglesby Ave., located west of Clay St., east of Formosa Ave. and south of Oglesby Ave. (±0.323 acres).
District:	3
Project Planner:	Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)
A) ANX2015-00002*	Annex the subject property;
B) GMP2015-00003*	Request for future land use designation of Residential Low Intensity (Res-Low); and
C) ZON2015-00002*	Initial zoning request for R-2A zoning district.

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

2. RECOMMENDED APPROVAL, POPEYE'S @ E. COLONIAL

Applicant: Craig Kosuta – Craig J. Kosuta & Assoc. Inc.

Owner: Tuan-Chau Colonial LLC

Location: 1904 E. Colonial Dr., located on the south side of E. Colonial Dr., between N. Hampton Ave. and Altaloma Ave. (±0.86 acres).

District: 4

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

CUP2015-00002** Conditional Use Permit request to redevelop an existing parking lot into a ±2,500 sq. ft. fast-food (Popeye's) restaurant with a drive-through window.

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

3. RECOMMENDED APPROVAL, LAKE NONA PARCEL 10

Applicant: Heather Isaacs – Lake Nona Land Company

Owner: Lake Nona Land Co. LLC

Location: South of Dowden Rd., west of Narcoossee Rd., and east of Orlando International Airport (±6,968.7 acres).

District: 1

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

A) DRI2015-00001* a) Amend Map H-Master Plan 8.3/PD Development Plan to revise Parcel 10b by creating a new Parcel 10c. Designate Parcel 10a and 10b from Residential Neighborhood to Airport Support District-Medium Intensity. Change designation for Parcel 24c from "Residential Neighborhood" to "Civic" to accommodate an elementary school and community park.

b) Amend DRI section 3.15(B) to revise the mix of uses by acreage.

B) ZON2015-00003** PD Amendment for the Lake Nona PD to allow for a hotel resort for Parcel 10 and relocate Civic and Residential Neighborhood uses for Parcel 24d and Parcel 25 (Addendum to ZON2012-00023).

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

4. RECOMMENDED APPROVAL, PARRAMORE COMPREHENSIVE NEIGHBORHOOD PLAN – GMP POLICIES

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2015-00004* Add new Future Land Use Subarea Objective 6.B.2 and Policy S.6.14 to incorporate the Parramore Comprehensive Neighborhood Plan into the City's Growth Management Plan.

Recommended Action: Approval of the request.

5. RECOMMENDED APPROVAL, FUTURE LAND USE ELEMENT FIGURE LU-1 – RESIDENTIAL DENSITIES

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

GMP2015-00005* Amend Future Land Use Element Figure LU-1 to revise the residential categories to reflect exceptions to minimum and maximum densities already allowed by the zoning code in the R-2A, R-3A and R-2B zoning districts.

Recommended Action: Approval of the request.

6. RECOMMENDED APPROVAL, CONSERVATION ELEMENT POLICY 1.4 .1

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

GMP2015-00007* Amend Conservation Element Policy 1.4.1 to clarify the regulatory review process of environmentally sensitive properties, including protected wetlands, with certain restrictions or hazards, which are undergoing development or mitigation.

Recommended Action: Approval of the request.

7. DONATION BINS – MOVED TO REGULAR AGENDA**8. RECOMMENDED APPROVAL, W. GRANT ST. TOWNHOMES**

Applicant: Ryan Studzinski – Icon Residential
Owner: Hughes Venture Inc.
Location: 103 W. Grant St., located at the northeast corner of W. Grant St. and Lucerne Ter. (±1.1 acres).
District: 4
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

ZON2015-00004** Request for a PD rezoning to allow for a 23-unit townhome development.

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

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

REGULAR AGENDA

7. RECOMMENDED APPROVAL, DONATION BINS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

LDC2015-00024* Revise Land Development Code Chapter 58 Part 4K and Section 66.200 to address requirements for donation bins.

Recommended Action: Approval of the request and addendum.

This item was presented by Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division. Ms. Dang discussed the proposed City Code requirements for donation bins.

Chairperson Tobin opened the hearing to the public.

Ms. Tara Tedrau, Attorney at Lowndes-Drosdick, 215 N. Eola Dr., Orlando, FL 32801, spoke on behalf of Goodwill Industries of Central Florida as a proponent of the Ordinance. Ms. Tedrau thanked Ms. Dang for the Addendum clarifying the difference between “heavy” and “light” recycling collection centers.

Chairperson Tobin closed the public hearing.

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

Board member Buchanan moved APPROVAL of the request, LDC2015-00024 and Addendum. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by a 6-0 vote (Searl abstained).

9. RECOMMENDED APPROVAL, INDICATORS REPORT 2014

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2015-00006* Annual report to provide 2014 growth indicators as required by GMP Future Land Use Policy 1.5.1.

Recommended Action: Approval of the request.

This item was presented by Colandra Jones, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Jones discussed the project description, Future Land Use Policy 1.5.1, new Indicators Report, growth in 2014, smart growth indicators, housing indicators, transportation indicators, and environmental indicators.

No speaker requests were received for this item.

Vice-Chairperson Searl moved APPROVAL of the request, GMP2015-00006. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

10. RECOMMENDED TO TABLE, DUPLEXES AND TANDEM DWELLINGS

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide
 District: All
 Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

LDC2014-00363* Revise Land Development Code Chapter 58 Figure 1; Chapter 58 Parts 3C, 3D, and 3E; Section 62.492; Chapter 65 Parts 3B, and 5E, and Section 66.200 to address requirements for duplex and tandem development Citywide and in the Colonialtown Special Plan and delete requirements for average lot and cluster development, which are obsolete.

Recommended Action: Approval of the request.

This item was presented by Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Dang discussed the requested action, development types, overview, mid-century development pattern, changing trends, areas of concern, today's duplex standards, mass and scale and appearance of infill development, and other proposed amendments. She also discussed the Colonialtown North Special Plan, development pattern, proposed special plan changes and impacts from code amendments. Ms. Dang concluded her presentation with Staff's recommendation.

Discussion ensued in regards to the difference between R2-A and R2-B zoning; whether garages should be a part of the FAR (Floor Area Ratio) calculation; probable need of landscaping and buffering requirements.

Chairperson Tobin opened the hearing to the public.

The following speakers addressed the Board in opposition of the request:

Speaker's Name & Address	Main Concern(s)
1) Ed Avellaneda – 3535 Dubsdread Cir., Orlando FL 32805 Civil Engineering Group, Inc.	<ul style="list-style-type: none"> Seems that the City wants R2 zoning to look like R1 zoning. Will reduce value of properties after the City just approved a property tax increase Taking away R2 zoning entitlement Front door of rear unit must be visible from street – this will be an issue with proposal
2) Michael Kara – 1302 Lake Shore Dr., Orlando FL 32803 Broker-Owner of Remax in College Park	<ul style="list-style-type: none"> Harsh restrictions may impact future home buyers Property owners need to know how this will affect their properties Allow affected property owners' input R2-A restrictions will be stricter than R1

Speaker's Name & Address	Main Concern(s)
3) Sandy Greer – 1504 Canton St., Orlando FL 32803 President of Colonialtown North Neighborhood Association	Generally supportive of the proposal but suggested the following modifications: <ul style="list-style-type: none"> • Tandem approval remains as is • Duplexes should be side-by-side • Association should have a voting member on any review board • No new lots will be allocated to tandem or duplex until 75% of existing allocations are built on • Setbacks from the back property line should be at least 30 ft.
4) John Garzan – 904 Royal Palm Ct., Orlando FL 32803 Vice-President of Colonialtown Neighborhood Assoc.	<ul style="list-style-type: none"> • Tandems and front-to-back duplexes will cause more people to park on the streets, limiting the access to garbage trucks and emergency vehicles • Suggested tandems be restricted to corner lots • Will turn neighborhood into concrete jungle with no landscaping • Also suggested the association have voting ability on the City's review board
5) Tim Ackert – 915 Palm Dr., Orlando FL 32803 (former City staff)	<ul style="list-style-type: none"> • City wants to go green, but with the tandem developments there will be no trees in the neighborhood • Parking an issue – some park on the sidewalk • Is in agreement with Ms. Greer's modification requests.
6) William Murphy – 840 Kenilworth Terr., Orlando FL 32803 (Developer)	<ul style="list-style-type: none"> • Suggested the residents of Colonialtown have their block rezoned to R1 if they don't want duplexes. • Proposal is too complicated • Will be impossible to design a sellable unit with the restrictions proposed
7) Edward Robinson – 2017 University Dr., Orlando FL 32804 Owner of some apartments in Colonialtown and Real Estate Broker	<ul style="list-style-type: none"> • Proposal is compacting the buildable square footage • Over-regulation is dampening affordable housing • Proposal is confusing
8) Jeff Schnellmann – 229 Pasadena Pl., Orlando FL 32803 Greater Orlando Builders Association	<ul style="list-style-type: none"> • Proposal is very complicated • Should have further review from builders, home owners associations, and affected communities
9) Terry Olsen – 911 Shine Ave., Orlando FL 32803	<ul style="list-style-type: none"> • Timing seems rushed • Tandem homes eliminate trees – doesn't want to live in a neighborhood with no trees • Neighborhood streets currently crowded; tandems will create more traffic than their infrastructure can currently handle • Backyards should be private – don't want to have a neighbor's front door facing their backyard. • Tandems shouldn't be allowed next to single-family homes – should be limited to corner lots

Chairperson Tobin closed the public hearing.

Discussion ensued in regards to the speakers comments. Ms. Dang addressed the modifications requested by Ms. Greer's as follows:

- Tandem approval remains as is –
 - The Board can consider tandems be allowed on corner lots only. Currently they are prohibited in Colonialtown.
- Duplexes to be side-by-side –
 - The Board can consider this for Colonialtown
- Association to have a voting member on any review board –
 - This would be difficult to implement since there are no public hearings to review a duplex or a tandem. The process of approval is by obtaining a building permit. The appearance review that staff is proposing is an administrative process handled by City staff. If a review board is desired, the neighborhood has the option to request becoming a Historic District.

- No new lots will be allocated to tandem or duplex until 75% of existing allocations are built on –
 - Most of the lots are infill and already have something built on them. This would also be difficult to enforce because the zoning allows for a duplex unit to be built if the lot is a certain size.
- Setbacks from the back property line to be at least 30 ft. –
 - The Board can propose this for the Colonialtown Special Plan, taking into consideration that current setback requirement is 25 ft. and will affect all residents planning an addition to their structure.

Discussion ensued and the Board agreed that more information was needed in order to make a proper recommendation for the requested proposal.

Board member Skidelsky moved to TABLE the request, LDC2014-00363, and requested City Staff prepare a workshop for the April 21, 2015 MPB Hearing. Board member Martin SECONDED the motion.

The Board members requested the following concerns be addressed during the workshop:

1. Consider Appearance Review for tandems and duplexes
2. Clarification in regards to FAR reduction and renderings of the side-by-side versus rear-to-front lot splits
3. Consider landscaping and buffering requirements
4. The difference between the Colonialtown Special Plan overlay versus the rest of the City
5. By-right development standards for a single-family residence
6. Massing and scale of single-family homes
7. Architecture of the developments
8. Parking issues for tandems and front-to-back duplexes

Chairperson Tobin encouraged the audience to continue to give their feedback to City staff.

MOTION was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

- None

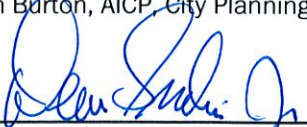
ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 10:40 a.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
 Mark Cechman, AICP, City Planning
 Paul Lewis, 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
 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
 Frank Consoli, Transportation Engineering
 Denise Riccio, Parks & Special Facilities
 Matthew Broffman, Director of Innovation



 Dean Grandin, AICP, Executive Secretary



 Lourdes Diaz, MPB Recording Secretary