



MUNICIPAL PLANNING BOARD (PART 2 OF 2)

MINUTES



APRIL 21, 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
[7/7]

Jason Searl, Vice-Chairperson
[7/7]

Karen Anderson [6/7]

Stuart Buchanan [7/7]

Bakari Burns [6/7]

Scott Martin, [7/7]

Tatiana Shermerhorn, [5/7]

Mark Suarez [7/7]

Members Absent

Scott Skidelsky [5/7]

Tyrone Smith, OCPS – Non-Voting [2/7]

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 March 17, 2015.

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

IMPORTANT NOTE

- ♦ Item #4 – (Sixth Amendment to the Community Redevelopment Plan-DTO Outlook) was scheduled to be presented to City Council on May 4, 2015 as Part 1 of 2 of the MPB April 21, 2015 Minutes.

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, 6933 CURRY FORD RD. (BIG DOG DRIVING RANGE) ANNEXATION

Applicant:	Thomas R. Sullivan, Esq. – Gray-Robinson, P.A.
Owner:	Big Dog Driving Range, Inc.
Location:	6933 Curry Ford Rd., located on the north side of Curry Ford Rd., east of Camellia Garden Rd. and west of Colton Dr. (±41 acres).
District:	2
Project Planner:	Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)
A) ANX2015-00006*	Annexation of subject property; and
B) GMP2015-00008*	Growth Management Plan amendment to Residential-Low Intensity.

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

2. RECOMMENDED APPROVAL, STAFF ZONE TEMPORARY LABOR OFFICE

Applicant: Eric Coulter – Harris Investment Holdings, LLC

Owner: MCA Properties of Orlando, LLC

Location: 3605 Old Winter Garden Rd., located on the north side of Old Winter Garden Rd., between Ferguson Dr. and Dobson St., all north of SR408/East-West Expwy. (±2.01 acres).

District: 5

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

CUP2015-00003** Conditional Use Permit request to operate a 3,000 sq. ft. temporary labor service office on the front portion of an existing vacant lot.

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

3. RECOMMENDED APPROVAL, ORLANDO HEALTH DRI RESCISSION

Applicant: Jay Schaefer – Orlando Health, Inc.

Owner: Orlando Health, Inc.

Location: South of Gore St., west of S. Orange Ave., east of S. Hughey Ave., and north of W. Kaley St. (±56.2 acres).

District: 4

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

DRI2015-00002* Rescind the Orlando Health Development of Regional Impact (DRI) Development Order.

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

4. MOVED TO REGULAR AGENDA – (SIXTH AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN - DTOutlook)

5. RECOMMENDED APPROVAL, NoPETRO CNG FUELING STATION ET AL

Applicant: Javier Omana, Director of Land Planning Services – CPH, Inc.

Owner: NoPetro Orlando, LLC

Location: 2713 Lynx Ln., located on the east side of Lynx Ln., east of the intersection of Lynx Ln. and N. John Young Pkwy. (±13.56 acres).

District: 3

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

MPL2015-00002** Master Plan approval to construct a Compressed Natural Gas (CNG) fueling station.

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

6. RECOMMENDED APPROVAL, ORLANDO RESIDENCE INN

Applicant: Robert W. Ponder – Robert W. Ponder Architect

Owner: Red Vineland Road Holdings, LLC

Location: 5616 Major Blvd., located north and west of Major Blvd., east of S. Kirkman Rd., and south of Vineland Rd. (± 4.1 acres).

District: 6

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

MPL2015-00004** Master Plan request for a 196-room hotel with associated surface parking. Development will occur in one phase.

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

7. RECOMMENDED APPROVAL, NEWTON CORNER PD AMENDMENT

Applicant: Harry Kay

Owner: Kilgore Properties, LLC

Location: 2121 S. Orange Ave., located north of W. Muriel St., west of Delaney Ave., east of S. Orange Ave., and south of E. Harding St. (± 1.03 acres).

District: 4

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

ZON2015-00005** Planned Development amendment to allow 9,000 sq. ft. of commercial uses (retail and restaurant), in lieu of the previously approved townhomes on Lot 1 of the Newton Corner development.

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

8. RECOMMENDED CONTINUANCE, ORLANDO CENTRAL

Applicant: James Johnston – Shutts & Bowen, LLP

Owner: HHH Reilly Fund, LLC

Location: 110 W. Jefferson St., located west of N. Gertrude Ave., south of W. Jefferson St., east of N. Garland Ave., and north of W. Washington St. (± 1.39 acres).

District: 5

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

MPL2015-00005** Master Plan request for mixed-use development of 420 residential units with a 480-space detached parking garage, and 14,002 sq. ft. of ground floor commercial use. Applicant is also seeking a density bonus for this development.

Recommended Action: Continuance to the May 19, 2015 MPB Hearing, per the applicant's request.

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

REGULAR AGENDA

4. SIXTH AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN (DTOutlook)

- ♦ This item was scheduled to go before City Council on May 4, 2015 as MPB April 21, 2015 Minutes Part 1 of 2.

OLD BUSINESS

➤ WORKSHOP – DUPLEXES AND TANDEM DWELLINGS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planners: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)
Fabian De La Espriella (407-246-3292, Fabian.delaespriella@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: Provide staff with further direction regarding which code amendment options are appropriate.

This workshop was presented by Fabian De La Espriella, Planner III, Community Planning Studio, City Planning Division. Using PowerPoint, Mr. De La Espriella gave an overview of the proposed code amendment and discussed the overall concerns about duplex and tandem developments.

Chairperson Tobin gave the following public speakers an opportunity to address the Board:

1. Adrianna Sekula – 10 N. Summerlin Ave. #39, Orlando, FL 32801
2. Ann Berendzen – 1323 Oregon St., Orlando, FL 32803
3. Ed Avellaneda – 3535 Dubsdread Cir., Orlando, FL 32804
4. Michael Kara – 1302 Lake Shore, Orlando, FL 32803
5. William Murphy – 840 Kenilworth Terr., Orlando, FL 32803
6. David Rose – 2111 Gerda Terr., Orlando, FL 32804
7. David Rasmussen – 3777 N. John Young Pkwy., Orlando, FL 32804
8. Jeff Schnellmann – 229 Pasadena Place, Orlando, FL 32803
9. Robert Fournier – 1336 Spokane Ave., Orlando, FL 32803

Some main concerns presented by the above speakers were:

- a) Tandems are not desired due to not having backyards
- b) Side-by-side duplexes should not be banned
- c) Code amendment too restrictive; will make lots undevelopable
- d) Code amendment infringing on people's property rights
- e) Homeowner's need to be notified of changes that affect their properties
- f) Most agree with having an appearance review requirement
- g) A public forum was suggested for more public input.

After further discussion, Board members provided staff with the following feedback:

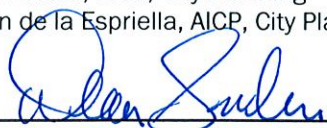
Board Member	Feedback
Buchanan	a) Would like further analysis by the City to include what would be the proposed driveway separation as part of the parking code amendment. b) Would like an explanation as to what would be the landscaping requirements for the front yard of a development, including all types of family home development.
Suarez	a) Recommended not to restrict the type of development, but rather focus on scaling down the development and reducing the FAR to keep the structure in character with the neighborhood; this would also include single-family homes. b) In favor of the appearance review requirement.
Anderson	a) In favor of scaling down the development to keep it in character with the neighborhood. b) In favor of the appearance review requirement. c) Not in favor of restricting the type of development. d) In regards to the driveways, there should be a required distance, single-family or not, to allow for on-street parking. e) Not sure about reducing the FAR – requested to see dimensions in order to determine if the residence would be livable and how the FAR and setbacks would affect the home.
Schermerhorn	a) In agreement with Anderson. Would like to see examples to see how the FAR and setbacks will impact the developments. b) Recommended an additional forum to allow for open discussion with the residents.
Martin	a) Opposed to limiting the FAR; believes this may result in taking away property by-rights. b) Would like to see some mechanisms to further enhance the scale and character of the properties.
Searl	a) Encouraged City staff to include in their analysis report the concerns in regards to scale, parking and driveway.
Burns	a) Concerned about the property rights. Recommended City staff to reach out to the property owners for an opportunity to receive more feedback.
Tobin	a) Noted that staff would address the concern in regards to public notices when this case comes before the Board again. b) Also concerned about property rights. Would like to see examples to determine the impacts of the FAR and setback changes. c) Why should the residences look like single-family homes when they are not in a single-family district? d) Would also like further analysis in regards to the driveway. e) Believes the appearance review requirement is critical and important.

ADJOURNMENT

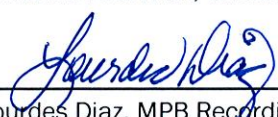
Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 10:45 a.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
 Mark Cechman, AICP, City Planning
 Karl Wielecki, 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


 Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, City Planning
 Kelly Moody, CRA/DDB
 Thomas Chatmon, CRA/DDB
 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
 Matthew Wiesenfeld, Transportation Planning
 Denise Riccio, Parks & Special Facilities
 Matthew Broffman, Director of Innovation


 Lourdes Diaz, MPB Recording Secretary