



# MUNICIPAL PLANNING BOARD

MINUTES



MAY 19, 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  
[8/8]

Jason Searl, Vice-Chairperson  
[8/8]

Karen Anderson [7/8]

Tatiana Shermerhorn, [6/8]

Scott Skidelsky [6/8]

Mark Suarez [8/8]

Tyrone Smith, OCPS – Non-Voting [3/8]

### Members Absent

Stuart Buchanan [7/8]

Bakari Burns [6/8]

Scott Martin, [5/8]

## 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 Parts 1 & 2 for Meeting of April 21, 2015.

**Board member Skidelsky MOVED approval of the Municipal Planning Board Meeting Minutes Parts 1 & 2 of April 21, 2015, as written. Vice-Chairperson Searl 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. **MOVED TO REGULAR AGENDA, WESTERN WAY AUTO SALES**
2. **RECOMMENDED APPROVAL, AIRPORT ACRES**

Applicant: Robert Ziegenfuss, PE – Z Development Services, Inc.

Owner: Max King Realty V LLC

Location: 6413 & 7001 McCoy Rd., located north and east of McCoy Rd., south of Hazeltine National Dr. and west of S. Goldenrod Rd. (±18.5 acres).

District: 1

Project Planners: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)  
Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

**GMP2015-00011\*** Delete Future Land Use Subarea Policy S.32.1, which is obsolete.

**MPL2015-00008\*\*** Master Plan request for a phased construction of ±60,000 sq. ft. of office-warehouses and rear open storage; and a “to-be-determined” 2<sup>nd</sup> phase.

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

**3. RECOMMENDED APPROVAL, ABC FINE WINE & SPIRITS STORE #145B**

Applicant: John Kelly, P.E. – DRMP, Inc.

Owners: B-1 Property Management, LLLP & ABC Liquors, Inc.

Location: 2726 S. Orange Ave. and 2739 Taylor Ave., located north of W. Illiana St., east of Taylor Ave., south of E. Michigan St., and west of S. Orange Ave. (±1.4 acres).

District: 4

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

**MPL2015-00006\*\*** Master Plan approval for a 2-phased development for the construction of a new 12,000 sq. ft. ABC Fine Wine store. Phase 1 will consist of the construction of the new store, while phase 2 will be the demolition of the existing ±9,700 sq. ft. ABC store.

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

**4. RECOMMENDED DEFERRAL, 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: Deferral of the request, per the applicant's request.*

Vice-Chairperson Searl declared a conflict on Item #3 (ABC Fine Wine & Spirits Store #145B – MPL2015-00006). 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 (Searl abstained on Item #3).**

**REGULAR AGENDA****1. RECOMMENDED DEFERRAL, WESTERN WAY AUTO SALES**

Applicant: Ed Furey, Agent – Great American Land Mgmt., Inc.

Owner: RCJ of Winter Park No. 2 LTD

Location: 2150 W. Colonial Dr., located on the south side of W. Colonial Dr., between N. Dollins Ave. and N. John Young Pkwy. (±0.98 acres).

District: 5

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

**CUP2015-00004\*\*** Conditional Use Permit request to re-establish a used car sales lot on the western end of the Western Way Shopping Plaza.

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

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett discussed the project location, existing site, request and background, site plan, landscaping plan recommended by City staff, landscaping plan proposed by the applicant, landscape/ISR (Impervious Surface Ratio), and concluded his presentation with staff's findings and recommendations.

Discussion ensued between Board members and City staff regarding access points, landscaping, buffering, and bringing the site to City code compliance.

Chairperson Tobin opened the hearing to the public.

Applicant Ed Furey, 3245 Oakmont Terrace, Longwood FL 32779, spoke on behalf of RCJ of Winter Park No. 2 LTD. Mr. Furey stated that he was in favor of the majority of the conditions in the staff report, but was opposed to the landscaping conditions and the condition where one curb cut would be eliminated. He stated that he thought the proposed landscaping plan submitted to City staff was sufficient for the site. Mr. Furey noted that more plants would obstruct the view of the used vehicles for sale. He also stated that closing one access point would be very detrimental to the business.

Discussion ensued again regarding the curb cuts, City's recommended landscaping plan versus the applicant's proposed landscaping plan.

Chairperson Tobin closed the public hearing.

Board members Skidelsky, Searl, Schermerhorn and Anderson expressed their concerns on voting on an item that had unresolved issues which needed to be addressed between the applicant and City staff. They recommended the applicant submit a parking lot striping plan in order to have a better visual of the site and a better understanding of how the recommended landscaping and access points would affect the operations of the proposed Auto Sales business.

**Board member Skidelsky moved DEFERRAL of the request, MPL2015-00005 to the June 16, 2015 MPB Hearing. Vice-Chairperson Searl SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## OTHER BUSINESS

➤ None

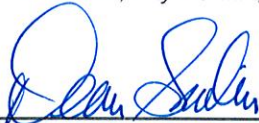
## ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 9:30 a.m.

## STAFF PRESENT

Dean Grandin, AICP, City Planning  
 Mark Cechman, 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

Lourdes Diaz, City Planning  
 Kyle Shephard, City Attorneys' Office  
 David Bass, City Attorneys' Office  
 Keith Grayson, 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