



MUNICIPAL PLANNING BOARD

MINUTES



JUNE 16, 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

Jason Searl, Vice-Chairperson
[9/9]

Karen Anderson [8/9]

Stuart Buchanan [8/9]

Bakari Burns [7/9]

Scott Martin, [6/9]

Tatiana Shermerhorn, [7/9]

Scott Skidelsky [7/9]

Members Absent

Mark Suarez [8/9]

Jennifer S. Tobin, Chairperson
[8/9]

Tyrone Smith, OCPS – Non-
Voting [3/9]

OPENING SESSION

- ♦ Jason Searl, Vice-Chairperson, called the meeting to order at 8:30 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of May 19, 2015.

Board member Buchanan MOVED approval of the Municipal Planning Board Meeting Minutes of May 19, 2015, as written. Board member Anderson SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Reminder to the Municipal Planning Board members that the Financial Disclosure Form is due in July 1, 2015.

PUBLIC COMMENTS

- ♦ A speaker request was received for item #9 on the Consent Agenda (The Wilmot Pines Replat with Modifications. This item was moved to the Regular Agenda for discussion.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, CALVARY ASSEMBLY OF GOD STREET ABANDONMENTS

Applicant:	Debbie Carey, Administrator – Calvary Assembly of God of Orlando, FL Inc.
Owner:	Calvary Assembly of God of Orlando
Location:	1199 Clay St., three roadway segments (Ohio St., Michigan Ave. and Harmon Ave.), all west of Clay St., and south of Minnesota Ave. (±1.8 acres).
District:	3
Project Planner:	Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

ABN2015-00001*

Request to abandon those portions of Ohio St., Michigan Ave. and Harmon Ave. where the church owns both sides of the street.

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

2. RECOMMENDED APPROVAL, SENTINEL CAPITAL

Applicant: Michael F. Beale, Principal - BishopBeale

Owner: Sentinel Capital North Orange, LLC

Location: 250 N. Orange Ave., located south of Robinson St., west of Orange Ave., east of Garland Ave., and north of Jefferson St. (±0.43 acres).

District: 5

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

CUP2015-00005** Conditional Use Permit request to relocate the existing drive-thru facility to the location shown on the plan in the AC-3A/T zoning district (Central Business District).

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

3. RECOMMENDED APPROVAL, VERANDA PARK II

Applicant: James Stowers, Esq. – Geosam Capital US

Owner: Geosam Veranda, LLC

Location: Located north of Turkey Lake, south and east of S. Hiawassee Rd. and west of Lake Debra Dr. (±28.75 acres). This property is within the Metrowest Development of Regional Impact (DRI), which is generally located north of the Turnpike, south of Carter Street, east of S. Apopka Vineland Rd., and west of S. Kirkman Rd. (±1,809.34 acres)

District: 6

Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

A) DRI2015-00003* Request to amend the Metrowest Development of Regional Impact (DRI) Development Order (DO) Exhibits A-1 through A-3 to remove the proposed Veranda Park II Master Plan area and change the DRI development program (±28.75 acres); and

B) MPL2015-00007** Amend the Veranda Park Master Plan to establish a new mixed-used framework master, which includes existing and new development and is to be comprised of 852 multifamily residential units and 207,830 sq. ft. of office and commercial uses.

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

4. RECOMMENDED APPROVAL, MILLENIA DRI AMENDMENT

Applicant: Jim Willard, PA – Shutts & Bowen, LLP

Owner: Adventist Health System/Sunbelt Inc.

Location: Generally located north and west of I-4 and south and east of Orlando-Vineland Rd. (Portions of Parcel L and Parcel M; ±23.26 acres). Also located within the Millenia Development of Regional Impact (DRI), which is generally located south and east of Vineland Rd., north of a portion of Shingle Creek and west of S. John Young Pkwy. (±374.3 acres).

District: 4

Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

DRI2015-00004*

Amend the Millenia Development of Regional Impact (DRI) Development Order (DO) to:

- a) Allow, with certain restrictions, the conversion of office uses to hotel, residential and retail on portions of Parcels L and M and other Office Parcels (Exhibits C and D); and
- b) Extend the build out date of the existing Development Order to December 30, 2020.

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

5. RECOMMENDED APPROVAL, 1827 HARMON AVENUE

Applicant: City of Orlando

Owner: Timothy S. Tucker Family Trust

Location: 1827 Harmon Ave., located north of Harmon Ave., west of Clay St., south and east of Calvary Assembly Entrance Rd., and east of I-4 (± 0.15 acres).

District: 3

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

GMP2015-00014*

Growth Management Plan amendment to change the future land use designation from Public/Recreational/Institutional to Residential Low Intensity.

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

6. RECOMMENDED APPROVAL, 2205 S. ORANGE AVE.

Applicant: Joseph Schuemann – 2205 South Orange, LLC

Owner: Russell D. Miller

Location: 2205 S. Orange Ave., located east of S. Orange Ave., south of E. Muriel St., and north of E. Grant St. (± 0.35 acres).

District: 4

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

A) GMP2015-00017*

Growth Management Plan amendment to change the future land use designation from Residential Low Intensity to Mixed Use Corridor – Medium Intensity.

B) ZON2015-00011**

Rezoning from R-2A/T/SP to MU-1/T/SP to allow for parking for a retail use.

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

7. RECOMMENDED APPROVAL, DDR AT LEEVISTA – LEE VISTA PROMENADE, PHASE B

Applicant: Greg Monnig, PE – Woolpert, Inc.

Owner: DDR Orlando, LLC

Location: 5901 Hazeltine National Dr., at the northeast intersection of Hazeltine National Dr. and S. Semoran Blvd. (± 65.1 acres).

District: 2

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

MPL2015-00010** Master Plan request for the second phase of the DDR at Lee Vista Development. Proposed is 157,800 sq. ft. of retail comprised of three one-story structures and surface parking.

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

8. RECOMMENDED APPROVAL, SUN SOL HOTEL & RESORT

Applicant: Stephen Allen, PE – CivilCorp Engineering, Inc.

Owner: Sun Sol International Drive, LLC

Location: 5859 American Way, located at the northeast side of American Way, west of S. Kirkman Rd., and north of International Dr. (±3.99 acres).

District: 6

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

MPL2015-00011** Master Plan request for a 7-story, 141-room hotel addition adjacent to the existing 4-story 192-room Sun Sol Hotel & Resort.

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

9. MOVED TO REGULAR AGENDA - THE WILMOT PINES REPLAT WITH MODIFICATIONS

10. RECOMMENDED APPROVAL, WESTERN WAY AUTO SALES (MOVED FROM REGULAR TO CONSENT)

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.

11. RECOMMENDED CONTINUANCE, ORLANDO CENTRAL (MOVED FROM REGULAR TO CONSENT)

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 450 residential units with a 478-space detached parking garage, and 13,464 sq. ft. of ground floor commercial use. Applicant is also seeking a density bonus for this development.

Recommended Action: Continuance to MPB's July 21, 2015 Hearing, per the applicant's request.

Vice-Chairperson declared a conflict on Items #4 & 10 of the Consent Agenda. The appropriate forms were filed with the Board's secretary.

Board member Skidelsky moved APPROVAL of the CONSENT AGENDA. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (with Searl abstaining on Items 4 & 10).

REGULAR AGENDA

9. RECOMMENDED APPROVAL, THE WILMOT PINES REPLAT WITH MODIFICATIONS

Applicant: John Rollas, President – Central Group, LLC

Owner: Central Group, LLC

Location: 2923 E. Central Blvd., located south of Kilgore St., east of Primrose Dr., north of Central Blvd., and west of Lakewood Dr. (±0.36 acres).

District: 2

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

SUB2015-00025** Minor subdivision replat with modification of development standards request to reconfigure lot 13, on the corner of E. Central Blvd. and Lakewood Dr., into two lots for tandem development.

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

This item was presented by TeNeika Neasman, Planner I, Land Development Studio, City Planning Division. Using the Staff Report, Ms. Neasman described the site location, zoning, existing conditions, and proposed improvements.

Vice-Chairperson Searl opened the hearing to the public.

Ms. Jody Richards, 4206 Waterfront Pkwy., Orlando, FL 32806, spoke in opposition of the request. Her main concerns were parking and increase in density.

Applicant John Rollas, 22 Stone Gate S., Longwood, FL 32779, addressed Ms. Richards' concerns and stated they were providing more parking than what was required in an effort to ease any parking issues.

Mr. John Rhoades, Project Manager, Transportation Planning Division, answered questions from the Board members regarding parking and confirmed that the applicant had proposed to provide more parking than was recommended by City staff.

Vice-Chairperson Searl closed the public hearing.

Board member Skidelsky moved APPROVAL of the request, SUB2015-00025, subject to the conditions in the staff report. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

12. RECOMMENDED APPROVAL, TREMONT TOWER

Applicant: Steven Skelley, Portolio Manager – TSLF Church Street Development, LLC/HP Orlando Downtown, LLC

Owner: TSLF Church Street Development, LLC

Location: 225 S. Garland Ave., located at the northeast corner of South St. and Garland Ave. (± 1.67 acres).

District: 5

Project Planner: Karl Wielecki (407-246-2726, karl.wielecki@cityoforlando.net)

MPL2015-00009** Master Plan amendment for Tremont Tower, a 25-story (326 ft. tall) building with 180 hotel rooms above $\pm 207,000$ sq. ft. of office space, with an integrated 586-space parking garage and provision for a SunRail platform. This project is proposed at a 5.33 FAR, requiring an intensity bonus.

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

This item was presented by Karl Wielecki, Planning Manager, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Wielecki described the site location, project basics, site views, development plan, hardscape plan, building elevations and concluded his presentation with key conditions.

Discussion ensued in regards to the service and loading access to the building and its hours of operation. There was also discussion on the hotel access to the building and garage connection to the adjacent ballroom.

Vice-Chairperson Searl opened the hearing to the public.

Having no speaker requests, Vice-Chairperson Searl closed the public hearing.

Board member Anderson questioned why it was changed from an all-hotel use to add office use. Her concern was possible traffic issues due to different operational hours for the mixed uses, and also adding density.

Vice-Chairperson Searl re-opened the Public Hearing to allow the applicant to respond to Ms. Anderson's question.

Mr. Scott Stahley, 9500 Tavistock Rd., Orlando, FL 32827, spoke as the Senior Vice-President of Lincoln Property Company, on behalf of the applicant. He responded stating that they wanted to take advantage of the under-utilized gateway corner to downtown Orlando, and also take advantage of SunRail. He noted that a similar project on Magnolia Ave. had been successful.

Board member Anderson moved APPROVAL of the request, MPL2015-00009, subject to the conditions in the staff report and Addendum. Board member Skidelsky 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, Vice-Chairperson Searl adjourned the meeting at 9:15 a.m.

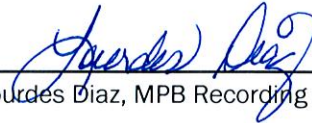
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, 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



Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys' Office
David Bass, City Attorneys' Office
Audra Nordaby, Orlando Police Department
Keith Grayson, Permitting Services
Aranzazu Lattanzio, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ian Sikonia, Transportation Planning
Claudia Korobkoff, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Denise Riccio, Parks & Special Facilities
Matthew Broffman, Director of Innovation



Lourdes Diaz, MPB Recording Secretary