



MUNICIPAL PLANNING BOARD

MINUTES



AUGUST 16, 2016

MEETING INFORMATION

Location

City Council Chambers

2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

8:30 a.m.

Members Present

Karen Anderson, Chairperson
[9/2]

Mark Suarez, Vice-Chairperson
[10/1]

Timothy Baker [1/0]

Alfredo Barrott, Jr. [7/2]
(Arrived at 8:55 a.m.)

Bakari Burns [9/2]

Claudia Ray [7/1]

Jason Searl [8/3]

Jennifer S. Tobin [10/1]

Picton Warlow [1/0]

Non-Voting OCPS
Representative (Jamie
Boerger) - [9/2]

Members Absent

None

OPENING SESSION

- ◆ Searl, Chairperson, called the meeting to order at 8:32 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of July 19, 2016.

Board member Tobin MOVED approval of the Municipal Planning Board Meeting Minutes of July 19, 2016, as written. Board member Suarez SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ◆ New Board members Timothy Baker and Picton Warlow were welcomed to the Municipal Planning Board.

PUBLIC COMMENTS

- ◆ Speaker requests were received for item 3 on the Consent Agenda (Monarch Learning Academy). 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, LAKE EOLA HEIGHTS COMMUNITY GARDEN

Applicant: Jeff Thompson – Lake Eola Heights Community Garden
 Owner: Broadway Methodist Church Inc.
 Location: 406 E. Amelia St., south of Amelia St., east of Broadway Ave. and north of Harwood St. (±1.30 acres)
 District: 4
 Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

CUP2016-00013** Conditional Use Permit for a community garden at the Broadway Methodist Church.

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

2. RECOMMENDED APPROVAL, MCDONALD'S 2ND DRIVE-THROUGH

Applicant: Ryan McCullough, CPH Engineers
 Owner: McDonald's Corporation
 Location: 830 S. Orange Blossom Trl., west side of S. Orange Blossom Trl., between Carter St. and W. Gore St. (±1.67 acres).
 District: 5
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

CUP2016-00014** Conditional Use Permit request to add a 2nd drive-through lane to an existing McDonald's restaurant (with additional minor site and elevation changes).

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

3. MONARCH LEARNING ACADEMY – PULLED TO REGULAR AGENDA

4. RECOMMENDED APPROVAL, LAKE COMO K-8 SCHOOL

Applicant: Jamie Boerger, Administrator – Orange County Public Schools
 Owner: School Board of Orange County Florida
 Location: 901 S. Bumby Ave., east side of S. Bumby Ave., south of E. Gore St. and north of Dellwood Dr. (±12.14 acres).
 District: 4
 Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

CUP2016-00016** Conditional Use Permit to allow a new (replacement) K-8th grade public school, with one 3-story building to be 47 ft. in height.

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

5. RECOMMENDED APPROVAL, LAKE NONA PARCEL 10 DRI & PD AMENDMENT

Applicant: Heather Isaacs – Tavistock Development 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) DRI2016-00003* Request to amend Map H-Master Plan 8.4/PD Development Plan; and

B) ZON2016-00017** PD Amendment request to change a portion of Lake Nona DRI Parcel 10B from Residential Neighborhood to Airport Support District-Medium Intensity.

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

6. RECOMMENDED APPROVAL, IVEY LANE MEDICAL OFFICE BUILDING

Applicant/Owner: Bakari Burns – Health Care Center for the Homeless
 Location: 4426 Old Winter Garden Rd., south of Old Winter Garden Rd., west of Ivey Ln., north of Teresa Blvd. (±2.59 acres).
 District: 5
 Project Planners: (A & B) Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)
 (C) Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

A) GMP2016-00012* Request to amend Future Land Use map from Industrial to Office Low Intensity;

B) ZON2016-00015** Rezone said property from I-G and I-C to O-1; and

C) MPL2016-00033** Master Plan request to construct a ±11,600 sq. ft. medical office building with a surface parking lot.

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

7. RECOMMENDED APPROVAL, 2016 CAPACITY AVAILABILITY REPORT

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

GMP2016-00015* Annual report to demonstrate the ability to meet the City's adopted level of service standards.

Recommended Action: Approval of the request.

8. RECOMMENDED APPROVAL, CAPITAL IMPROVEMENTS SCHEDULE (FIGURE CI-14)

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide
 District: All
 Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

GMP2016-00016* Amend Figure CI-14 and Policy 2.2.30 of the Capital Improvements Element to reflect FY2016-2017 to FY2020-2021 Capital Improvements Program, and to recommend that the City Council include the CIE projects in the 2016/17 – 2020/21 CIP.

Recommended Action: Approval of the request.

9. RECOMMENDED APPROVAL, LDC AMENDMENT: REGIONAL PUBLIC FACILITY IDENTIFICATION SIGNAGE

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide
 District: All
 Project Planner: Karl Wielecki (407-246-2726, karl.weilecki@cityoforlando.net)

LDC2016-00237* Land Development Code amendment to Sec. 64.320 "Regional Public Facility Identification Signage" to allow private sports facilities meeting certain criteria to display such signage.

Recommended Action: Approval of the request.

10. RECOMMENDED APPROVAL, STARWOOD PHASE 1 SPMP AMENDMENT

Applicant: Nicole P. Stalder – Dewberry Engineers, Inc.
 Owner: Carlsbad Orlando LLC
 Location: South of Beachline Expressway (SR528) and east of Central Florida Greenway (SR417) (\pm 205.1 acres).
 District: 1
 Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

MPL2016-00027** Amendment to the Specific Parcel Master Plan for Starwood Phase 1 residential development to change the lot mix, add units for a total of 300 single-family residential units, and reconfigure various stormwater ponds.

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

11. RECOMMENDED APPROVAL, ORLANDO CORPORATE CENTRE APARTMENTS

Applicant: Brooks Stickler, P.E. – Kimley-Horn
 Owner: Old Republican National Title Insurance
 Location: 6201 Corporate Centre Blvd., south of Hoffner Ave., west of Corporate Centre Blvd., north of Lee Vista Blvd., and east of Goldenrod Rd. (±19.7 acres).
 District: 1
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

MPL2016-00032** Master Plan request for a 280-unit apartment complex on a vacant office/ multifamily parcel within the Orlando Corporate Centre Planned Development.

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

12. RECOMMENDED APPROVAL, JUBILEE PARK PHASE 2 APARTMENTS

Applicant/Owner: Richard Lee, President, Famlee Investment Co.
 Location: 6708 Hazeltine National Dr. (south side of Hazeltine National Dr., west of S. Goldenrod Rd. and east of McCoy Rd. and TPC Dr.) (±28.1 acres).
 District: 1
 Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

MPL2016-00034** Master Plan for phase 2 within the Jubilee Park Planned Development (PD) to accommodate the construction of three hundred twelve (312) apartment units on a 28.1 acres portion of land within the PD.

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

13. RECOMMENDED APPROVAL, HOGAN PROPERTY REPLAT WITH MODIFICATION OF STANDARDS

Applicant: Jonathan Moore – Acquisition Consultants
 Owner: Hogan Properties LLC
 Location: 5626 Curry Ford Rd. (southwest corner of Curry Ford Rd. and Woolco Way, between Dixie Belle Dr. and S. Semoran Blvd.) (±1.28 acres).
 District: 2
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

SUB2016-00018 Replat with Modification of Standards to split the property into 2 pieces. The Modification of Standards is needed because Woolco Way is not a platted street (is only a private easement) and new lots must typically front a public or private street.

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

The following Board members declared conflicts with various Consent Agenda items as follows:

- Item #4 – Lake Como K-8 School – Ms. Tobin
- Item #6 – Ivey Lane Medical Office Building – Mr. Burns and Mr. Baker
- Item #11 – Orlando Corporate Centre Apartments – Chairperson Searl
- Item #13 – Hogan Property Replat with Modification of Standards – Chairperson Searl

The appropriate 8B Conflict Forms were filed with the Board secretary.

Vice-Chairperson Anderson moved APPROVAL of the Consent Agenda, subject to the conditions in the staff reports and addendums. Board member Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Burns and Baker abstained on Item 6, Tobin abstained on Item 4, and Searl abstained on Items 11 and 13).

REGULAR AGENDA

3. RECOMMENDED APPROVAL, MONARCH LEARNING ACADEMY

Applicant:	Eric Houston, AIA – Consultant for Monarch Academy
Owner:	College Park Baptist Church Inc.
Location:	1914 Edgewater Dr., south side of Yale St., east of N. Westmoreland Dr., west of Edgewater Dr. and north of Stetson St. (±1.65 acres).
District:	3
Project Planner:	TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)
CUP2016-00015**	Conditional Use Permit request to re-locate a Preschool-8 th grade learning center (public benefit use), in an existing church.

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

This item was presented by TeNeika Neasman, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Neasman presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

The applicant was represented by Attorney Mickey Barkett, 201 E. Pine St., Suite 315, Orlando, FL 32801. Ms. Barkett noted that the Academy would be different than a regular school in the sense that there would be no queuing of cars during drop-off time, since the parents will have to park in the Church's parking lot and walk their children inside the school to be signed in. Also, the arrival and departure times will be staggered for the different grades.

Chairperson Searl opened the hearing to the public.

The following speakers appeared before the Board:

- 1) Jane Osterndorf, 1104 Eastern Way, Orlando, 32804 – In support
- 2) Olivia Puyana, 1024 Grier Ave., Orlando, 32804 – In support (stated she hasn't encountered traffic problems, even during peak hours).
- 3) Louis Laubscher, 40 Interlaken Rd., Orlando, 32804 – In support
- 4) Brad Cowherd, 2100 Elizabeth Ave., Orlando, 32804 – In support (stated the church had enough parking).
- 5) Mike Derenthal, 1725 Depauw Ave., Orlando, 32804 – In support
- 6) Mark Chamberlin, 385 Dubsdread Cir., Orlando, 32804 – In support
- 7) Chris Skambis, 4000 Anchor Way, Orlando, 32804 – Not opposed, but had traffic concerns. Stated Transportation Condition #1 had no standards. Requested some standards be added, or an agreement between applicant and the community.

- 8) William Bennett, 818 Stetson St., Orlando, 32804 – Concerned parents would park on the street and limit parking for residents. Also concerned about tree removals.
- 9) Tim Fowler, 810 Yale St., Orlando, 32804 – In support, but concerned parking might be an issue.
- 10) Eileen Torroella, 730 W. Yale St., Orlando, 32804 – Wanted to know if additional property purchased would be used as playground or parking.
- 11) Brittany Johnson, 1104 Delridge Ave., Orlando, 32804 – In support
- 12) Murray and Joshua Christiansen, 916 Clayton St., Orlando, 32804 – In support
- 13) Anda Ariail, 109 E. New Hampshire St., Orlando, 32804 – In support
- 14) John Brownsord, 822 Stetson St., Orlando, 32804 – Liability concerns. Stated he has a backyard pool and was concerned that children would jump into his pool and drown.
- 15) Michael Kara, 1302 Lake Shore Dr., Orlando, 32803 – In Support
- 16) Martha Formella, 1829 Ivanhoe Rd., Orlando, 32804 – In Support
- 17) Jeffrey Brooks, 733 Stetson St., Orlando, 32804 – Opposed – If approved, he would like the following conditions to be added (excerpts from his letter submitted to the Board):
 - a. A sound barrier wall will be built between any bordering properties adjacent to all parking areas.
 - b. The school administration, teachers and all other employees, parents, students and anyone associated with or visiting the church or school will be prohibited from parking on Harvard St., Yale St., Stetson St., and Darmouth St. Signage will reflect “Absolutely NO church or school parking.
 - c. Parking lots will NEVER be used for playgrounds or any type of gathering areas.
 - d. Vehicle drop-off lines will be prohibited.
 - e. Doors/building entrances on the west side of the church building will NOT be used for entrance to the school.
 - f. Raised walkways will be built as crossings on the east and/or west side of the main church building (based on the school entrance side) to ensure traffic on Stetson & Yale Streets is not impeded by parents and children crossing the road every morning and evening.

Mr. Brooks also stated that of the 33 letters received by the City, 28 were in support, but the majority didn’t live in the affected area.
- 18) Eric Houston, 1516 N. Westmoreland Dr., Orlando, 32804, spoke as the architect in representation of the applicant. – Mr. Houston addressed traffic and other concerns as follows:
 - a. Pledged to work with the community
 - b. Even at full build out, there will be sufficient parking to support the school
 - c. Church committed in dispersing the flow of traffic between the 3 lots
 - d. There should not be any queuing at any time
 - e. 5 staggers for arrival and departure will help with traffic concern
 - f. Lake Como has less parking and was just approved
 - g. In response to Ms. Torroella, the green space is shown on the site plan, but the interior courtyard will be used as a playground for the smaller kids. Ms. Torroella stated she had no objection of using the green space for playground. She just wanted to know if it would be used.
 - h. In response to Mr. Brooks’ concern about a sound barrier – the noise levels will not exceed City ordinance standards. Can possibly look at some landscaping. Willing to work with Jeff Brooks.
 - i. Cannot do anything about liability concerns.
- 19) Larry Baker, College Park Baptist Church, 1914 Edgewater Dr., Orlando, 32804 – In Support – Mr. Baker spoke as the Church representative and stated that they have approximately 280 people attending church on Sundays and approximately 80 on Wednesdays. He noted that they have never received a complaint about traffic.

Discussion continued between the Board and City staff regarding traffic, parking and how it would be enforced. Ms. Lauren Torres, Civil Engineer III, Traffic Studies and Neighborhood Traffic, stated that the conditions would be enforceable by contacting the Commissioner’s liaison, OPD and Code Enforcement. Ms. Torres pointed out that extra signage could be added if necessary.

Vice-Chairperson Anderson suggested that Transportation Engineering Condition #1 be modified to eliminate the word “queue.”

Ms. Burkett suggested to amend the condition to read: “Provide a plan on how vehicles will ingress and egress and operate during those pick-up and drop-off with no queuing.” She noted that this would require them to provide a plan that would not allow for any queuing and would deal with ingress, egress and operations.

Chairperson Searl closed the public hearing.

Board discussion continued. Mr. Paul Lewis, Chief Planning Manager, City Planning Division, suggested that since the school will be increasing their student population within the next 5 years, that the plan be revisited to determine compliance.

Board member Tobin moved APPROVAL of the request, CUP2016-00015, subject to the conditions in the staff report and Addendum, with the following amended/added conditions:

- 1) **Amendment to Condition #1 under Transportation Engineering to read as follows:**
“Provide a plan of how vehicles will ingress and egress and operate during both pick-up and drop-off with no queuing.”
- 2) **Prior to the time of exceeding 200 students and then prior to the time of exceeding 270 students, the applicant will revisit the plan with the City and have a meeting to determine compliance.**

Vice-Chairperson Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Chairperson Searl called for a break at 10:15 a.m. The meeting was called back to order at 10:25 a.m., after establishing quorum. Mr. Searl stated for the record that his firm had done preliminary review and consultation approximately 3 years ago for the following case, but decided not to proceed with any representation.

14. RECOMMENDED APPROVAL, OIA EAST AIRFIELD

Applicant: Gay Geiger – Schenkel Shultz

Owner: City of Orlando/GOAA

Location: 9200 Jeff Fuqua Blvd., west of Narcoossee Rd., north of Lake Nona, east of Heintzelman Blvd. and south of Beachline Expressway (SR 528) (±1,342 acres).

District: 1

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

A) GMP2016-00014* GMP Amendment to change the future land use designation from Airport Support District – High Intensity to Airport Support District – Medium Intensity for ±813 acres & to change the future land use designation from Public/Recreational/Institutional to Metropolitan Activity Center for ±5 acres; and

B) ZON2016-00018** Rezoning from ASD-2/AN, I-P/AN and No City Zoning/AN to PD/AN.

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

This item was presented by Colandra Jones, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Jones presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. She noted that as SPMP's (Specific Parcel Master Plans) are submitted for airport related uses in the future, that they would not come before MPB but would rather go before SETDRC (Southeast Town Design Review Committee) for approval.

Mr. Chris Wilson, Marchena and Graham, P.A., 976 Lake Baldwin Ln., Suite 101, Orlando, FL 32814, spoke in representation of the Greater Orlando Aviation Authority (GOAA). Mr. Wilson stated that his team was present to answer any questions. He also noted that they agreed with staff's conditions and recommendation.

Chairperson Searl opened the hearing to the public.

The following speaker appeared before the Board:

- 1) Jim Roycroft, 9566 Cypress Pine St., Orlando, FL 32827 – was not opposed to the project, but requested that Cargo Road be fully developed and connected to Narcoossee Rd.

Mr. Wilson noted that they would prefer to deal with Cargo Rd. in the future as the uses come in, since at the present they don't have a specific project yet.

Discussion ensued among the Board and City staff regarding Cargo Rd. Mr. John Rhoades, Transportation Planning, clarified that the extension of Cargo Rd. depended on the development program. He noted that there was no need to extend the Road at the present time.

Mr. Paul Lewis, Chief Planning Manager, City Planning Division, stated that the Northlake Park @ Lake Nona HOA (Home Owners' Association) requested to be notified whenever the SPMPs were scheduled to go before SETDRC. He noted that although this was not required by City code, he didn't think staff would have a problem with notifying the HOA of the meetings.

Board member Tobin moved APPROVAL of the requests, GMP2016-00014 and ZON2016-00018, subject to the conditions in the staff report, with the ADDED CONDITION that City staff will provide the HOA with notification of SETDRC meetings as the project moves forward. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OTHER BUSINESS

➤ Voting for Chair and Vice-Chairperson:

- ◆ Per MPB's July 19, 2016 meeting, Karen Anderson was nominated for Chair and Mark Suarez was nominated for Vice-Chair. No other nominations were received.
- ◆ Board member Warlow Moved to APPROVE Ms. Anderson as Chair and Mr. Suarez as Vice-Chair. Board member Burns seconded the MOTION which was VOTED upon and PASSED by unanimous voice vote.
- ◆ Congratulations Chairperson Anderson and Vice-Chairperson Suarez!

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Searl adjourned the meeting at 11 a.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
 Mark Cechman, AICP, City Planning
 Paul Lewis, AICP, City Planning
 Karl Wielecki, AICP, City Planning
 Elisabeth Dang, AICP, City Planning
 Ken Pelham, RLA, City Planning
 Jim Burnett, AICP, City Planning
 Colandra Jones, AICP, City Planning
 Michaëlle Petion, City Planning
 Michelle Beamon, AICP, City Planning
 TeNeika Neasman, City Planning
 Kathleen Magruder, City Planning
 Jacques Coulon, City Planning

Wes Shaffer, City Planning
 Terrence Miller, City Planning
 Brian Ford, City Planning
 Doug Metzger, AICP, City Planning
 Jason Burton, AICP, City Planning
 Lourdes Diaz, City Planning
 Melissa Clarke, City Attorney's Office
 Audra Nordaby, Orlando Police Department
 Keith Grayson, Permitting Services
 John Rhoades, Transportation Planning
 Nancy Ottini, Transportation Planning
 Lauren Torres, Transportation Engineering



Dean Grandin, AICP, Executive Secretary



Lourdes Diaz, MPB Recording Secretary