



# MUNICIPAL PLANNING BOARD

MINUTES



OCTOBER 18, 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  
[1/0]

Timothy Baker [1/0]

Bakari Burns [1/0]

Claudia Ray [1/0]

Jason Searl [1/0]

Picton Warlow [1/0]

### Members Absent

Alfredo Barrott, Jr. [0/1]

Mark Suarez, Vice-Chairperson [0/1]

Jennifer S. Tobin [0/1]

OCPS Representative (Tyrone Smith or Jamie Boerger) - Non-Voting [0/1]

## OPENING SESSION

- ◆ Chairperson Anderson, 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 September 20, 2016.

**Board member Burns MOVED approval of the Municipal Planning Board Meeting Minutes of September 20, 2016, as written. Board member Searl SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.**

## ANNOUNCEMENTS

- ◆ None

## PUBLIC COMMENTS

- ◆ Speaker requests were received for items #9 (Storey Park Parcel L SPMP); #11 (Kirkman Station); and #16 (Parramore Oaks PD – Framework) on the Consent Agenda. These items were moved to the Regular Agenda for discussion.

## CONFLICT DECLARATIONS

- ◆ Tim Baker – Item 6 (Creative Village Development Review Committee Code Amendment)
- ◆ Jason Searl – Items 7 (Downtown Marriott Garage), 9 (Storey Park Parcel L SPMP), 10 (Country Place Apartments), and 13 (Keating Office Parking).

The appropriate Conflict Form 8B was filed with the MPB Recording Secretary by both Board members.

## AGENDA REVIEW

- ◆ Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

## CONSENT AGENDA

### 1. RECOMMENDED APPROVAL, BOUTIQUE BAR

Applicant: Rick Kowalczyk III, Owner – RK Barr LLC

Owner: Albino & Virginia Teixeira

Location: 2405 E. South St., north side of E. South St., west of S. Graham Ave., and east of S. Bumby Ave. (±0.31 acres).

District: 4

Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

**CUP2016-00020\*\*** Conditional Use Permit to allow the sale of alcohol within 1,000 ft. of a church for a new bar.

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

### 2. RECOMMENDED APPROVAL, PARRAMORE SUBAREA POLICY TO ENCOURAGE RESIDENTIAL INFILL

Applicant: City of Orlando

Owner: N/A

Location: East of N. Westmoreland Dr., north of W. Amelia St., west of N. Parramore Ave., and south of W. Concord St.

District: 5

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

**GMP2016-00019\*** Growth Management Plan amendment to add Future Land Use Element Subarea Policy S.6.15 to further implement the Parramore Comprehensive Neighborhood Plan – Community Vision Plan by encouraging residential redevelopment in the area surrounding the PS-8 Community School.

*Recommended Action: Approval of the request.*

### 3. RECOMMENDED APPROVAL, HISTORIC PRESERVATION ELEMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

**GMP2016-00020\*** Growth Management Plan amendment to amend Historic Preservation Element Figure HP-2 to reflect recent changes in landmark status for various sites.

*Recommended Action: Approval of the request.*

**4. RECOMMENDED APPROVAL, 401 W. LIVINGSTON STREET (BOB CARR THEATER)**

Applicant/Owner: City of Orlando

Location: 401 W. Livingston St., south of Alexander Pl., north of W. Livingston St., and west of N. Hughey Ave.

District: 5

Project Planner: Richard Forbes (407-246-3350, richard.forbes@cityoforlando.net)

**HPB2016-00148\*\*** Request to designate the subject property as an Orlando Local Landmark, meeting Landmark Criteria A and B.

Recommended Action: Approval of the request.

**5. RECOMMENDED APPROVAL, 363 N. PARRAMORE AVE. (DAVIS ARMORY – DOWNTOWN REC. CENTER)**

Applicant/Owner: City of Orlando

Location: 363 N. Parramore Ave., north of Bentley St., east of N. Parramore Ave. and west of N. Terry Ave.

District: 5

Project Planner: Richard Forbes (407-246-3350, richard.forbes@cityoforlando.net)

**HPB2016-00149\*\*** Request to designate the subject property as an Orlando Local Landmark, meeting Landmark Criteria A and C.

Recommended Action: Approval of the request.

**6. RECOMMENDED APPROVAL, CREATIVE VILLAGE DEVELOPMENT REVIEW COMMITTEE CODE AMENDMENT**

Applicant: City of Orlando

Owner: N/A

Location: Creative Village Neighborhood

District: 5

Project Planner: Jason Burton (407-246-3389, jason.burton@cityoforlando.net)

**LDC2016-00308\*** Request to amend Chapter 65 of the Land Development Code to add Creative Village Development Review Committee to consolidate development reviews for Appearance Review and Municipal Planning Boards.

Recommended Action: Approval of the request.

**7. RECOMMENDED APPROVAL, DOWNTOWN MARRIOTT (EX-SHERATON) GARAGE**

Applicant: Tim Lemons – L2 Studios

Owner: AFP 109 Corp 48.51% INT

Location: 400 W. Livingston St., south side of W. Livingston St. and west end of Pittman St., between N. Hughey Ave. and N. Parramore Ave., west of Interstate 4 ( $\pm 2.13$  acres).

District: 5

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

**MPL2016-00039\*\*** Master Plan request to construct a 123-space 3-story (valet only) parking garage as part of the redevelopment of the former Sheraton Hotel into a Marriott Hotel.

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

## 8. RECOMMENDED APPROVAL, PORSCHE SOUTH ORLANDO (MILLENNIA)

Applicant: William Zeh, Engineer – Poulos & Bennett, LLC

Owner: TT of Vineland Inc.

Location: 4891 Vineland Rd., southeast side of Vineland Rd., north of Interstate 4, between Radebaugh Way and Conroy Rd. ( $\pm 3.55$  acres).

District: 6

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

**MPL2016-00040\*\*** Master Plan request to construct a 68,188 sq. ft. multi-story new car dealership in the Millenia neighborhood.

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

## 9. STOREY PARK PARCEL L SPMP – MOVED TO REGULAR AGENDA

## 10. RECOMMENDED APPROVAL, COUNTRY PLACE APARTMENTS

Applicant: Scott Stuart, Principal Planner – KCG Engineering

Owner: Southeast Orlando Multifamily Partner

Location: 2407 S. Bumby Ave., east side of Bumby Ave., west of Peel Ave., south of E. Grant Ave., and north of E. Jersey Ave. ( $\pm 11.77$  acres).

District: 4

Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

**MPL2016-00042\*\*** Master Plan request to construct 39 new apartment units, between 13 buildings, in an existing apartment complex for a total of 239 apartment units.

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

## 11. KIRKMAN STATION – MOVED TO REGULAR AGENDA

**12. RECOMMENDED APPROVAL, WYNDHAM GARDEN HOTEL**

Applicant: Kiran Patel  
 Owner: 5855 American Way LLC  
 Location: 5855 American Way, south of Interstate 4, east of American Way, north of International Dr., and west of S. Kirkman Rd. ( $\pm 2.00$  acres).  
 District: 6  
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**MPL2016-00044\*\*** Master Plan request to allow a 7-story 137-room hotel to replace the existing Alltour offices off S. Kirkman Rd. near International Dr.

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

**13. RECOMMENDED APPROVAL, KEATING OFFICE PARKING**

Applicant/Owner: John Keating, Authorized Member – Estes Meadow LLC  
 Location: 212 & 250 E. Colonial Dr., south of E. Colonial Dr., east of N. Magnolia Ave., north of Hillcrest St., and west of Highland Ave. ( $\pm 0.56$  acres).  
 District: 4  
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**MPL2016-00045\*\*** Master Plan request with Modifications to allow principal use parking in the O-3/T zoning district for an existing office building.

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

**14. RECOMMENDED APPROVAL, 748 PALM DR. REVERT TO PLAT**

Applicant/Owner: Valerie F. Kennedy – Colonialtown Realty  
 Location: 748 Palm Dr., south of Illinois St., east of N. Hampton Ave., west of Palm Dr., and north of E. Colonial Dr. ( $\pm 0.33$  acres).  
 District: 4  
 Project Planner: Michaëlle Petion (407-246-3837, michaëlle.petion@cityoforlando.net)

**SUB2016-00062** Minor subdivision to revert back to the original plat of two 60 ft. wide lots. The existing single-family residence is proposed to remain while the new vacant lot will be sold and developed.

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

**15. RECOMMENDED APPROVAL, FERN CREEK TOWNS PD**

Applicant: Kevin Kramer, Land Manager – Weekley Homes, LLC  
 Owner: Ferncreek Development, LLC

Location: 547 & 539 N. Fern Creek Ave., south of Concord St., east of N. Fern Creek Ave., north of Mount Vernon St., and west of Altaloma Ave. (±0.50 acres).

District: 4

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

**ZON2016-00019\*\*** Request to rezone from O-1/T to Planned Development zoning to accommodate a 10-unit rear-loaded townhome development.

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

## 16. PARRAMORE OAKS PD (FRAMEWORK) – MOVED TO REGULAR AGENDA

Board member Baker moved APPROVAL of the CONSENT AGENDA subject to the conditions in the staff reports. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Baker abstained on Item #6, and Searl abstained on Item's #7, 10 and 13).

## REGULAR AGENDA

### 11. RECOMMENDED APPROVAL, KIRKMAN STATION

Applicant: Ryan Stahl – Kirkman Raleigh Investors, LLC

Owner: Valencia Properties Inc.

Location: 5700 & 5900 Raleigh St., south of Raleigh St., west of S. Kirkman Rd., east of Resource Ave., and north of Valencia College Dr. (±9.4 acres).

District: 5

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

**A) MPL2016-00043\*\*** Master Plan request for a Wawa gas station and preliminary review of an additional ±49,000 sq. ft. of commercial space.

**B) CUP2016-00021\*\*** Conditional Use Permit to allow a drive-through restaurant in the AC-1 zoning district (within the commercial space).

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

This item was presented by Michaëlle Petion, Planner III, Land Development Studio, City Planning Division. Using the Staff Report, Ms. Petion presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Ryan Stahl, 630 S. Maitland Ave., Maitland FL 32751. Mr. Stahl reserved his time for rebuttal.

The following speaker appeared before the Board:

- 1) Resham Shirsat, 6109 Raleigh St., Orlando FL 32835 spoke in representation of Valencia College. She noted that she was not opposed to the project but had concerns about pedestrian connectivity between the subject

property and Valencia. She suggested the developer widen the sidewalk on Resource Ave. to become a multi-use pathway at 10 ft., to ensure the safety of the pedestrians, bicyclists and disabled.

Mr. Stahl stated that they had a meeting with Valencia and agreed to work with them regarding the widening of the pathway. Ms. Petion noted that the Board could add the widening of the pathway as a condition.

Having no other speaker requests, Chairperson Anderson closed the public hearing and opened it up for Board discussion and/or a motion.

**Board member Searl moved APPROVAL of the requests, MPL2016-00043 and CUP2016-00021, subject to the conditions in the staff report and added condition as proposed by Ms. Shirsat. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## 16. RECOMMENDED APPROVAL, PARRAMORE OAKS PD (FRAMEWORK)

Applicant: Richard Cavalieri – Invictus Development, Inc.  
 Owner: Community Redevelopment Agency of Orlando & City of Orlando  
 Location: 744 S. Parramore Ave. (multiple properties, generally between Carter St. and Willis St., and between S. Parramore Ave. and Short Ave. (±6.34 acres).  
 District: 5  
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

**ZON2016-00024\*\*** Request for a new framework Planned Development (PD) for a phased 211-unit multi-family and townhouse development; with an affordable housing density bonus of 3.2 dwelling units per acre.

*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 presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Richard Cavalieri, Invictus Development, Inc. 2002 N. Lois Ave, Tampa FL 33607. Mr. Cavalieri gave a short overview of the proposed project and responded to Board questions.

The following speakers appeared before the Board:

- 1) Phil Cowherd, business address 1101 W. Church St., Orlando FL 32805 spoke in opposition to the request. He referenced an email he sent to the Board members detailing the reasons for his opposition (copy attached). His main concerns were over-concentration of affordable housing, and negative impact on property values. He requested the Board table the request until everything he mentioned in his email was further investigated.
- 2) Scott Baker, 1003 Juel St., Orlando, FL32814, spoke in opposition to the request. He gave the Board handouts of Sec. 58.1133 of the City's Code for Intensity Bonus for Low and Very-Low Income Housing Contribution. His main concerns were improperly documented need for the density bonus, over-concentration of affordable housing, and parking issues.
- 3) Dr. Robert Spooner, 4138 Brookmyra Dr., Orlando FL 32837, spoke in support of the request, stating that it would provide quality affordable housing for the district.
- 4) Madelyn Young, 814 W. Concord St., Orlando FL 32805, spoke in representation of the Arlington Concord Neighborhood Association in support of the request. She noted that the people that spoke opposing the project didn't live in the Parramore neighborhood. She stated that she lived there and it was a much-needed project.

- 5) Rev. James Watkins, 1543 New Amsterdam Way, Orlando FL 32818, spoke in support of the request, stating that the proposed project would help the Parramore area thrive and would serve to reduce or eliminate crime.

Ms. Paula Rhodes, President of Invictus Development, 2002 N. Lois Ave. Ste. 260, Tampa FL 33607, also representing the applicant, addressed the concerns presented by Mr. Cowherd and Mr. Baker. She noted that the density bonus was an incentive given to proposed affordable housing projects. Ms. Rhodes also pointed out the difference between a Tax Credit Affordable Housing project versus private sector-owned housing units which may serve very low income people but that are often characterized as being poorly maintained.

Mr. Cavalieri stated that Invictus was on a strict timeline and if the case was tabled, they would not be able to meet the deadline for the tax credit program. He emphasized that Parramore Oaks was a quality project and would be monitored for compliance for tax purposes. Mr. Cavalieri also noted that they had received approval from the School Board (OCPS).

Discussion ensued and Mr. Paul Lewis, Chief Planning Manager, City Planning Division, clarified the interpretation of the City's Growth Management Plan as it related to neighborhood compatibility and consistency with the GMP. Mr. Lewis also noted that the project was consistent with the Orlando's Downtown Community Redevelopment Area Plan (DT Outlook) and the Parramore Comprehensive Neighborhood Plan.

Chairperson Anderson closed the public hearing and opened it up for Board discussion and/or a motion.

**Board member Burns moved APPROVAL of the request, ZON2016-00024, subject to the conditions in the staff report. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## 9. RECOMMENDED APPROVAL, STOREY PARK PARCEL L SPMP

Applicant: Keith Macuit, Authorized Agent – Lennar Homes, LLC

Owner: Moss Park Properties LLLP

Location: 12501 Wewahootee Rd., north of Wewahootee Rd., northwest of Moss Park Ridge Dr., and east of Biography Way (+161 acres).

District: 1

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

**MPL2016-00041\*\*** Specific Parcel Master Plan request for 498 units with a mix of single family and townhome units within Storey Park Parcel L of Wewahootee PD.

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

Ms. Katy Magruder, Planner I, Land Development Studio, City Planning Division, stated that the applicant had requested to pull this item to Regular Agenda, but met with City staff during the MPB meeting and were able to reach an agreement and requested the item move forward as a Consent item.

Chairperson Anderson proposed for Board discussion and/or a motion.

**Board member Warlow moved APPROVAL of the request, MPL2016-00041, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained).**



## OTHER BUSINESS

- Chairperson Anderson mentioned for the record an email received by the Board from Bill Murphy regarding duplexes.

## ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 10:08 a.m.

## STAFF PRESENT

Dean Grandin, AICP, City Planning  
Mark Cechman, AICP, City Planning  
Paul Lewis, AICP, City Planning  
Karl Wielecki, AICP, City Planning  
Shannan Stegman, AICP, 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  
Kathleen Magruder, City Planning  
Jacques Coulon, City Planning  
Wes Shaffer, City Planning



Dean Grandin, AICP, Executive Secretary

Terrence Miller, City Planning  
Richard Forbes, AIA, City Planning  
Doug Metzger, AICP, City Planning  
Jason Burton, AICP, City Planning  
Lourdes Diaz, City Planning  
Kelly Moody, CRA/DDB  
Melissa Clarke, City Attorney's Office  
Audra Nordaby, Orlando Police Department  
Keith Grayson, Permitting Services  
John Rhoades, Transportation Planning  
Lauren Torres, Transportation Engineering  
Jeremy Crowe, Transportation Engineering  
Walter Hawkins, Urban Development  
Brian Ford, Housing Development



Lourdes Diaz, MPB Recording Secretary

From: **Philip Cowherd** <[philiptcowherd@msn.com](mailto:philiptcowherd@msn.com)>  
Date: Mon, Oct 17, 2016 at 6:23 PM  
Subject: Tomorrows MPB hearing Parramore Oaks ZON2016-00024  
To: "[james.burnett@cityoforlando.net](mailto:james.burnett@cityoforlando.net)" <[james.burnett@cityoforlando.net](mailto:james.burnett@cityoforlando.net)>

James,

I plan to appear tomorrow to oppose the development.

There are many reasons i and many other Parramore area stakeholders oppose this development but the primary reasons are:

1) There are currently hundreds of affordable rental housing units in the immediate area ( OBT to I-4 and Gore Street to The East West expressway). The addition of 211 more units to the existing inventory and the knowledge that the City and OHA have almost 100 vacant lots planned for additional similar units in this spot assures a discriminatory disparate-impact on the area which has been and is a substantial problem in this specific area and in the Parramore area in general.

2) The 2015 U. S. Surpeme Court decscision ( Texas Department of Housing & Community Affairs V. Inclusive Communities Project Inc.) in which an almost idential situation in Dallas was adjudicated against the State for discrimination through disparate-impact.

3) The Florida Housing Finance Corp. recently adopted rule aganist placing LIHTC apartment developments closer than two miles apart. According to the applicant there are at least three within that distance. The 2 mile rule was adopted in response to the Texas U.S. Supreme Court case.

4) The outrageous criminal activity in the immediate area.

5) Failure of the city to require the developer to build within the code using the excuse that the dervelopement is 'affordable'.

6) Failure of the city to protect the tax payers and area property owners by selling the property for far less than it's current value.

Tomorrow morning I will deliver a copy of this email to the members of the MPB and I will also have with me documents I have found regarding the Texas U.S.Supreme Court case and other documents from the public resords of Orange County and my public records request of the city regarding this matter for the clerk.

Thanks,

Phil Cowherd

	Florida Turnpike
	Interstate 4
	Toll Road
	Major Road
	Public Roads
	Caded Roads
	Road Under Construction
	Proposed Road
	US Road
	491
	436
	397
	State Road
	County Road
	Toll Ramp
	Interstate Ramp
	One Way
	Brick Road
	Rail Road
	Proposed SunRail
	Block Line
	Lot Line
	Residential
	Agriculture
	Commercial
	Institutional
	Governmental
	Industrial/Misc
	Commercial/Industrial/Vacant
	Land
	Hydro
	Waste Land
	Agricultural
	County Boundary
	Parks
	Lakes and Rivers
	Building
	Point of Interest
	Urgent Care Center
	Power Plant



Created: 10/18/2016 This map is for reference only and is not a survey.