



MUNICIPAL PLANNING BOARD

MINUTES



NOVEMBER 15, 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
[2/0]

Mark Suarez, Vice-
Chairperson [1/1]

Timothy Baker [2/0]

Bakari Burns [2/0]

Jason Searl [2/0]

Jennifer S. Tobin [1/1]

Picton Warlow [2/0]

Members Absent

Alfredo Barrott, Jr. [0/2]

Claudia Ray [1/1]

OCPS Representative (Tyrone
Smith or Jamie Boerger) –
Non-Voting [0/2]

OPENING SESSION

- ♦ Chairperson Anderson, called the meeting to order at 8:33 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of October 18, 2016.

Board member Tobin MOVED approval of the Municipal Planning Board Meeting Minutes of October 18, 2016, as written. Board member Warlow SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

PUBLIC COMMENTS

- ♦ A speaker request was received for item #10 (Fashion Square Sears Parcel MPL) on the Consent Agenda. This item was moved to the Regular Agenda for discussion.
- ♦ Mr. Bill Murphey requested to speak on an item unrelated to today's agenda. Chairperson Anderson allowed him to speak at the end of the meeting (under "New Business").

CONFLICT DECLARATIONS

- ♦ Jennifer Tobin – Item #1
- ♦ Jason Searl – Items #3, 5, 6, 7 and 11

The above mentioned Board members filed the appropriate Conflict Form 8B with the MPB Recording Secretary.

AGENDA REVIEW

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

CONSENT AGENDA

1. RECOMMENDED APPROVAL, YOUNG PARKWAY COMMUNICATION TOWER

Applicant: James Johnston – Shutts & Bowen, LLP

Owner: Highyon Shopping Center Investment

Location: 3255 W. Colonial Dr., south of W. D. Judge Dr., west of N. John Young Pkwy., east of Kensington Dr., and north of W. Colonial Dr. (± 12.9 acres).

District: 5

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

CUP2016-00022** Conditional Use Permit request for a new 150 ft. tall monopole communication tower in the AC-2 zoning district.

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

2. RECOMMENDED APPROVAL, CULVER'S RESTAURANT WITH DRIVE-THROUGH

Applicant: Chris McGuire – McCon Building Corp.

Owner: Heartwood 21 LLC

Location: Millenia Blvd., north side of Millenia Blvd., east of Power Center Ln. and south of Gardens Ridge Way, all west of S. John Young Pkwy. and north of Conroy Rd. (± 0.98 acres).

District: 4

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

CUP2016-00023** Conditional Use Permit request to construct a 4,218 sq. ft. sit-down restaurant with a drive-through in the Gardens on Millenia commercial development.

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

3. RECOMMENDED APPROVAL, CHASE BANK REMOTE DRIVE-THROUGH

Applicant: Miette (Mia) Asmus, VP – Southeast Regional Lead, JLL

Owner: WRI Shoppes of South Semoran LLC

Location: 4530 S. Semoran Blvd., south of Pershing Ave., east of Dixie Belle Dr., north of Gatlin Ave., and west of S. Semoran Blvd. (± 10.00 acres).

District: 1

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

CUP2016-00024** Conditional Use Permit request to allow a remote drive-through ATM within a Chase Bank branch shopping plaza.

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

4. RECOMMENDED APPROVAL, COLLEGE PARK ORGANIC FARMER'S MARKET

Applicant: Amanda Sosa Stone – Grounding Roots

Owner: Cyclone Instruments and Equipment, Inc.

Location: 720 W. Princeton St., south of W. Princeton St., east of N. Edgewater Dr., and north of W. Harvard St. (± 0.47 acres).

District: 3

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

CUP2016-00025** Conditional Use Permit request for a farmer's market in the parking lot of the subject property to operate on Sunday afternoons from 11 a.m. to 3 p.m.

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

5. RECOMMENDED APPROVAL, UPS ACCESS POINT SILVER STAR

Applicant: UPS

Owner: 7-Eleven, Inc.

Location: 4355 Silver Star Rd., on the northeast corner of Dardanelle Dr. and Silver Star Rd. (± 1.05 acres).

District: 5

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

CUP2016-00026** Conditional Use Permit to allow an intensive retail use (UPS Lockers) in the AC-1 zoning district on an existing 7-Eleven site at Silver Star Rd.

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

6. RECOMMENDED APPROVAL, UPS ACCESS POINT S. SEMORAN

Applicant: UPS

Owner: 7-Eleven, Inc.

Location: 5703 S. Semoran Blvd., on the southeast corner of S. Semoran Blvd. and Hoffner Ave. (± 0.78 acres).

District: 2

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

CUP2016-00027** Conditional Use Permit to allow an intensive retail use (UPS Lockers) in the AC-1 zoning district on an existing 7-Eleven site at S. Semoran Blvd.

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

7. RECOMMENDED APPROVAL, DOUBLE EAGLE PD

Applicant: Thomas Sullivan – Gray Robinson, P.A.

Owner: Sandlake Mountain LLC

Location: 6880 Turkey Lake Rd., south of Wallace Rd. and west of Turkey Lake Rd. (± 4.4 acres).

District: 6

Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)

A) GMP2016-00021* Request to amend the Growth Management Plan Future Land Use Subarea Policy S.26.5; and

B) ZON2016-00025** Planned Development amendment request to allow for an additional 5,800 sq. ft. building and increase in FAR to 0.38.

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

8. RECOMMENDED APPROVAL, 3206 GREENS AVENUE

Applicant: City of Orlando

Owner: Carl Dann III

Location: 3206 Greens Ave., south of W. Par St. and west of Greens Ave. (± 1.51 acres).

District: 3

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

HPB2016-00146** Request to designate the subject property as an Orlando Local Landmark, meeting Landmark Criteria A, B and C.

Recommended Action: Approval of the request.

9. RECOMMENDED APPROVAL, HPB LANDMARK NOMINATION CODE AMENDMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

LDC2016-00395* Request to amend the Land Development Code (Sec. 65.720) to modify the Landmark nomination process by requiring property owner consent. The proposed amendment also removes the Municipal Planning Board review so that after recommendation by the Historic Preservation Board, the landmark recommendation would go directly to City Council.

Recommended Action: Approval of the request.

10. FASHION SQUARE SEARS PARCEL MPL – PULLED TO REGULAR AGENDA

Board member Baker moved APPROVAL of the CONSENT AGENDA. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained on Item #1; Searl abstained on Items #3, 5, 6 and 7).

REGULAR AGENDA

10. FASHION SQUARE SEARS PARCEL MPL

Applicant: Shannon Rusk, Developer – Oppidan Investment Company

Owner: Seritage SRC Finance LLC

Location: 3111 E. Colonial Dr., north side of E. Colonial Dr., east and south of Maguire Blvd., and west of Herndon Ave. (±17.98 acres).

District: 3

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

MPL2016-00048** Framework Master Plan request for the entire Sears parcel at Fashion Square Mall to allow for future out-parcels with a specific parcel master plan for two new major retail spaces (±103,090 sq. ft.) and repurposed auto-center building (±17,127 sq. ft.) of additional commercial space.

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

This item was presented by Jacques Coulon, Planner I, Land Development Studio, City Planning Division. Using the Staff Report, Mr. Coulon presented the proposed project, staffs' conditions and recommendation.

Chairperson Anderson opened the hearing to the public.

The following speaker appeared before the Board:

- 1) William E. Tipton, Sr., 760 Maguire Blvd., Orlando, FL 32803 spoke in opposition of the request. His main concerns were traffic issues including grading, turn lanes and traffic signals off of Maguire Blvd. He suggested to modify the conditions of approval to request that within 6 to 9 months after the two major stores obtain their certificate of occupancy, to determine if a traffic signal will be needed.

The applicant was represented by Paul D'Arelli, 7901 SW 6th Ct., Plantation, FL 33329. Mr. D'Arelli noted that this was the first time they heard comments regarding grading issues. He also stated that the proposed retail will have less square footage than what is currently on the site and as a result there will be no increase in traffic trips.

John Rhoades, Project Manager I, Transportation Planning Division, addressed all of Mr. Tipton's concerns and stated that Staff has taken them into consideration. He responded to Board questions and noted that as the redevelopment begins, if traffic patterns change, Staff would consider if signaling is warranted.

Mr. D'Arelli stated that he was confident their engineers would resolve the grading issues. He also noted that there was no need for additional traffic study because they were vested under the DRI.

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

Discussion ensued among the Board members regarding the grading issues.

Board member Tobin moved APPROVAL of the request, MPL2016-00048, subject to the conditions in the staff report, with the added condition that the applicant shall take steps to mitigate the existing grade change at the driveway north of the auto center, as approved by Transportation Engineering staff. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

11. CALVARY ASSEMBLY

- Applicant: Edwin Garvin, Pastor – Calvary Assembly of God of Orlando
- Location: 1199 Clay St., south of Oglesby Ave., west of Clay St., east of Interstate 4, and north of E. Par St. (±39 acres).
- District: 3
- (A & B) Project Planner: Michelle Beamon Robinson, (407-246-3145, michelle.robinson@cityoforlando.net)
- (C) Project Planner: Jacques Coulon, (407-246-3427, jacques.coulon@cityoforlando.net)
- A) ANX2016-00010* Annexation for a 0.242 acre parcel;
- B) GMP2016-00018* Growth Management Plan amendment for the entire 39 acre project site to Neighborhood Activity Center; and
- C) ZON2016-00022** Planned Development amendment to permit additional uses and to provide framework approval for future development of residential, hotel and commercial uses subject to campus-wide maximum trips, floor-area-ratio and density. Specific Parcel Master Plan approval by the Municipal Planning Board will be required prior to development of any project area.

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

Michelle Beamon Robinson, Planner III, Comprehensive Planning Studio, City Planning Division, presented Items A & B. Jacques Coulon, Planner I, Land Development Studio, City Planning Division, presented Item C. Using PowerPoint, Ms. Robinson and Mr. Coulon presented the proposed project, staffs' conditions and recommendation. Mr. Coulon noted that the proposal presented today was for a framework only. All project areas will need to come back to MPB for approval.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by the following:

- 1) Tom Sullivan from Gray-Robinson – Attorney for the Development Team, 301 E. Pine St., Suite 1400, Orlando, FL 32801
- 2) Mike Justice, Calvary Assembly of God, 1199 Clay St. Winter Park, FL 32789
- 3) Developer Jason Friedman, 840 Magnolia Oval, Cleveland, OH 44124.

Mr. Sullivan stated that they fully agree with Staff's recommendations and noted that he would provide some clarifications after Mr. Justice and Mr. Friedman had spoken.

Mike Justice spoke on behalf of the Calvary Assembly of God and the executive pastor stating that they were not the potential developer of the property, but rather to convey that the purpose of selling their property was to develop Orlando Hope which is a community outreach center that will serve needy working families and the homeless of Orlando.

Mr. Friedman shared his vision for the project.

Mr. Sullivan requested conditions 16 and 17 under Land Development in the staff report be revised. He provided a handout with the suggested revisions to the Board.

Mr. Coulon stated that staff was in agreement with the requested revisions, but proposed adding an additional last sentence to read as follows: **"There will be a minimum allocation of *? trips for Parcel 1 (the Residential Towers parcel) (*? = staff will provide amount of trips prior to the PD Ordinance adoption).**

Chairperson Anderson acknowledged the many letters received in favor and in opposition of this project.

The following speakers appeared before the Board:

- 1) Dat Dinh, 1364 Clay St., Winter Park, FL 32789, spoke on his behalf in opposition of the request. Concerned about traffic increase.
- 2) Lena Partynska-Dinh, 1364 Clay St., Winter Park, FL 32789, spoke on her behalf in opposition of the request. Concerned about proposed hotel causing traffic issues.
- 3) Stephen Pategas, 1425 Berkshire Ave., Winter Park, FL, 32789, spoke on behalf of the Orwin Manor Westminster Association (OMWA). Not opposed to the PD amendment, but recommended additional conditions of approval to apply to areas 3 and 4 (gave handout with 10 specific conditions – see attached).
- 4) Gerard Barnard, 1530 Elm Ave., Winter Park, FL 32789, spoke on his behalf in favor of the request.
- 5) Tristan Ishtar, 1659 Harmon Ave., Winter Park, FL 32789, spoke on his behalf. Mr. Ishtar was not opposed to the project, but had traffic concerns.
- 6) Jane Peterson, 3361 Pelham Rd., Orlando, FL 32803, spoke on her behalf. Ms. Peterson was not opposed to the project, but had traffic concerns.
- 7) Lark Cruse, 1837 Jewell Ave., Winter Park, FL 32789, spoke on her behalf in opposition of the request. Concerned about traffic issues.
- 8) Rosemary Bowers, 1313 Devon Rd., Winter Park, FL 32789, spoke on her behalf in opposition of the request. Ms. Bowers stated that the proposed hotel was not consistent with the residential area directly across the street.
- 9) Loree Smith, 1302 Michigan Ave., Winter Park, FL 32789, spoke on her behalf in opposition of the request. Concerned about traffic issues and the possible negative impact to the resident's quality of life.

Mr. Sullivan noted that Staff's conditions had specific caps regarding trips and many safe guards that dealt with the neighbors' concerns.

Discussion ensued among the Board, Staff and Mr. Sullivan regarding the conditions requested by OMWA. Mr. Sullivan noted that he agreed to all conditions except for conditions 6, 7, and 9. After further discussion, Staff and Mr. Sullivan agreed to add conditions 1, 3, 4 and 10 of the OMWA letter to the conditions of approval, noting that all other requested conditions either had been already addressed in the staff report or were out of the City's jurisdictional control.

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

Board member Tobin moved APPROVAL of the requests, ANX2016-00010, GMP2016-00018 and ZON2016-00022, subject to the conditions in the staff report and revised conditions #16 and 17 under Land Development in the staff report as submitted by Mr. Sullivan (see attached), including staff's proposed additional sentence as previously mentioned, as well as conditions #1, 3, 4 and 10 of the OMWA letter (see attached). Board member Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained).

OLD BUSINESS

- None

NEW BUSINESS

- Bill Murphy – Duplex and Tandem Development LDC Amendment (this case will be presented during the December 20, 2016 MPB Hearing under Case #LDC2014-00363). Mr. Murphy requested the Board allow a 15 minute presentation from an attorney representing various clients for next month's meeting. Spoke about his concerns regarding public notice mail-outs.

ANNOUNCEMENTS

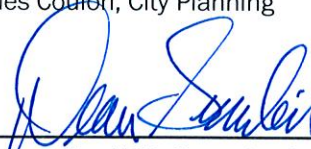
➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 11:06 a.m.

STAFF PRESENT

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



Dean Grandin, AICP, Executive Secretary

Wes Shaffer, City Planning
Terrence Miller, City Planning
Heather Bond, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Brian Ford, Housing & Community Development
Melissa Clarke, City Attorney's Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Frank Consoli, Transportation Engineering
Denise Riccio, Parks & Special Facilities



Lourdes Diaz, MPB Recording Secretary

Under Land Development in the Staff Report, From Applicant
Condition 16 + 17 revised as follows:

#16
Maximum Trips – Regardless of the maximum development program, the total PM Peak Hour trips for one hour on a typical week-day between 4 and 6 pm are limited to a maximum of 600 trips aggregate for all properties within this PD, the allocation of which shall be controlled by the Master Developer. This includes the trips being generated by the existing land uses and trips generated by new development. ~~The trip allocation for the existing land use shall be:~~

- 100 PM Peak Hour Trips for Project Area 2B (the Church parcel), and
- 100 PM Peak Hour Trips for Parcel 1 (The residential towers parcel)

~~All new uses will need to share the remaining 400 PM Peak Hour trips.~~

#17
A trip allocation shall be made by the Master Developer at the time any parcel is platted, sold, or developed. The Master Developer must provide the City's Planning Official written notice of trip allocations at the time of allocation. Trip allocations should be based on the Trip Allocation Table included as an exhibit to this Ordinance and Subarea Policy. The total number of trips allocated ~~to~~ for new development on Project Areas 1, ~~2A, 2C, 2D, 3 & 4~~ 2A, 2C, 2D, 3 & 4 may not exceed 400 trips combined. ~~The two parcels that are currently developed, Parcel 1 and Project Area 2B, shall each be allocated 100 PM Peak Hour trips for purposes of future redevelopment. If the existing use is~~ If the existing uses are redeveloped or converted to new land uses, the Trip Allocation Table shall be used to convert ~~their 100 trip allocation~~ the remaining available trips to new allowable development programs.

^
*Staff proposed add'l. last sentence.

←
* There will be a minimum allocation of ? trips
(? - Staff will provide amount of trips prior to the
PD Ordinance adoption) for parcel 1 (the residential
towers parcel).



Orwin Manor Westminster Association
PO Box 2367
Winter Park, FL 32789-2367
info@orwinmanor.org

November 15, 2016

Municipal Planning Board
Orlando City Hall
Orlando, FL

Re: Orwin Manor Westminster Association's Additional Conditions of Approval for Calvary Assembly PD Amendment (ZON2016-00022)

Dear Municipal Planning Board Members,

You have heard from numerous residents of Orwin Manor and the Orwin Manor Westminster Association recommends the Conditions of Approval for the Calvary PD Amendment updated November 7, 2016 remain and the Conditions of Approval be amended to include the following:

1. At the same time as the surrounding property owners are notified, the Orwin Manor Westminster Association and the City of Winter Park shall be contacted by mail and email when each future specific parcel plan is submitted to the city.
2. Confirm that the traffic study provided reflects current conditions.
3. Provide signage directing motorists to I-4 eastbound using Pinehurst/Par/Formosa or Minnesota/Formosa.
4. Provide signage directing vehicles to 17/92 by way of Fairbanks Avenue and/or Minnesota Avenue. *city would evaluate whether to add*
5. Require a shuttle to and from Florida Hospital to stop at the proposed apartments and hotel.
6. To reduce potential intrusion of traffic into Orwin Manor's neighborhoods, traffic eastbound on Harmon Avenue shall not be allowed to travel straight/east across Clay Street.
7. To reduce potential intrusion of traffic into Orwin Manor, traffic shall not be allowed to access Jewell Ave., Cornell Ave, or Dartmouth Ave. from the west.
8. Require all of the sidewalk gaps (about 500') between Harmon and Dartmouth be filled when either Project Areas 3 or 4 are approved so pedestrians can traverse the length of Clay Street on the west side and access all Lynx bus stops.
9. Provide signalized crosswalks at the Par/Pinehurst, Clay/Par and Clay/Minnesota intersections
10. Ban illuminated parapet signs visible from the east.

Regards,

Stephen G. Pategas
Orwin Manor Westminster Association Board
407.579.9352/ info@orwinmanor.org

Add items 1, 3, 4 & 10 as highlighted below to conditions of approval.