



# MUNICIPAL PLANNING BOARD

MINUTES



JULY 19, 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

Stuart Buchanan [9/1]

Bakari Burns [8/2]

Scott Martin [8/2]

Claudia Ray [6/1]

Mark Suarez [9/1]

Jennifer S. Tobin [9/1]

Tyrone Smith, OCPS – Non-Voting [8/2] (Arrived at 9:15 a.m. and left at 11:25 a.m.)

### Members Absent

Jason Searl, Chairperson [7/3]

Karen Anderson, Vice-Chairperson [8/2]

Alfredo Barrott, Jr. [6/2]

## OPENING SESSION

- ◆ Jennifer S. Tobin, Acting 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 for Meeting of June 21, 2016.

**Board member Buchanan MOVED approval of the Municipal Planning Board Meeting Minutes of June 21, 2016, as written. Board member Martin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.**

## ANNOUNCEMENTS

- ◆ As voted upon during the June 21, 2016 MPB meeting, Board member Tobin served as Acting Chairperson and Board member Buchanan served as Acting Vice-Chairperson for today's meeting, due to the absence of Chairperson Jason Searl and Vice Chairperson Karen Anderson.
- ◆ Acting Chairperson Tobin read proclamations for Board members Buchanan and Martin, thanking them for their service to the MPB, as this would be their last meeting.

## PUBLIC COMMENTS

- ◆ Speaker requests were received for item 8 on the Consent Agenda. This item was pulled to the Regular Agenda for discussion.

## AGENDA REVIEW

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

## CONSENT AGENDA

### 1. RECOMMENDED APPROVAL, MEDICAL VILLAGE AT PINE HILLS

Applicant: Dale Parsons – Parsons Architects  
 Owner: 2000 North Orange LLC  
 Location: 900 Mercy Dr., north of W. Colonia Dr., west of Mercy Dr. and south of Arch St. (± 1.329 acres)  
 District: 5  
 Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

**A) ANX2016-00008\*** Annex subject property;  
**B) GMP2016-00011\*** Growth Management Plan amendment to Industrial; and  
**C) ZON2016-00012\*** Initial zoning of I-G/W.

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

### 2. RECOMMENDED APPROVAL, THE GRAPE & THE GRAIN (BAR)

Applicant: Brooks Stickler, PE – Kimley-Horn  
 Owner: 1112 Virginia Drive LLC  
 Location: 1110 Virginia Dr., south side of Virginia Dr., between Brookhaven Dr. and Lang Ave., southwest of Mills Park (±0.40 acres).  
 District: 3  
 Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

**CUP2016-00012\*\*** Conditional Use Permit to operate a bar within 1000 ft. of a school (Lake Highland Prep School recreation fields).

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

### 3. RECOMMENDED APPROVAL, BLACKFIN SHOPPES

Applicant: Javier E. Omana – CPH Engineers, Inc.  
 Owner: Edgar O Yates TR & Clifton Ackerman  
 Location: 13000 Narcoossee Rd., west of Narcoossee Rd., north of Tavistock Lakes Blvd., and south of Tyson Rd. (±14.63 acres).  
 District: 4  
 Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

**A) GMP2015-00054\*** Amend future land use from Conservation to Urban Village for 1.32 acres; and  
**B) ZON2015-00057\*\*** Planned Development amendment to increase development plan from 37,000 sq. ft. to 75,000 sq. ft.

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

#### 4. RECOMMENDED APPROVAL, S. ORANGE MEDICAL COMPLEX

- Applicant: William E. Burkett, P.E. – Burkett Engineering, Inc.
- Owner: South Orange Medical Complex, Inc.
- Location: South of W. Harding St., west of S. Orange Ave., and north of W. Muriel St. ( $\pm$ 1.75 acres).
- District: 4
- Project Planners: A) Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)  
B) Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)
- A) GMP2016-00009\*** Amend future land use designation for Lots 54 & 55 from Residential Medium Intensity to Mixed Use Corridor; amend Subarea Policy S.12.1 to exclude all lots except Lot 50; and
- B) ZON2016-00010\*\*** Rezone from R-3B/T/SP to Planned Development (PD), with an intensity bonus of 0.29, to accommodate development of a 3-story, 21,500 sq. ft. medical office with mixed use retail and school.

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

#### 5. RECOMMENDED APPROVAL, EOLA HOUSE AT EOLA PARK LOCAL HISTORIC LANDMARK DESIGNATION

- Applicant: Richard Forbes, HPO – City of Orlando
- Owner: City of Orlando
- Location: 512 E. Washington St., located south of E. Washington St., west of N. Eola Dr., and north of E. Central Blvd. ( $\pm$ 0.311 acres).
- District: 4
- Project Planner: Richard Forbes (407-246-3350, richard.forbes@cityoforlando.net)
- HPB2016-00057\*** Request to consider Orlando Historic Landmark status for the structure located at 512 E. Washington St. (Eola House at Lake Eola Park).

*Recommended Action: Approval of the request.*

#### 6. RECOMMENDED APPROVAL, LDC AMENDMENT FOR CONCURRENCY UPDATES

- Applicant: City of Orlando
- Owner: N/A
- Location: Citywide
- District: All
- Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)
- LDC2016-00199\*** Land Development Code amendment to amend Chapter 59 to update the concurrency review process for potable water, wastewater, stormwater, solid waste and parks. The changes will better reflect the City's business practices.

*Recommended Action: Approval of the request.*

**7. RECOMMENDED APPROVAL, ZONING DISTRICTS AND USES LDC AMENDMENT**

Applicant: City of Orlando  
 Owner: N/A  
 Location: Citywide  
 District: All  
 Project Planner: Shannan Stegman (407-246-2861, shannan.stegman@cityoforlando.net)

**LDC2016-00242\*** Amend Land Development Code Chapter 58, to simplify and clarify district regulations and allowable use tables to make more user friendly.

*Recommended Action: Approval of the request.*

**8. JENSEN HELEN AVE. REPLAT WITH MODIFICATIONS – PULLED TO REGULAR AGENDA****9. RECOMMENDED APPROVAL, LAKE EOLA HEIGHTS TOWNHOMES PD**

Applicant: Kevin Kramer, Land Manager – Weekley Homes, LLC  
 Owner: Ray Design Development LLC  
 Location: 115 E. Concord St., south of Hillcrest St., east of N. Magnolia Ave., west of Highland Ave., and north of E. Concord St. ( $\pm 0.66$  acres).  
 District: 4  
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**ZON2016-00013\*\*** Request to rezone from O-1/T and O-2/T to Planned Development to accommodate a 12-lot townhome development.

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

**10. RECOMMENDED APPROVAL, ELEVEN ON THORNTON**

Applicant: Kevin Kramer, Land Manager – Weekley Homes, LLC  
 Owner: Devi Enterprise LLP  
 Location: 844 N. Thornton Ave., south of E. Mark St., east of N. Hyer Ave., north of Park Lake St., and west of N. Thornton Ave. ( $\pm 0.56$  acres).  
 District: 3  
 Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**ZON2016-00014\*\*** Request to rezone from O-1/T to Planned Development to accommodate an 11-unit rear-loaded townhome development.

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

Acting Chairperson Tobin declared a conflict on Consent Agenda Items 1, 9 and 10, and filed the appropriate Conflict Form 8B with the Board secretary.

**Board member Burns moved APPROVAL of the Consent Agenda, subject to the conditions in the staff reports and addendums. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained for Items 1, 9 and 10).**

## REGULAR AGENDA

### 8. RECOMMENDED APPROVAL, JENSEN HELEN AVE. REPLAT WITH MODIFICATIONS

Applicant: Kim Foy – Southern Traditions Dev. Inc.

Owner: Joshua C. Jensen

Location: 2942 Helen Ave., southwest corner of Helen Ave. and W. Hazel St., east of Harrison Ave. ( $\pm$ 0.31 acres).

District: 3

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

**SUB2016-00034** Request for a replat with modification of standards to retain the existing home and build a new home on the vacant lot to the west. The modification of standards is needed due to the new lot depths of 95.6 ft., where a minimum 110 ft. lot depth is required.

*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.

Acting Chairperson Tobin opened the hearing to the public.

The applicant was represented by Ms. Kim Foy, Southern Traditions, 2014 Edgewater Dr. #2014, Orlando, FL 32804. Ms. Foy stated they were in agreement with the staff report except for the condition under Urban Design which limits the garage to a 1-car garage. She requested the Board amend the condition to allow a 2-car garage.

Board discussion ensued. Mr. Jason Burton, Chief Planner, City Planning Division, noted that the applicant did have a plausible argument in regards to the garage and that if the Board decided to grant their request, the Board could add a condition requesting that the specifications would match the submitted garage design.

Having no other speaker requests, Acting Chairperson Tobin closed the public hearing.

**Board member Martin moved APPROVAL of the request, SUB2016-00034, subject to the conditions in the staff report, AMENDING the condition to allow a 2-car garage.**

Ms. Tobin stated that in order to support the motion, she would want to add the condition specified by Mr. Burton regarding the request that the specifications match for a superior design garage.

**Board member Martin AMENDED his MOTION striking the condition with respect to the single car garage and adding a condition for the elevations in respect to the garage to match the current submitted for a superior design garage.**

**Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

Ms. Tobin declared a conflict on the next agenda item #11 (The Apartments at Southside Shoppes) and stepped down as Acting Chair for the presentation of this item. Acting Vice-Chair Buchanan presided for the presentation of item 11.

**11. RECOMMENDED APPROVAL, THE APARTMENTS AT SOUTHSIDE SHOPPES**

Applicant: James Willard – Shutts & Bowen LLP

Owner: 12001 East Colonial LLC 46% Int. & Airport Plaza Elias Partners 54% Int.

Location: 3135 S. Orange Ave., east side of S. Orange Ave., south of E. Pineloch Ave., and north of Butler Dr. (±11.69 acres).

District: 4

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

**MPL2016-00028\*\*** Framework Master Plan for the entire subject site (11.69 acres) to allow the development of a 300 unit multi-family apartment complex with and parking garage (phase 1) and 94,000 sq. ft. of retail/office and surface parking (phase 2). Specific Parcel Master Plans to be reviewed administratively.

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

This item was presented by Jacques Coulon, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Coulon presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. He also acknowledged various letters received in opposition of the request.

Acting Vice-Chairperson Buchanan opened the hearing to the public.

The applicant was represented by Attorney James Willard, Shutts & Bowen LLP. Mr. Willard gave a short review of the proposed project. He noted that they were in favor of staff's recommendations and requested to reserve time to respond to any concerns there might be from the speakers.

The following speakers appeared before the Board:

- 1) Arthur Baker, Baker & Hostetler LLP, 200 S. Orange Ave., Ste. 2300, Orlando, FL 32801 – spoke on behalf of the property owner to the north (Pineloch Management Corp.) and requested a continuance to allow time for sufficient analysis and discussion on transportation safety impacts. Mr. Baker acknowledged for the record the following handouts: a) Preliminary traffic analysis prepared by Mr. Brent Lacy, AICP (Transportation Lead); b) Mr. Lacy's resume qualifying him as an expert; and c) Correspondence provided yesterday to the applicant and City staff. Mr. Baker also requested that his client be notified whenever an SPMP was submitted for this project. (Mr. Grandin stated that notices for Administrative SPMP's are not required by City code).
- 2) Richard Lee Gonzalez, Pineloch Management Corp., 103 W. 2<sup>nd</sup> Ave., Town of Windermere, FL 34786 – Did not speak. Waived in agreement with the request for a continuance.

Mr. Willard responded to Mr. Baker's comments and also stated that there has been enough time for discussion since the application was submitted. He also noted that the applicant submitted their traffic report to the City three weeks ago.

Board discussion ensued with City staff in regards to the traffic impact analysis, architecture and landscaping. Having no other speaker requests, Vice-Chairperson Buchanan closed the public hearing.

**Board member Martin moved APPROVAL of the request, MPL2016-00028, subject to the conditions in the staff report and addendum, with added condition to include language that the parking garage should be more architecturally treated, to read as follows:**

**11. Parking Garage - The parking garage shall be designed so that the angled exterior ramping is not visible from the right-of-way and/or is obscured from view through the use of exterior metal screening, cladding, or other alternative methods. The parking garage shall be designed on the interior of buildings, or finished with materials and details in such a way that it appears to be a building from the street.**

**Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained).**

Ms. Tobin resumed as Acting Chair for the remainder of the meeting and called for a break at 10:15 a.m. The meeting was called back to order at 10:27 a.m.

## 12. RECOMMENDED DENIAL, SHAH PD AMENDMENT

Applicant: Thomas Sullivan – Gray-Robinson  
 Owner: JNS Real Properties, LLC  
 Location: 5787 Vineland Rd., north of Vineland Rd., east of Peregrine Ave., south of Windhover Dr. and west of S. Kirkman Rd. (±3.15 acres).  
 District: 6  
 Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

**ZON2015-00056\*\*** Request for:  
 a) Increased height of a previously approved 175-room hotel from 75 ft. to 130 ft.  
 b) Amend locations of onsite signage to allow a high rise sign on the southern façade  
 c) Increase allowable sign area by 350 sq. ft. for the hotel  
 d) Change the footprint of the hotel to match the development plan in the staff report  
 e) Reduce the parking requirements for Shah PD

Recommended Action: Denial of the request.

This item was presented by Katy Magruder, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. Ms. Magruder noted that Staff concluded that the proposal was not consistent with the City's Growth Management Plan, therefore recommending denial of the request.

Acting Chairperson Tobin opened the hearing to the public.

The applicant was represented by Thomas Sullivan, Grey Robinson, 301 E. Pine St. Ste. 1400, Orlando, FL 32801. Mr. Sullivan gave a review of the proposed project. He noted that they disagree with Staff's report and recommendation for denial.

Ms. Kathy Hattaway, President of HDI Planning, 100 E. Sybelia Ave. #375, Maitland, FL 32751 spoke in representation of the applicant and gave a PowerPoint presentation, responding to Board questions at the end of her presentation.

The following speaker appeared before the Board:

- 1) Peter G. Latham, 111 N. Magnolia Ave., Ste. 1400, Orlando, FL 32801 – spoke representing Universal City Development Partners, LTD, and stated they agree with the staff report and with staff's recommendation of denial.

Mr. Sullivan responded to the height concerns stating they were bringing all the amenities inside and would need to go higher in order to accommodate the higher quality project. He also addressed the signage and parking issues.

Mr. Mohammed Abdallah, 3101 Maguire Blvd. #265, Orlando, FL 32803, spoke as the Traffic and Mobility Consultant on behalf of the applicant, addressing the parking issues.

Mr. Sullivan handed out some revised conditions in the event the Board would entertain a motion of approval and requested the Board approve their request.

Acting Chairperson Tobin closed the public hearing.

Board discussion ensued with City staff in regards to uses and heights of adjacent buildings and properties.

Acting Vice-Chairperson Buchanan moved to uphold City staff's recommendation of DENIAL of the request, ZON2015-00056. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

## OTHER BUSINESS

- Nominations were accepted for the Chair and Vice-Chair positions for the Municipal Planning Board. Acting Chairperson Tobin nominated Vice-Chairperson Anderson for Chair and Board member Mark Suarez for Vice-Chair. Acting Vice-Chairperson Buchanan MOVED to ACCEPT the nominations. Board member Ray seconded the MOTION. All Board members agreed to the nominations. Voting will take place during the August 16<sup>th</sup> MPB meeting.
- Elisabeth Dang, Chief Planner for the Comprehensive Planning Studio, described an upcoming evening MPB workshop on the issue of duplexes.
- Acting Chairperson Tobin thanked Ed Petersen for filling in for regular Recording Secretary Lourdes Diaz during this meeting.

## ADJOURNMENT

Having no other matters to bring before the Board, Acting Chairperson Tobin adjourned the meeting at 11:55 a.m.

## STAFF PRESENT

Dean Grandin, AICP, City Planning  
 Mark Cechman, AICP, City Planning  
 Paul Lewis, AICP, City Planning  
 Elisabeth Dang, AICP, City Planning  
 Jim Burnett, AICP, City Planning  
 Mary-Stewart Droege, AICP, City Planning  
 Colandra Jones, AICP, City Planning  
 Michelle Beamon, AICP, City Planning  
 TeNeika Neasman, City Planning  
 Kathleen Magruder, City Planning  
 Jacques Coulon, City Planning  
 Shannan Stegman, City Planning  
 Wes Shaffer, City Planning  
 Brian Ford, City Planning

Terrence Miller, City Planning  
 Doug Metzger, AICP, City Planning  
 Jason Burton, AICP, City Planning  
 Ed Petersen, City Planning (Acting Recording Secretary)  
 Adyson Clark, City Planning  
 Pauline Eaton, Economic Development  
 Melissa Clarke, City Attorney's Office  
 Audra Nordaby, Orlando Police Department  
 Keith Grayson, Permitting Services  
 John Groenendaal, Permitting Services  
 Olivia Boykin, Permitting Services  
 Nancy Ottini, Transportation Planning  
 Frank Consoli, Transportation Planning  
 Jeremy Crowe, Transportation Planning

  
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 Dean Grandin, AICP, Executive Secretary

  
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 Lourdes Diaz, MPB Recording Secretary