



MUNICIPAL PLANNING BOARD

MINUTES



DECEMBER 20, 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
[3/0]

Mark Suarez, Vice-Chairperson [2/1]

Timothy Baker [3/0]

Bakari Burns [3/0]

Claudia Ray [2/1]

Jason Searl [3/0]

Picton Warlow [3/0]

OCPS Representative (Tyrone Smith or Jamie Boerger) – Non-Voting [1/2]

Members Absent

Jennifer S. Tobin [1/2]

OPENING SESSION

- ♦ Chairperson Anderson called the meeting to order at 8:40 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of November 15, 2016.

Vice-Chairperson Suarez MOVED approval of the Municipal Planning Board Meeting Minutes of November 15, 2016, as written. Board member Searl SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Mr. Alfredo Barrott, Jr. submitted his resignation as a member of this Board. He will be missed.

PUBLIC COMMENTS

- ♦ Speaker requests were received for item(s) #5 (Mercy Project), #6 (International Drive Hotel), and #7 (Lorna Doone Park) on the Consent Agenda. These items were moved to the Regular Agenda for discussion.

CONFLICT DECLARATIONS

- ♦ Board member Timothy Baker – Items #2 (Audubon Park K-8), and #10 (Creative Village PD Amendment)
- ♦ Vice-Chairperson Mark Suarez – Item #5 (Mercy Project)
- ♦ Board member Bakari Burns – Item #5 (Mercy Project)
- ♦ Board member Claudia Ray – Item #7 (Lorna Doone Park)

The above mentioned Board member(s) 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, 2311 DINNEEN BATCH PLANT

Applicant: John MacGregor – Stitzel Engineering & Construction, Inc.

Owner: Maschmeyer Properties-2311 Inc.

Location: 2311 Dinneen Ave., east side of Dinneen Ave., south of Silver Star Rd., and north of Lynx Ln. (± 1.15 acres)

District: 3

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

CUP2016-00028** Conditional Use Permit to allow the upgrading of a batch plant.

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

2. RECOMMENDED APPROVAL, AUDUBON PARK K-8

Applicant: Jamie Boerger – Orange County Public Schools

Owner: School Board of Orange County Florida

Location: 1500 Falcon Dr., north of Virginia Dr., south of Corrine Dr., west of E. Winter Park Rd., and east of Cole Rd. (±13.25 acres).

District: 3

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

CUP2016-00029** Conditional Use Permit amendment approval to revise the 165,608 sq. ft. K-8 site plan to replace the parking garage with surface parking provided on-site.

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

3. RECOMMENDED APPROVAL, 112 E. CONCORD RESIDENTIAL RESTORATION

Applicant/Owner: Fernando Paez de Barros – Goodbusiness Investments, LLC

Location: 112 E. Concord St., south of E. Concord St., west of Geneva Pl., east of Kensington Dr. and north of E. Amelia St. (±0.17 acres).

District: 4

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

CUP2016-00030** Conditional Use Permit request to allow a nonconforming use, two single-family residences, in the O-3/T zoning district.

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

4. RECOMMENDED APPROVAL, 2017 WATER SUPPLY FACILITIES WORK PLAN

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

GMP2016-00022* Amend policies in the Potable Water, Wastewater, Stormwater-Aquifer Recharge, Conservation and Intergovernmental Coordination GMP Elements as part of the City's Water Supply Facilities Work Plan update. These amendments will reflect certain regional and local water planning activities.

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

5. MERCY PROJECT – PULLED TO REGULAR AGENDA**6. INTERNATIONAL DRIVE HOTEL – PULLED TO REGULAR AGENDA****7. LORNA DOONE PARK – PULLED TO REGULAR AGENDA****8. RECOMMENDED APPROVAL, 200 E. GRANT ST. REVERT TO PLAT**

Applicant: Marc A. Rogers – ROC Ventures Group, LLC
Owner: 200 E. Grant Street Land Trust
Location: 200 E. Grant St., south side of E. Grant St., east of Center Ave., west of Delaney Ave. (\pm 0.31 acres).
District: 4
Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

SUB2016-00082 Revert to plat (two existing lots with one house) for two new homes on one 50 ft. by 132 ft. lot and one 52 ft. by 132 ft. lot.

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

9. RECOMMENDED APPROVAL, AUDI SOUTH ORLANDO ACQUISITION PARCEL REZONING

Applicant: James G. Willard, Esq. – Shutts & Bowen, LLP
Owner: Luxury Orlando Imports, Inc.
Location: 4709 Vineland Rd., southeast corner of Vineland Rd. and Conroy Rd., west of Interstate 4 (\pm 0.36 acres).
District: 4
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

ZON2016-00026*

Request to rezone a vacant parcel from R-3B to MU-2 for a small parking lot addition to the existing Audi of South Orlando dealership.

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

10. RECOMMENDED APPROVAL, CREATIVE VILLAGE PD AMENDMENT

Applicant: Brooke Myers – Creative Village Development, LLC

Owner: City of Orlando

Location: 600 W. Amelia St., south of E. Colonial Dr., east of Parramore Ave., north of Robinson St., and west of Hughey Ave. (±68 acres).

District: 5

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

ZON2016-00028*

Request for a Planned Development amendment to address updates and revisions in the development plan, including street layout and alignment, lot configurations, and historically designated structures.

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

Board member Warlow 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 Items #2 and 10).

REGULAR AGENDA**5. RECOMMENDED APPROVAL, MERCY PROJECT**

Applicant: Shannon Nazworth – Ability Mercy, LLC

Owner: City of Orlando

Location: 1740 Mercy Dr., south of W. Princeton St., west of Mercy Dr., east of Lake Lawne and north of Colony Way (±13.08 acres).

District: 5

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

MPL2016-00051**

Master Plan request for a 166 unit multi-family development. Also requested is a Parking Reserve for 111 parking spaces.

Recommended Action: Approval of the request, 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.

Chairperson Anderson opened the hearing to the public.

The following speaker appeared before the Board:

- 1) Cynthia Harris, 12 Channing Ave. Orlando, FL 32811, spoke on her behalf. She stated she was not opposed to the project but had some concerns regarding the storm drain, air quality, exposure to the asbestos when the building is demolished, and typical construction noise.

The applicant was represented by Ability Housing Architect John T. Norman, 2889 St. Johns Blvd., Jacksonville Beach, FL 32250. Addressing Ms. Harris's concerns, Mr. Norman stated that a hazardous material study was done and asbestos abatement was included as part of the demolition project, prior to the building being demolished. In regards to the storm drain, Mr. Norman noted that the civil engineer drawings were prepared and coordinated with OUC and he believes the drain issue was addressed. In regards to construction noise, Mr. Norman stated that there would be reasonable construction time frames in order not to disrupt the residents. He also stated that the site would be secured to protect people from getting into the construction site.

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

Board member Baker moved APPROVAL of the request, MPL2016-00051, subject to the conditions in the staff report. Board member Ray SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Burns and Suarez abstained).

6. RECOMMENDED APPROVAL, INTERNATIONAL DRIVE HOTEL

Applicant/Owner: Benjamin Mallah, Managing Partner – International Drive Hotel, LLC

Location: 5905 & 5931 International Dr., south of Hospitality Way, west of S. Kirkman Rd., east of Universal Blvd., and north of International Dr. (±6.21 acres).

District: 6

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

MPL2016-00053** Master Plan request to allow for the construction of site improvements for the existing hotel and create a buildable lot on the vacant outparcel for future commercial development of up to 4,800 sq. ft.

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

This item was presented by Kathleen Magruder, Planner I, Land Development Studio, City Planning Division. Using the staff report, Ms. Magruder presented the proposed project, staffs' conditions and recommendation. She also made reference to the addendum of the Parking Table.

Chairperson Anderson opened the hearing to the public.

The following speaker appeared before the Board:

- 1) Giorgio Voza, 5901 International Dr., Orlando, FL 32819, spoke on his behalf in opposition of the administrative process in which the owner has requested a reduction in the minimum parking standards.

Ms. Magruder clarified that there were currently 255 parking spaces and the applicant was proposing to add parking spaces, which would bring them over compliant with City's code.

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

Board member Suarez moved APPROVAL of the request, MPL2016-00053, subject to the conditions in the staff report and addendum. Board member Picton SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

7. RECOMMENDED APPROVAL, LORNA DOONE PARK

Applicant: Dan Kirby – Jacobs, Inc.

Owner: City of Orlando

Location: 1519 W. Church St., City property between W. Church St. on the south and W. Central Blvd. on the north, and between S. Tampa Ave. on the west and Nashville Ave. on the east, all west of S. Orange Blossom Trl. (±14.87 acres – 30.5 acres with lake).

District: 5

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

- A) MPL2016-00054**** Master Plan request for further development of Lorna Doone Park; and
- B) ZON2016-00027*** Rezone the park from H (Holding) to P (Public Use).

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 the Staff Report, Mr. Burnett presented the proposed project, staffs' conditions and recommendation. He noted that the Elks Lodge property was not part of the rezoning.

Chairperson Anderson opened the hearing to the public.

The following speakers appeared before the Board:

- 1) Zack Schwartz, 1510 W. Church St., Orlando, FL 32814, spoke in representation of Frederick Cohen in opposition to the request. He noted that, during events at Camping World Stadium, they leased parking spaces, as approved by Venues, and was concerned that the expanded park would disrupt the business operation.
- 2) Doug Head, 1415 W. Robinson St., Orlando, FL 32805, spoke on his behalf with concerns about inaccurate information in the staff report. Mr. Head stated that the Elks property was deeded to them by the Boy Scouts and the City was supposedly in negotiation to obtain the property. He was not in favor of leaving the property out of the rezoning. He noticed a gap on the walking path that would circle the pond. He also noted that the retention pond at the northeast corner of the property should be addressed in the plan. Mr. Head was also concerned that the proposed pavilion might draw homeless people to sleep there and create additional problems.
- 3) Tangia Smikle, 1701 W. Central Blvd., Orlando, FL 32805, spoke on her behalf in favor of the project, and requested that all renovations be ADA accessible. She also expressed concerns that the proposed gazebo might attract homeless people.

Denise Riccio, Families Parks and Recreation Manager, addressed the speakers' concerns and responded to Board questions as follows:

- a) The City does not have control of the Elks property. If the property is acquired by the City in the future, it would come back to the Board for consideration for rezoning.
- b) The City might request an easement from the Elks to get the trail around the lake.
- c) All parks are required to have retention ponds.
- d) The City's intention is to work with the community. Playgrounds will meet ADA standards and the community will have an opportunity to design them.
- e) In regards to road closures and parking for events, Venues is responsible and will always work with the property owner to ensure that access is always available to area businesses.
- f) During events, traffic would be directed through a new Phase 1 parking lot, in addition to the existing street network.
- g) The proposed pavilion would have a higher roof and precautions would be taken for crime prevention. There would also be increased police patrolling and monitoring of the park facilities.

Chairperson Anderson suggested adding a condition that the playground equipment would be barrier free and inclusive in terms of access, and with that she closed the public hearing and opened it up for Board discussion and/or a motion.

Board member Burns moved APPROVAL of the requests, MPL2016-00054 and ZON2016-00027, subject to the conditions in the staff report, with the added condition to provide more barrier free access and inclusive playground equipment. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Ray abstained).

11. RECOMMENDED APPROVAL, LDC AMENDMENT FOR DUPLEX AND TANDEM DEVELOPMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

LDC2014-00363* Land Development Code amendments to address duplex and tandem development.

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

This item was presented by Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Dang presented the proposed project, staffs' conditions and recommendation, and discussed definitions and code amendments.

Chairperson Anderson opened the hearing to the public.

The following speakers appeared before the Board:

- 1) William Murphy, 840 Kenilworth Terrace, Orlando, FL 32803, spoke on his behalf, in opposition of the request. His main concerns were:
 - a. He believes tandems on corner lots are a bad idea and impact fees for tandems are more for permitting.
 - b. 90% of duplex lots in Orlando are 50 ft. lots.
 - c. Important to let garages remain.
 - d. Most popular duplex is side by side so both residents can have backyards.
 - e. Important to send public notices out to all homeowners affected by this land development code change.

Mr. Murphy requested the Board vote no or table the request until all homeowners had been notified.

- 2) David Rose, 2111 Gerda Terrace, Orlando, FL 32804, spoke on his behalf in opposition of the request. He believes the code amendment adds extremely restrictive conditions and strips the homeowners of their current rights. He requested the City send good faith notifications to all property owners affected.
- 3) Steve Allen Sharp, 351 E. Citrus St., Altamonte Springs, FL 32701, spoke on behalf of Classical Traditions business located at 321 Montgomery Rd. #161312, Altamonte Springs, FL 32714, in opposition of the request. He stated that the proposal had pros and cons and would like to be invited to the next workshop.
- 4) Ed Avellaneda, 3535 Dubsdread Cir. Orlando, FL 32804, spoke on his behalf in opposition of the request. Mr. Avellaneda noted that the proposed City rules were not feasible and might be creating a bigger problem. He was concerned about the economic impact it might have. He also stated that proposing an FAR for single-family homes would give R1 parcel owners the same limitations as R2 parcel owners.
- 5) Angela Guthrie, 1305 Belgrade Ave., Orlando, FL 32803, spoke in favor of the request. She noted that canopy trees have been torn down due to the duplex and tandem developments. She stated that 95% of the residents

in Colonialtown were appalled by these developments which were destroying the characteristics of their neighborhoods.

- 6) Noah Adelman, 2025 Illinois St., Orlando, FL 32803 – Had to leave and did not have the chance to speak, but he requested to be noted in the records as a proponent of the request.
- 7) Tim Ackert, 915 Palm Dr., Orlando, FL 32803, spoke on his behalf and on behalf of his father-in-law in favor of the request. He stated that many of the previous speakers opposed to the request were developers concerned about their profits. Mr. Ackert stated that he can't drive safely down the streets where there are tandems and duplexes because there is never enough parking and people will block the sidewalks or park on both sides of the street. This affects the neighborhood by not having enough sidewalks. He requested to keep the ambiance of the neighborhood by restricting these developments.
- 8) Frankie Elliott, 1330 Lee Rd., Orlando, FL 32828, spoke on behalf of the Orlando Regional Realtor Association with concerns in terms of the process. She requested that every time the City added a requirement with enough and/or significant changes, that all property owners should be notified.
- 9) Jeff Schnellmann, 1303 Alberta Dr., Winter Park, FL 32789, spoke on behalf of Greater Orlando Builders Association in opposition of the request. His main concerns were:
 - a. Was opposed to limiting people's property rights. Currently single-family homes don't have an FAR limitation.
 - b. Opposed to the City telling a property owner what their house should look like. Mr. Schnellmann stated that this is what HOA's (Home Owner's Association) do and people like to live in the City because they don't have HOA's.
 - c. It is very challenging to build a home in the Traditional City and with the proposed changes it would be even more challenging and expensive.
- 10) David Rasmussen, 1460 Holts Grove Circle, Winter Park, FL 32789, spoke on his behalf in opposition of some parts of the request and in favor of other parts of the request. He noted the following:
 - a. In favor of restricting the big box duplex developments that don't fit into the character of the neighborhood.
 - b. Not in favor of the FAR reduction in Colonialtown; stated it was discriminatory.
 - c. Concerned that 95% of the property owners don't have an idea of what's going on with their properties.

Mr. Rasmussen suggested to have infill lots that were small 1 or 2 bedrooms that were affordable; to restrict tandems and duplexes to corner lots; and requested to meet with staff and invite the neighborhood to a workshop.
- 11) Sandra Greer, 1504 Canton St., Orlando, FL 32803, spoke on her behalf and on behalf of the Colonialtown residents. She stated that a packet was submitted to the Board last year with a signed petition, pictures and written responses. Ms. Greer stated she was opposed to front to back duplexes because she would have a neighbor's front door at the front of her house and a neighbor's front door at her backyard as well. She noted that she didn't feel the garage and parking changes would make a difference. Ms. Greer is in favor of the FAR reduction but does not believe tandems should be permitted in corner lots.

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

Discussion ensued among Board members and staff regarding public notification and FAR. Ms. Dang noted that the City had gone out of their way to contact neighbors (via 4 public workshops where staff took into consideration the sentiments of the neighbors and all who attended); and that the City also had a more sophisticated website with all the information regarding the tandem/duplex subject.

Chairperson Anderson acknowledged receipt of all the letters received in support and opposition and noted that all Board members had received them via email.

Board member Ray moved APPROVAL of the request, LDC2014-00363, subject to the conditions in the staff report. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

- Board member Bakari Burns was confirmed the MPB representative for the Affordable Housing Advisory Committee (AHAC).

NEW BUSINESS

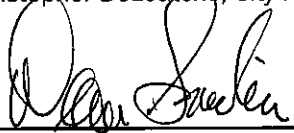
- Mr. Samuel Maxwell, applicant for SUB2016-00054 (400 W. Hazel St. Plat with Modifications – case approved by MPB on 9/20/16 and approved by City Council on 10/24/16), requested to reconsider the previously approved plat to increase the floor-to-area ratio and relocate the garage of the corner property. The Board agreed to hear Mr. Maxwell's case during the January 17, 2017 hearing. He would need to re-apply for another Plat with Modifications.

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 11:30 a.m.

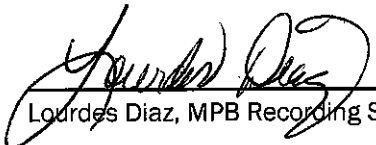
STAFF PRESENT

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
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, AICP, 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
Christopher DeLoatche, City Planning



Dean Grandin, AICP, Executive Secretary

Richard Forbes, AIA, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Kelly Moody, AICP, CRA/DDB
Melissa Clarke, City Attorney's Office
David Bass, Wastewater Division
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ian Sikonia, AICP, Transportation Planning
Lauren Torres, Transportation Engineering
Brian Ford, Housing & Community Development
Denise Riccio, Parks & Special Facilities
Laura Carroll, Real Estate
Cassandra Lafser, Press Secretary



Lourdes Diaz, MPB Recording Secretary