



MUNICIPAL PLANNING BOARD

MINUTES



JANUARY 17, 2017

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
[4/0]

Mark Suarez, Vice-
Chairperson [3/1]

Timothy Baker [4/0]

Bakari Burns [4/0]

Claudia Ray [3/1]

Jill Rose [1/0]

Jason Searl [4/0]

Jennifer S. Tobin [2/2]

Picton Warlow [4/0]

Members Absent

OCPS Representative (Tyrone
Smith or Jamie Boerger) -
Non-Voting [1/3]

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 December 20, 2016.

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

ANNOUNCEMENT

- ◆ New Board Member Jill Rose was welcomed to the Municipal Planning Board.

PUBLIC COMMENTS

- ◆ No speaker requests were received for items on the Consent Agenda.

CONFLICT DECLARATIONS

- ◆ Tim Baker - Item #1 (Bishop Moore Annexation)
- ◆ Jason Searl - Item #1 (Bishop Moore Annexation)

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, BISHOP MOORE ANNEXATION

- Applicant: Reinardo Malave – Dewberry
- Owner: Diocese of Orlando
- Location: 3905 Edgewater Dr., south of Little Lake Fairview, west of Greens Ave., east of Edgewater Dr., and north of Golfview Blvd. (\pm 4.89 acres).
- District: 3
- Project Planner: Michaëlle Petion, (407-246-3837, michaelle.petion@cityoforlando.net)
- A) ANX2016-00014*** Request to annex subject property;
- B) GMP2016-00026*** Growth Management Plan amendment to Residential Low Intensity;
- C) ZON2016-00031*** Initial Zoning of R-1AA/W; and
- D) CUP2016-00031**** Conditional Use Permit to expand the existing Bishop Moore ballfields and allow for additional onsite stormwater capacity onto the subject property.

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

2. RECOMMENDED APPROVAL, BREW THEORY – CONTRACT BREWERY

- Applicant: Jeremy Roberts – Brew Theory
- Owner: Pittman Street LLC
- Location: 400 Pittman St., south side of Pittman St., west of N. Hughey Ave. (\pm 0.91 acres).
- District: 5
- Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)
- CUP2016-00032**** Conditional Use Permit to allow the operation of a contract brewery and coffee roasting (light manufacturing) in a portion of an existing building within the AC-2/T/PH zoning district. The project also includes a tasting room.

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

3. RECOMMENDED APPROVAL, EAR-BASED GMP AMENDMENTS

- Applicant: City of Orlando
- Owner: N/A
- Location: Citywide
- District: All
- Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

GMP2016-00024* Amend policies and support documents of the Growth Management Plan to incorporate amendments to state statutes and update the plan based on the most recent population projections.

Recommended Action: Approval of the request.

4. RECOMMENDED APPROVAL, SUNBELT SEMORAN HOTEL

Applicant: Hayne Hollis – Sunbelt Development, LLC
 Owner: Omega Land Development Corp.
 Location: 5461 Hazeltine National Dr., north side of Hazeltine National Dr., east of Shadowridge Dr., all west of S. Semoran Blvd./SR 436 (± 4.43 acres)
 District: 1
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

MPL2016-00012** Master Plan request to develop a 5-story, 128-room extended stay hotel with 128 parking spaces on the property, which is currently used for valeted airport parking.

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

5. RECOMMENDED APPROVAL, BAYLARIAN PLAT WITH MODIFICATIONS

Applicant: Manuel Barrio – Pidko, LLC
 Owner: Pidko LLC
 Location: 1831 Baylarian Blvd., east side of Baylarian Blvd., north of E. Kaley St. and east of S. Orange Ave. (±0.37 acres).
 District: 4
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

SUB2016-00088 Request to replat a property with a Modification of Standards (MOD) to develop two new homes on two lots. The MOD is needed due to the lot width being less than the minimum required 55 ft. (50-ft. lot widths proposed).

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

Board member Tobin moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Baker and Searl abstained on Item #1).

REGULAR AGENDA

6. RECOMMENDED APPROVAL, HAZEL STREET PLAT WITH MODIFICATIONS (2nd ROUND)

Applicant/Owner: Samuel Maxwell
 Location: 400 W. Hazel St., south of W. Hazel St., east of Elizabeth Ave., and west of Harrison Ave. (±0.32 acres)

District: 3
Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

SUB2016-00103 Request to reconsider a previously approved plat with modifications (SUB2016-00054) to increase the floor-to-area (FAR) ratio from .40 to .45 and relocate the garage of the corner property.

Recommended Action: Approval of the request to relocate the garage, subject to the conditions in the staff report; and denial of the FAR increase request.

This item was presented by Katy Magruder, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder gave a short review of the previously approved SUB2016-00054 plat, and presented the proposed request, and staffs' conditions and recommendation.

Chairperson Anderson opened the hearing to the public.

Applicant Sammy Maxwell, 400 W. Hazel St., Orlando, FL 32804, addressed the Board and requested an increased FAR of 0.5 for the interior lot and 0.45 for the corner lot, as well as to be able to relocate the garage of the corner property.

Discussion ensued among the Board members, the applicant and staff regarding the FAR request, setbacks, and maintaining the character of the neighborhood among other things.

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

After further discussion, Board member Warlow moved APPROVAL of a 0.45 FAR for both lots and to allow the flexibility of locating the corner property garage towards either Harrison Ave. or W. Hazel St. for SUB2016-00103, subject to the conditions in the staff report. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

➤ None

NEW BUSINESS


➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 9:16 a.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, 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
Christopher DeLoatche, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
David Bass, Wastewater-Public Works
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Lauren Torres, Transportation Engineering
Brian Ford, Housing & Community Development
Denise Riccio, Parks & Special Facilities
Laura Carroll, Real Estate



Lourdes Diaz, MPB Recording Secretary