

**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 [7/1]

Mark Suarez, Vice-
Chairperson [7/1]

Timothy Baker [8/0]

Claudia Ray [7/1]

Jill Rose [5/0]

Jason Searl [7/1]

Jennifer S. Tobin [6/2]

Picton Warlow [8/0]

OCPS Representative
(Tyrone Smith) – Non-Voting
[4/4]

Members Absent

Bakari Burns [6/2]

MINUTES

★★★★★

MAY 16, 2017

OPENING SESSION

- ◆ Chairperson Karen Anderson, called the meeting to order at 8:38 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of April 18, 2017.

Board member Tobin MOVED approval of the Municipal Planning Board Meeting Minutes of April 18, 2017, 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 #1 on the Consent Agenda (4550 Ponderosa Drive). This item was moved to the Regular Agenda for discussion.

CONFLICT DECLARATIONS

- ◆ Jennifer Tobin – Item #3 (Randal Park Commercial & Townhomes Project)
- ◆ Jill Rose – Item #3
- ◆ Jason Searl – Items #2 (Lake Nona Marketplace PD) and Item #5 (Starwood Phase 1 SPMP Amendment)

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. 4550 PONDEROSA DRIVE – PULLED TO REGULAR AGENDA

2. RECOMMENDED APPROVAL, LAKE NONA MARKETPLACE PD

Applicant: John Reich – Nona Business Center, LLC
 Owner: Lake Nona Marketplace LLC
 Location: 10775 Narcoossee Rd., north of State Road 417, east of Narcoossee Rd., south of Moss Park Rd. (±2.65 acres).
 District: 1
 Project Planner: Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)

- A) **ANX2017-00004*** Annex the subject property;
- B) **GMP2017-00010*** Assign Urban Village future land use designation;
- C) **GMP2017-00011*** Opt into the Southeast Orlando Sector Plan; and
- D) **ZON2017-00009**** Initial zoning of Planned Development for Phase 2 for the development of up to 25,000 sq. ft. of additional retail and eating and drinking uses.

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

3. RECOMMENDED APPROVAL, RANDAL PARK COMMERCIAL & TOWNHOMES PROJECT

Applicant: James G. Willard, Esq. – Shutts & Bowen LLP
 Owner: Colonial Properties Services, Inc.
 Location: 9349 Randal Park Blvd., south and east of Randal Park Blvd., north of Dowden Rd. and west of SR 417 (±33.75 acres).
 District: 1
 Project Planners: (A&B) Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)
 (C&D) TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

- A) **GMP2017-00009*** Request to change the future land use on the northern portion of the proposed Master Plan from Community Activity Center to Office Low Intensity (±18.62 ac.);
- B) **ZON2017-00008**** Rezone the northern portion of the site from AC-1 to O-1 (±18.62 ac.);
- C) **CUP2017-00005**** Conditional Use Permit to allow drive-thru's at various commercial uses on the southern portion of the proposed Master Plan site (±15.13 ac.); and
- D) **MPL2017-00016**** Master Plan request for a 109 townhouse development and ±86,500 sq. ft. of commercial development within the proposed Randal Park Master Plan site (±33.75 ac.).

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

4. RECOMMENDED APPROVAL, FREDO'S INTERNATIONAL MASTER PLAN

Applicant: Carlos Barrios – Stephens & Barrios, LLC

Owner: Fredo's Internacional, LLC

Location: 7108 Narcoossee Rd., west side of Narcoossee Rd., south of LeeVista Blvd. and across from the Vista Palms shopping plaza (+2.11 acres).

District: 1

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

MPL2017-00003** Master Plan request for phased development consisting of a ±9,000 sq. ft. retail plaza and future uses.

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

5. RECOMMENDED APPROVAL, STARWOOD PHASE 1 SPMP AMENDMENT

Applicant: Nicole Stalder – Dewberry Engineers, Inc.

Owner: Carlsbad Orlando LLC

Location: Wewahootee Rd., south of Beachline Expressway (SR528) and east of Central Florida Greenway (SR 417) (+206.7 acres).

District: 1

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

MPL2017-00014** Master Plan amendment to the previously approved Phase 1 Specific Parcel Master Plan (SPMP) to incorporate a change in lot mixture, add 19 dwelling units and make other minor layout changes in Neighborhood 1A.

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

6. RECOMMENDED APPROVAL, MOTT REVERT TO PLAT

Applicant: Yolanda Harrell-Jones – Central Florida Investors

Owner: Juanita D. Mott

Location: 441 E. Harding St., northwest corner of E. Harding St. and S. Osceola Ave., between Delaney Ave. and S. Summerlin Ave., northwest of Wadeview Park (+0.33 acres).

District: 4

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

SUB2017-00017 Request to split the two (2) existing 50-ft. wide platted lots to allow retention of the existing home on the corner lot and construction of a new home on the interior lot to the west.

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

7. RECOMMENDED APPROVAL, 1300 SHADY LANE PLAT WITH MODS

Applicant: Calvin Brown, Mgr. – Silverstone Homes, LLC
 Owner: Meredith Jane Traynham
 Location: 1300 Shady Ln., south side of Shady Ln., west of Northumberland Dr., east of Florinda Dr. (\pm 0.29 acres).
 District: 3
 Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

SUB2017-00019 Request for plat with modifications of development standards to permit the replatting of one parcel into two new lots with the following width: Lot 1 – 69 ft., Lot 2 – 64 ft.; both lots will be 100 ft. in depth, for construction of two new single family homes.

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

8. RECOMMENDED APPROVAL, PARK LAKE PRESBYTERIAN CHURCH PD AMENDMENT

Applicant: Susan Gantt – Park Lake Presbyterian Church
 Owner: Park Lake Presbyterian Church of Orlando
 Location: 221 E. Colonial Dr., north side of E. Colonial Dr., west of Highland Ave. and across from (west of) the actual Park Lake Presbyterian Church (\pm 1.9 acres).
 District: 3
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

ZON2017-00007** Request to amend the existing Park Lake Presbyterian Church Planned Development (PD) to allow redevelopment of a portion of a former motel into an art studio, gallery or café.

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

Vice-Chairperson Suarez moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendums. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

REGULAR AGENDA**1. RECOMMENDED APPROVAL, 4550 PONDEROSA DRIVE**

Applicant: Sam Sebaali, P.E., President – Florida Engineering Group, Inc.
 Owner: Clifford G. Shaver
 Location: 4550 Ponderosa Dr., north of Hoffner Ave. and west of Ponderosa Dr. (\pm 0.402 acres).
 District: 1

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

- A) **ANX2017-00003*** Annex the subject property;
- B) **GMP2017-00005*** Growth Management Plan amendment to Mixed Use Corridor Medium Intensity (MUC-MED); and
- C) **ZON2017-00006**** Initial zoning of MU-1/AN, for a future multifamily development.

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

This item was presented by Michelle Beamon Robinson, Planner III, Comprehensive Planning Studio, City Planning Division. Using the staff report, Ms. Robinson presented the proposed project, and staffs' conditions and recommendations.

Chairperson Anderson opened the hearing to the public.

The following speaker appeared before the Board in opposition of the request:

- 1) Toni Ringer, 4245 Ponderosa Dr., Orlando 32822 – main concern was traffic increase.

The applicant was represented by the property owner, Mr. Devindranath Dhaniram, 4607 Sturbridge Cir., Orlando 32812. Mr. Dhaniram, addressed Ms. Ringer's traffic concerns stating that there would be no access to Ponderosa Dr. from the property.

Board member Tobin pointed out that the staff report indicated that there would be access to Ponderosa Dr. and requested this be clarified.

Ms. Robinson noted that a site plan had not been submitted yet, since the current request was for zoning, for which reason the staff report indicated there could be access to Ponderosa Dr. She stated that she was unaware of the applicant's desire to restrict access to Ponderosa Dr. and was not sure that staff would support that restriction.

John Rhoades, Project Manager I, Transportation Planning, noted that access to Ponderosa Dr. should not be restricted until Staff received the site plan and knew more about the project.

Board members questioned if the site plan would come before the Board for approval. Ms. Robinson noted that since the previous plan was submitted as an Administrative Master Plan, the applicant would submit the site plan as an amendment and it would not go before the Board. Mr. Dean Grandin, City Planning Division Manager, suggested that the neighbors be notified once Staff received the application. Chairperson Anderson agreed with Mr. Grandin's suggestion and stated she would like to add it as a condition of approval.

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, ANX2017-00003, GMP2017-00005, and ZON2017-00006, subject to the conditions in the staff report, with the added condition that neighbors will receive notice when site plan is submitted. Vice-Chairperson Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

9. RECOMMENDED APPROVAL, 3100 HELEN AVE. REVERT TO PLAT

Applicant: David Jacobs – Community Manager

Owner: Anna Clare Gardner Trustee

Location: 3100 Helen Ave., west side of Helen Ave., north of W. Hazel St., south of W. Par St. (±0.32 acres).

District: 3

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

SUB2017-00018 Request to revert to plat (two existing lots with one house) for two new homes on two 50 ft. by 140 ft. deep lots where 55 ft. is the minimum lot width in the R-1/T/W zoning district.

Recommended Action: Denial of the request.

This item was presented by Jacques Coulon, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Coulon presented the proposed project, and noted that staff was recommending denial because only 40% of the block face was non-conforming.

Chairperson Anderson opened the hearing to the public.

Applicant David Jacobs, 502 Langholm Dr., Winter Park 32789, addressed the Board stating that he was the Community Manager for David Weekley Homes and that they designed the homes trying to maintain the integrity and traditional design of the neighborhood.

The following speaker appeared before the Board in favor of the request:

- 1) Bill Murphy, 840 Kenilworth Ter., Orlando 32803 – asked the Board to approve the request.

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

Discussion ensued and Board members were inclined to be supportive of the request due to the .38 FAR and the nice scale of the proposed homes.

Mr. Coulon handed out to the Board members a list of conditions of approval that staff recommended if the Board decided to approve the request. He noted that the case would go through Appearance Review at the time of permitting.

Board member Tobin moved APPROVAL of the request, SUB2017-00018 subject to the conditions of approval presented by Mr. Coulon (see attached). Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

- None

NEW BUSINESS

- Parramore Comprehensive Neighborhood Plan Implementation – Mr. Paul S. Lewis, FAICP, Chief Planning Manager, City Planning Division, gave a PowerPoint presentation, updating the Board on the subject matter. Board members were appreciative of the presentation and gave some input for staff to consider. Mr. Lewis noted that the PowerPoint presentation would be placed on the City Planning website.
 - ◆ The PowerPoint presentation can be accessed at the following link: <http://www.cityoforlando.net/city-planning/wp-content/uploads/sites/27/2017/05/ParramorePlanMPB-UpdateMay2017.pdf>
 - ◆ The Plan in its entirety can be accessed at the following link: <http://www.cityoforlando.net/city-planning/plans-and-studies/parramore-comprehensive-neighborhood-plan/>

ANNOUNCEMENTS

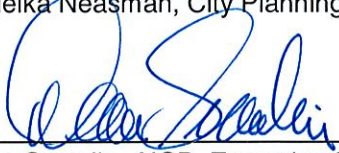
➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 10:00 a.m.

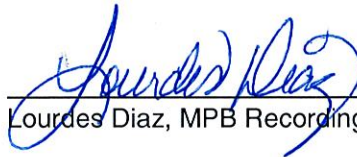
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, 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 Robinson, AICP, City Planning
TeNeika Neasman, City Planning



Dean Grandin, AICP, Executive Secretary

Jacques Coulon, City Planning
Wes Shaffer, City Planning
Terrence Miller, City Planning
Christopher DeLoatche, City Planning
Doug Metzger, AICP, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
Keith Grayson, Permitting Services
Yameli Herschelman, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities



Lourdes Diaz, MPB Recording Secretary

Land Development

1. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the development standards of the R-1/T zoning district.
2. **General Code Compliance.** Development of the proposed project should be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. **Minor modifications.** Zoning variances may be approved pursuant to the procedures set forth in Part 2J Chapter 65, Orlando City Code. Additionally, recognizing that development plans can change in small ways between the planning and permitting stages of development, the planning official may approve up to a 10% modification of any applicable numerical development standard if the planning official finds that the proposed modification is consistent with the applicable goals, objectives, and policies of the GMP, is compatible with nearby existing land uses, would not result in inadequate public facilities, and is otherwise consistent with the public health, safety, and welfare. When approving such a modification of a development standard, the planning official may impose one or more of the conditions of development provided at section 65.334, Orlando City Code, but such condition or conditions must be reasonably calculated to mitigate the identifiable land use impacts of the modified standard.
4. **Regulations Subject to Code.** Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies. All other applicable state or federal permits must also be obtained before commencing development.
5. **Consistency:** Development on the two newly created lots must remain consistent with all exhibits provided within this application subject to the conditions ultimately approved by City Council.
6. As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
7. **Tree Preservation:** The applicant is encouraged to preserve as many on-site trees as possible through the redevelopment of the site.

Urban Design

1. The front porch must be elevated to approximately 18" above the exterior grade. The addition of a porch railing will also be acceptable.
2. The front elevation must have at least 15% transparency provided through clear glass. Windows must be recessed within the wall to create architectural relief.
3. The roofing for both homes must be architectural shingles.
4. The landscaping for each lot must meet the minimum requirements for single-family residential construction as described in Section 60.223 of City Code.
5. The Garage for both homes must be set back 5 ft. from the principal façade.
6. Appearance review is required at time of permitting.

Transportation

1. Plans submitted to Permitting Services must meet all transportation related aspects of the LDC for single-family development including but not limited to driveway placement and dimensions, sidewalk provision or funding, parking, and Impact Fees.

Wastewater

1. Applicant shall verify with the Wastewater Division that a sewer lateral will be available for connection of all newly created lots.