

MEETING
INFORMATIONLocation

Metroplan Orlando
David L. Grovdahl Boardroom
2nd Floor

250 South Orange Avenue,
Ste. 200

Time

8:30 a.m.

Members Present

Karen Anderson, Chairperson
[4/1]

Mark Suarez, Vice-
Chairperson [5/0]

Timothy Baker [5/0]

Bakari Burns [4/1]

Jonathan Huels [5/0]

Morgan Lea [5/0]

Claudia Ray [4/1]

Jill Rose [4/1]

Picton Warlow [5/0]

OCPS Representative
(Tyrone Smith) – Non-Voting
[1/4]

Members Absent

None

MINUTES *** FEBRUARY 20, 2018

OPENING SESSION

- ♦ Chairperson Anderson, called the meeting to order at 8:34 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of January 16, 2018.

Vice-Chairperson Suarez MOVED approval of the Municipal Planning Board Meeting Minutes of January 16, 2018, as written. Board member Burns SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

PUBLIC COMMENTS

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

CONFLICT DECLARATIONS

- ♦ Jonathan Huels – Items #2 (Chase Bank-Vista Palms LeeVista); #6 (Starwood N-1B and N-1C SPMP); #8 (Orlando Health Team Member Center PD); and #9 (Colonial Magnolia SPMP).
- ♦ Bakari Burns – Item #9

The above mentioned Board member(s) filed the appropriate Conflict Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers) with the MPB Recording Secretary. They abstained from voting on the above mentioned item(s).

ANNOUNCEMENTS

- ♦ Next month's MPB Hearing will be held at City Hall, 1st floor, in the temporary Chambers located between the Rotunda and 4 Rivers.

AGENDA REVIEW

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

CONSENT AGENDA

1. RECOMMENDED APPROVAL, 2606 S. BROWN AVE. ANNEXATION

Applicant/Owner: Douglas & Kyla Bonneau

Location: 2606 S. Brown Ave., north of E. Michigan St., east of Mayer St., south of E. Crystal Lake Ave., and west of S. Brown Ave. (± 0.323 acres)

District: 4

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

A) ANX2017-10002* Annex the subject property;

B) GMP2017-10009* Growth Management Plan amendment to Residential Low Intensity; and

C) ZON2017-10002** Initial zoning of R-2A/T.

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

2. RECOMMENDED APPROVAL, CHASE BANK – VISTA PALMS LEEVISTA

Applicant: Jennifer Stickler, P.E. – Kimley-Horn

Owner: Narcoossee Acquisitions LLC

Location: 8184 LeeVista Blvd., south side of LeeVista Blvd., between Narcoossee Rd. and Vista Palms Way (±1.20 acres).

District: 1

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

CUP2017-10010** Conditional Use Permit to allow a 3,558 sq. ft. bank with drive-through ATM in the Vista Palms neighborhood.

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

3. RECOMMENDED DEFERRAL, LEEVISTA DRI RESCISSION

Applicant: Rebecca Wilson, LDDK & Reed, P.A.

Owner: LeeVista, Inc.

Location: 6509 Hazeltine National Dr., south of Hoffner Ave., east of Conway Rd., north of the Beachline Expressway (SR 528), and west of Narcoossee Rd. (±1,890 acres).

District: 1

Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

DRI2017-10004* DRI amendment to rescind the LeeVista Development of Regional Impact.

Recommended Action: *Deferral to March 20, 2018 MPB Hearing, per the applicant's request.*

4. RECOMMENDED APPROVAL, CONTRACTOR'S BUSINESS PARK

Applicant: Ed Luna – Lochrane Engineering

Owner: Paragon California, Inc.

Location for A & B: Along W. Princeton St. (PID: 16-22-29-1651-00-001) (± 15.82 acres).

Location for C: 2140 N. John Young Pkwy., south of Silver Star Rd., west of N. John Young Pkwy., and north of W. Princeton Rd. (± 40.94 acres).

District: 5

Project Planner (A&B): Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

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

A) GMP2017-10018* Request to change the future land use of a portion of the Master Plan site from Conservation to Urban Activity Center (± 15.82 ac);

B) ZON2017-10011** Request to rezone a portion of the site from C/W to AC-2/W (± 15.82 ac); and

C) MPL2017-10026** Framework Master Plan request to allow three (3) commercial outparcels, an interior service road and storm water ponds on a 29.28 acre portion of property and a Specific Parcel Master Plan to allow 5 warehouse/storage buildings ($\pm 176,025$ sq. ft.) on an 11.66 acre portion of the subject property. The total area covered by the framework master plan is ± 40.94 acres.

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

5. RECOMMENDED APPROVAL, URBAN DESIGN ELEMENT POLICY 8.4.1

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

GMP2017-10022* Amend Urban Design Element Policy 8.4.1 regarding billboard structures and vested rights to be consistent with the current Land Development Code Section 64.277.

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

6. RECOMMENDED APPROVAL, STARWOOD N-1B AND N-1C SPMP

Applicant: Sarah Maier – Dewberry Engineers, Inc.

Owner: Beachline South Residential, LLC

Location: South of the Beachline Expressway (SR 528) and east of Central Florida Greenway (SR 417) (\pm 128 acres).

District: 1

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

MPL2017-10045** Specific Parcel Master Plan (SPMP) for phases N-1B and N-1C of the Starwood Planned Development for 324 residential units.

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

7. RECOMMENDED APPROVAL, 1318 NOBLE PLACE PLAT WITH MODIFICATIONS

Applicant/Owner: Brian Ray – Ray Design Development LLC

Location: 1318 Noble Pl., north of Catherine St., south of Noble Pl, east of S. Mills Ave., and west of S. Hampton Ave. (\pm 0.14 acres).

District: 4

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

SUB2017-10059 Minor Subdivision with Modification for duplex development with a 99 ft. lot depth where 100 ft. is the minimum required.

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

8. RECOMMENDED APPROVAL, ORLANDO HEALTH TEAM MEMBER CENTER PD

Applicant: George Kramer, Planning Director – S&ME, Inc.

Owner: Orlando Health Inc.

Location: 55 W. Gore St., at the northwestern corner of Kuhl Ave. and W. Gore St., south of Ernestine St., and east of Lucerne Ter. (\pm 4.88 acres).

District: 4

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

ZON2017-10017** Planned Development amendment to update the PD to include a 5-story, 925 stall parking garage with an additional 305 stalls in a future expansion as well as up to 60,000 sq. ft. of future office.

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

Board member Baker moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained on Items 2, 6 and 8).

REGULAR AGENDA

9. RECOMMENDED APPROVAL, COLONIAL MAGNOLIA SPMP

Applicant: Adam Mikkelson – Liberty Investment Properties

Owner: Coalition for the Homeless of Central Florida, Inc.

Location: 107 Hillcrest St., south of E. Colonial Dr., east of Magnolia Dr., north of Hillcrest St. and west of Irma Ave. (±1.422 acres).

District: 4

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

MPL2017-10029** Master Plan request for a 3-story mixed-use development comprised of ±11,900 sq. ft. of ground floor commercial uses and ±96,900 sq. ft. of personal storage use.

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

This item was presented by Michaëlle Petion, AICP, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. Doug Metzger, AICP, Appearance Review Official for the Appearance Review Board (ARB) also responded to Board questions regarding the proposed architecture for the development, landscaping, and signage for the retail portion of the development. Mr. Metzger noted that staff would continue to negotiate the elevations with the applicant prior to ARB review.

Chairperson Anderson opened the hearing to the public.

The following speaker appeared before the Board for informational purposes:

- 1) Kimberly Sanchez, 3587 Dubsdread Cir. Orlando 32801 – spoke on behalf of CLSMF (Community Legal Services of Mid-Florida), a non-profit organization. She noted that their building was located adjacent to where the proposed 6 ft. wall will be located. Ms. Sanchez stated that she was not opposed to the project, but had some concerns in regards to possible increase of parking issues and noise. She suggested some landscaping and a higher wall to conceal any noise.

The applicant was represented by Engineer Thomas Skelton, 325 Hayes Rd., Winter Springs 32708; and Applicant Adam Mikkelson, 3030 Leahy Alley, Orlando 32814. They noted that there was not much space for landscaping but they would put as much landscape as possible.

Discussion ensued between the Board members and the applicants regarding parking layout, traffic circulation, minimum distance where drive-through exits to Colonial Dr., circulation of parking area and queuing.

John Rhoades, Project Manager II, Transportation Planning, also addressed the Boards concerns and noted that DOT (Department of Transportation) will have input during the Permitting process for the drive-through.

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

Board member Warlow moved APPROVAL of the request, MPL2017-10029, subject to the conditions in the staff report.

Vice-Chairperson Suarez expressed concerns regarding the circulation, the drive-through, the screening, and suggested more bike parking. He stated that he would like to see it all worked out before he could support the project. Board member Warlow noted that the case had to go to ARB first.

Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by a 5 – 2 vote (Suarez and Anderson voted Nay; Huels and Burns abstained).

10. RECOMMENDED APPROVAL, 3308 OBERLIN REVERT TO PLAT

Applicant: David Jacobs – David Weekley Homes

Owner: Michael J. Lucia

Location: 3308 Oberlin Ave., west side of Oberlin Ave., between W. Par St. and W. Hazel St. (±0.32 acres).

District: 3

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

SUB2017-10053 Request to Revert to Plat to replace an existing single-family home on two (2) existing 50-ft. wide interior lots with two (2) new homes, each on a 50-ft. wide X 140-ft. deep lot in the R-1/T/W zoning district.

Recommended Action: Denial of the request.

This item was presented by Jim Burnett, AICP, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett presented the proposed project, staffs' conditions and recommendation, and noted that City staff had back-up conditions in the event the Board chose to recommend approval of the applicant's request.

Chairperson Anderson opened the hearing to the public.

Applicant David Jacobs, 598 Northlake Blvd. Ste. 1000, Altamonte Springs, representing David Weekley Homes, addressed the Board. Mr. Jacobs noted that he wanted a traditional design that would work with the neighborhood and wouldn't look out of place. For this reason he decided to go with a smaller FAR (floor to area ratio) of .39 instead of the maximum .45 allowed.

There were no other speakers for this case.

Board members Rose, Baker, Anderson and Huels expressed their support, including the clarified staff conditions in the addendum.

Mr. Jacobs noted that he was in agreement with staff's conditions.

After further discussion regarding transparency, Chairperson Anderson closed the public hearing and opened it up for Board discussion and/or a motion.

Board member Warlow moved APPROVAL of the request, SUB2017-10053, subject to the back-up conditions in the staff report and addendum. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

➤ None

NEW BUSINESS

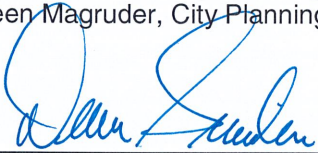
➤ None

ADJOURNMENT

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

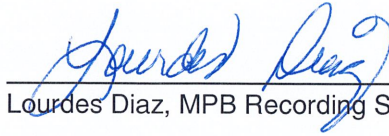
STAFF PRESENT

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
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
Kathleen Magruder, City Planning



Dean Grandin, AICP, Executive Secretary

Jacques Coulon, City Planning
Terrence Miller, City Planning
Doug Metzger, AICP, City Planning
Lourdes Diaz, City Planning
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
Ken Pelham, Families, Parks & Recreation
Jessica Frye, Housing & Community Dev.



Lourdes Diaz, MPB Recording Secretary