MEETING INFORMATION

Location
City Council Chambers
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time
8:30 a.m.

Members Present
Jason Searl, Vice-Chairperson [10/11]
Karen Anderson [10/11]
Stuart Buchanan [10/11]
Bakari Burns [8/11]
Laurence Lewis [10/11]
Scott Martin, [9/11]
Scott Skidelsky [10/11]
Vacant

Tyrone Smith, OCPS – Non-Voting [8/11]

Members Absent
None

OPENING SESSION

- Jennifer Tobin, Chairperson, called the meeting to order at 8:32 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of July 15, 2014.

Vice-Chairperson Searl MOVED approval of the Municipal Planning Board Meeting Minutes of July 15, 2014, as written. Board member Martin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- Resolution presented to Board member Laurence Lewis for his invaluable service to the Municipal Planning Board and the City of Orlando from July 30, 2012 through August 19, 2014.

PUBLIC COMMENTS

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

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, TYSON’S CORNER ANNEXATION

Applicant: Robert Paymayesh, PE
Owner: Dell Avery/Narcoossee Skkjda LLC & Christ-Hayden Partnership, LTD
Location: 10005 Tyson Rd., located at the northeast corner of Narcoossee Rd. and Tyson Rd. (+1.377 acres).
District: 1
Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

A) ANX2014-00005*
Annex the subject property;

B) GMP2014-00009*
Assign the Urban Village future land use designation;

C) GMP2014-00010*
Create GMP Subarea Policy S.40.3 to include the property into the Southeast Orlando Sector Plan; and

D) ZON2014-00008*
Initial zoning of PD-Village Center to allow for 14,000 sq. ft. of retail commercial, or 84,375 sq. ft. of personal storage.

Recommended Action: Approval of the requests, subject to the conditions in the staff report.
2. **RECOMMENDED APPROVAL, 4257 DAUBERT STREET**

Applicant: Douglas Tygielski
Owner: Chrisnat, LLC
Location: 4257 Daubert St., located north of Daubert St., south of Roush Ave., east of Maltby Ave. and west of Lake Baldwin Ln. (+0.46 acres).
District: 3
Project Planner: Mary-Stewart Drooge (407-246-3276, mary-stewart.droege@cityoforlando.net)

A) **ANX2014-00011** Annex the subject property;
B) **GMP2014-00017** Assign the Industrial future land use designation;
C) **ZON2014-00018** Assign initial zoning of I-C with the Aircraft Noise (/AN) Overlay.

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

3. **RECOMMENDED APPROVAL, PRIVATE SCHOOL @ 826 IRMA AVE.**

Applicant: Josh Pritchard, PhD – Lodestone Academy
Owner: Karin Morris & Morris Sorin – New School of Orlando
Location: 826 Irma Ave., located north of Park Lake St., east of N. Magnolia Ave., west of Irma Ave. and south of E. Mark St. (+0.60 acres).
District: 3
Project Planner: TeNeika Walker (407-246-4257, teneika.walker@cityoforlando.net)

**CUP2014-00010** Conditional Use Permit for a 1,932 sq. ft. Public Benefit Use (a private school). The proposed private school will serve a maximum of 20 special needs students.

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

4. **RECOMMENDED APPROVAL, POPEYE’S @ S. SEMORAN NEAR PERSHING**

Applicant: Heather Johnston – Interplan, LLC
Owner: Anh Chau – HLA Investments of Orlando
Location: 4547 S. Semoran Blvd., located east of S. Semoran Blvd. and south of Pershing Ave. (+0.86 acres).
District: 2
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

**CUP2014-00011** Conditional Use Permit for a new Popeye’s restaurant with a drive-through in the South Semoran Neighborhood.

*Recommended Action: Approval of the request, subject to the conditions in the staff report.*
5. RECOMMENDED APPROVAL, CAPITAL IMPROVEMENTS SCHEDULE (FIGURE CI-14)

Applicant/Owner: City of Orlando
Location: Citywide
District: All
Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

GMP2014-00016*

a) Amend Figure CI-14 and Policy 2.2.30 of the Capital Improvements Element (CIE) to reflect FY2014-2015 to FY2018-2019 Capital Improvements Program (CIP).

b) Recommend that the City Council include the CIE projects in the 2014-2015 to 2018-2019 CIP.

Recommended Action: Approval of the requests.

6. RECOMMENDED APPROVAL, CAPACITY AVAILABILITY REPORT

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

GMP2014-00018*

Annual report to demonstrate the ability to meet the City’s adopted level of service standards.

Recommended Action: Approval of the request.

7. RECOMMENDED APPROVAL, DDR AT LEEVISTA

Applicant: Greg Monnig, P.E. – Woolpert, Inc.
Owner: David Weiss, VP – DDR Corp.
Location: 5901 Hazeltine National Dr., located south of LeeVista Blvd., west of TPC Dr., north of Hazeltine National Dr., and east of S. Semoran Blvd. (+59.7 acres).
District: 2
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

MPL2014-00018**

Master Plan approval request to allow a 259,461 sq. ft. retail center, to include eating and drinking, retail and indoor recreation uses.

Recommended Action: Approval of the request, subject to the conditions in the staff report.
8. RECOMMENDED APPROVAL, FASHION SQUARE MALL APARTMENTS SPMP

Applicant: Anthony M. Everett – Pollack Shores Real Estate Group
Owner: MMM Lakewood, LLLP
Location: Within the Fashion Square Mall, just northeast of Downtown, north of Colonial Dr., east of Herndon Ave./McCullough Rd., west of Bennett Rd. and south of Maguire Blvd. (+8.33 acres).
District: 3
Project Planner: Fabian De La Espriella (407-246-3292, fabian.delaespriella@cityoforlando.net)

MPL2014-00019** Specific Parcel Master Plan (SPMP) approval to add 250 multi-family residential units to the Metropolitan Activity Center (per master plan approved by City Council on June 2, 2014 under MPL2014-00006 & DRI2014-00001).

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

Vice-Chairperson Searl declared a conflict of interest on item #3 (Private School @ 826 Irma Ave. – CUP2014-00010); Chairperson Tobin declared a conflict of interest on item #8 (Fashion Square Mall Apartments SPMP – MPL2014-00019). The appropriate conflict forms were filed with the Board secretary.

Board member Burns moved APPROVAL of the CONSENT AGENDA. Board member Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained on Item #3; Tobin abstained on Item #8).

REGULAR AGENDA

9. RECOMMENDED APPROVAL, SHERIDAN PLAT WITH MODS.

Applicant: Brad Cowherd – FL Oranges, LLC
Owner: Terry & Judith Daum
Location: 632 Sheridan Blvd., located on the southwest corner of Sheridan Blvd. and Eastin Ave., east of Edgewater Dr. (+0.49 acres).
District: 3
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

SUB2014-00042** Request to replat a developed residential property into three (3) 50 ft. wide lots, where a minimum 55 ft. wide lot is required in the R-1/T zoning district.

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 described the site location, request and history, site survey, site plan, proposed elevations, discussed the plat with modifications criteria per LDC Section 65.452, and concluded his presentation with findings, recommendations and conditions of approval.

In response to questions from the Board, Mr. Burnett clarified that the applicant was meeting the minimum area, setbacks and depth requirements; only the lot width was not being met, hence the proposed replat with modification request. In regards to driveway width and landscaping buffers, the project would need to meet City codes.
As Board discussion continued, Mr. Burnett stated that the applicant had initially submitted a revert-to-plat application, which could not go through because it didn’t meet the block face criteria (only one property in the block face was 50 ft. wide). Therefore, the application was converted into a plat with modifications, being that many properties in the neighborhood (over 50% on Eastin Ave., north of Sheridan Blvd.) were 50 ft. wide. Staff requested a reduced FAR of 0.4 as opposed to a maximum 0.5 FAR for non-confirming lots, which could have allowed the applicant to build slightly larger homes on the property.

Chairperson Tobin opened the hearing to the public.

Applicant Brad Cowherd, 2222 Musselwhite Ave., Orlando, FL 32804, presented a map that had previously been distributed to the Board members. He explained that the area marked with yellow on the map represented the area they visited door to door to inform the neighbors about the project. The areas filled in with purple were the neighbors that signed letters in support of the project. The letters were forwarded to the Board secretary for the record. Mr. Cowherd confirmed that City code required a sidewalk in front of the property.

Randy Shelby, 621 Sheridan Blvd., Orlando, FL 32804, spoke in opposition to the request. Mr. Shelby stated that he was not anti-construction, but did have some questions and concerns. Using PowerPoint, Mr. Shelby showed numerous no-parking signs near the subject property (6 or more). He noted that on page 5 of the staff report, the house that was shown was actually taken along Eastin Ave. and not Sheridan Blvd. Mr. Shelby believed that the site sketch shown in the staff report was not to scale and that it might be inaccurate. He was also concerned with the applicant partnering with Southern Traditions Builders to build the homes and stated that they had a history of building large homes in College Park. Mr. Shelby was not opposed to a couple of bungalows, one facing Eastin Ave. and one facing Sheridan Blvd. He was also concerned about saving the oak trees on the property.

Cynthia Gardner Strates, 1311 Eastin Ave., Orlando, FL 32804, spoke in opposition to the request. Her main concerns were the significant shortage in lot size, potential parking issues, how the fire hydrant, utility poles, sidewalk, City’s right-of-way and easements would be affected by the development, and the impact of the increased density to the neighborhood. She concluded requesting that the City look out for their neighborhood and deny the request.

Kathy Anderson, 1219 Eastin Ave., Orlando, FL 32804, spoke in opposition to the request. She stated that it would be a serious traffic hazard and would lower the standard for their community. Ms. Anderson noted that the Planning Department was there to ensure the standards so that people could live comfortably in the City, and if the application didn’t meet the standards, it should be denied.

Marna Shelby, 621 Sheridan Blvd., Orlando, FL 32804, spoke in opposition to the request. Ms. Shelby’s main concern was the potential parking issue. She noted that when the property was originally platted, most people had only one car, but families today normally had multiple cars. She requested the applicant come back with a different proposal that would be pleasing to the neighborhood and everyone that has lived there for so many years.

Mr. Burnett noted that the request before the Board was a plat with modifications and that most of the issues presented by the public were design related, which would be addressed before moving forward to Permitting. This included the sidewalk location. He pointed out that Commissioner Stuart requested Public Works to look into the possibility of one-waying in Eastin Ave. south of Sheridan Blvd. Mr. Burnett emphasized that if approved, the site plan and all setbacks would have to meet code. The only waiver requested in the application was for the lot width requirement.

Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division, clarified that the Residential Low Intensity category allowed up to 12 dwelling units per acre and there was no maximum on the size of the unit for a regular single family lot; but for public benefit non-residential uses, there was a 0.3 FAR limit.

Mr. Grandin noted that the buildings as proposed would be no more than 1 ½ stories. He clarified that this meant a one story building with the second story under roof, what’s known as the attic of the building. A maximum 0.4 FAR was required as a condition of approval. Mr. Burnett pointed out that the FAR was strictly living area.

Board member Anderson stated that from an architectural perspective and after doing the math in regards to the setbacks, she believed that the houses, after being built, would be more in character with the neighborhood.

Discussion continued in regards to the FAR, the square footage, and the number of stories allowed. Board member Buchanan suggested the reference to the square footage on the staff report be struck to avoid any implication that it would be the controlling limitation instead of the FAR.
Mr. Burnett noted that the buildings had to be consistent with the elevations delivered and if they weren’t, a variance would be required, which would go before the Board of Zoning Adjustment (BZA) for approval. If a variance application was submitted, the neighbors would receive notification of that request and would be able to voice their opinions at the BZA hearing.

In regards to discussion about parking, Mr. Burnett stated that the project did meet City code for parking.

Addressing some of the issues raised, Applicant Cowherd stated the following:

1) The architecture was done on one of the proposed houses and it was 1-1/2 stories with approximately 2,300 sq. ft. He clarified that the 1/2 story was considered an attic dormer.
2) The garage and long driveways would accommodate enough cars to meet City code.
3) In regards to the concern of the proposed residence being close to Sheridan, he noted that the right-of-way on Sheridan was actually quite large and the property line was further back from the right-of-way line. Although the proposed setback was 15 ft., with the right-of-way being so large, it would be more like 25 or 30 ft.

Chairperson Tobin closed the public hearing.

*Board member Anderson moved APPROVAL of the request, SUB2014-00042, subject to the conditions in the staff report and the following added conditions:*

1) Limitation to a one (1) story structure with an inhabitable attic, gable or dormer space.
2) Strike any reference to the maximum square footage on the staff report.

*Board member Lewis SECONDED the MOTION.*

Board member Buchanan spoke in support of the motion and addressed the citizens stating that the Board was being sensitive to the neighborhood’s desire to have some consistency with the new development. He noted that the limitations imposed would keep the project in character with the neighborhood. He also pointed out that if the owner chose to build two homes on the property, he would only have to meet the setback requirements, but there would be no limitations imposed. There would be no FAR limitation as well as a 30 ft. high building, which would essentially be 3 stories.

Mr. Grandin suggested rephrasing condition #1 to say: “one (1) story with a habitable attic or dormer space with gables.”

*Board member Anderson Amended her MOTION and rephrased condition #1 as follows:*

1) Limitation to a one (1) story structure with a habitable attic or dormer space with gables.

*Board member Lewis SECONDED the Amended MOTION.*

Board member Martin also spoke in favor of the motion, stating that every City was densifying in some manor or another, and new developments everywhere were going to much smaller walkable lots. College Park is a very walkable neighborhood, and hopefully the trend would be to minimize car use and maximize walking.

Mr. Grandin noted that condition #4 of the staff report stated the following: “Building permits shall match the development plan and building permit elevations for the three new homes provided in the staff report.” He suggested that this should be subject to appearance review by the Appearance Review Officer before going to Permitting.

*Board member Anderson AMENDED her MOTION, to add Condition #3:*

3) Revise Condition #4 on the staff report to say the following: “Building permits shall match the development plan and building permit elevations for the three new homes provided in the staff report, subject to appearance review by the Appearance Review Officer before going to Permitting.”

*Board member Lewis SECONDED the AMENDED MOTION, which was VOTED upon and PASSED by unanimous voice vote.*
10. **RECOMMENDED APPROVAL, CITY LIFT STATION #3 (Replacement)**

   **Applicant:** Robert Cadle, P. E. / Hazen & Sawyer, P. C.
   
   **Owner:** City of Orlando
   
   **Location:** 1200 Lake Shore Dr., located on the southeast corner of N. Mills Ave. and Lake Shore Dr., at the entrance to the Rose Isle neighborhood. (±3.14 acres).
   
   **District:** 3
   
   **Project Planner:** Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
   
   **CUP2014-00005**

   Conditional Use Permit request to construct a new lift station and remove the existing lift station.

   **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 described the project location, request and history, site plan and concluded the presentation with staff’s findings and recommendation. Mr. Burnett noted that the request was continued from the June 17, 2014 MPB meeting. As recommended by the Board in the June hearing, Public Works’ staff met many times with the Board of Directors for the Rose Isle Home Owners Association and had a community meeting with the home owners. The Rose Isle Neighborhood agreed to a revised site plan which placed a new lift station around the existing lift station with a minimal intrusion into the field to the east. Public Works received an email from the Rose Isle Home Owners Association in support of the revised plan.

Chairperson Tobin was pleased that a compromise was reached between the parties. She then opened the hearing to the public.

Todd Albert, 1523 Lakeshore Dr., Orlando, FL 32803 spoke on behalf of the Rose Isle Neighborhood Association as a proponent of the request. He thanked the Board for deferring this case during the June MPB hearing in order for the community to have an opportunity to meet with City staff for further discussion and input. He thanked the Public Works Department for their willingness to work with the community. He personally thanked Rick Howard, Vic Godlewsky and Kristy Fries for the ability to establish a plan that would work for both the City and the neighborhood. Mr. Albert requested the Board recommend approval of the request.

Chairperson Tobin closed the public hearing.

*Board member Buchanan moved APPROVAL of the request, CUP2014-00005, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.*

**OTHER BUSINESS**

- Chairperson Tobin and Vice-Chair Searl were nominated to continue serving as Chair and Vice-Chair.  
  *Board member Lewis moved to APPROVE the nomination. Board member Anderson SECONDED the motion which was VOTED upon and PASSED by unanimous voice vote. Congratulations Madam Chair Tobin and Vice-Chair Searl!*

**ADJOURNMENT**

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 10:00 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
Holly Stenger, AIA, City Planning
Ken Pelham, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droeg, AICP, City Planning
Colandra Jones, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, City Planning
TeNeika Walker, City Planning
Doug Metzger, City Planning
Jason Burton, AICP, City Planning
Fabian de la Espriella, AICP, City Planning

Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys’ Office
David Bass, City Attorneys’ Office
Audra Nordin, Orlando Police Department
Keith Grayson, Permitting Services
Olivia Boykin, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ian Sikonia, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Charles Ramdatt, Transportation Engineering
Denise Riccio, Parks & Special Facilities
Kristina Fries, Public Works
Victor Godlewska, Public Works
Richard Howard, Public Works

Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, MPB Recording Secretary