MUNICIPAL PLANNING BOARD (PART 1 OF 2)

MINUTES APRIL 21, 2015

IMPORTANT NOTE

- Part 1 of 2 (only containing Item #4) of the April 21, 2015 minutes will be presented to City Council on May 4, 2015.
- Part 2 of 2 (containing the remainder of the items) of the April 21, 2015 minutes will be presented to City Council on May 18, 2015.

PUBLIC COMMENTS

- No speaker requests were received for item #4

REGULAR AGENDA (Item #4 Only)

4. RECOMMENDED APPROVAL, SIXTH AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN (DTOutlook)

Applicant: Thomas Chatmon, Executive Director – Community Redevelopment Agency

Owner: N/A

Location: CRA planning area is generally located south of Lake Ivanhoe and Brookhaven Dr., north of W. Gore St., east of Westmoreland Dr. and west of N. Summerlin Ave. and James Ave. and also includes the Citrus Bowl. (±1,664 acres).

District: 3, 4 and 5

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

GMP2015-00012* Determination that the proposed sixth amendment to the Community Redevelopment Plan for the Downtown Orlando Community Redevelopment Area conforms with the Growth Management Plan.

Recommended Action: Approval of the request.

This item was presented by Thomas Chatmon, Executive Director, Community Redevelopment Agency. Using PowerPoint, Mr. Chatmon discussed the DTOutlook vision plan overview and vision framework.
Board member Anderson moved APPROVAL of the request, GMP2015-00012. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Karl Wielecki, AICP, City Planning
Holly Stenger, AIA, City Planning
Ken Peilham, RLA, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Drooge, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Fabian de la Espriella, AICP, City Planning

Lourdes Diaz, City Planning
Kelly Moody, CRA/DDB
Thomas Chatmon, CRA/DDB
Kyle Shephard, City Attorneys’ Office
David Bass, City Attorneys’ Office
Audra Nordaby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ian Sikonia, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Denise Riccio, Parks & Special Facilities
Matthew Broffman, Director of Innovation

Dean Grandin, AICP, Executive Secretary
Lourdes Diaz, MPB Recording Secretary
MUNICIPAL PLANNING BOARD (PART 2 OF 2)

MINUTES        APRIL 21, 2015

OPENING SESSION

- Jennifer Tobin, Chairperson, 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 March 17, 2015.

Board member Burns MOVED approval of the Municipal Planning Board Meeting Minutes of March 17, 2015, as written. Board member Buchanan SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

IMPORTANT NOTE

- Item #4 – (Sixth Amendment to the Community Redevelopment Plan-DTOOutlook) was scheduled to be presented to City Council on May 4, 2015 as Part 1 of 2 of the MPB April 21, 2015 Minutes.

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, 6933 CURRY FORD RD. (BIG DOG DRIVING RANGE) ANNEXATION

Applicant: Thomas R. Sullivan, Esq. – Gray-Robinson, P.A.

Owner: Big Dog Driving Range, Inc.

Location: 6933 Curry Ford Rd., located on the north side of Curry Ford Rd., east of Camellia Garden Rd. and west of Colton Dr. (+41 acres).

District: 2

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

A) ANX2015-00006* Annexation of subject property; and

B) GMP2015-00008* Growth Management Plan amendment to Residential-Low Intensity.

Recommended Action: Approval of the requests, subject to the conditions in the staff report.
2. **RECOMMENDED APPROVAL, STAFF ZONE TEMPORARY LABOR OFFICE**

   **Applicant:** Eric Coulter – Harris Investment Holdings, LLC

   **Owner:** MCA Properties of Orlando, LLC

   **Location:** 3605 Old Winter Garden Rd., located on the north side of Old Winter Garden Rd., between Ferguson Dr. and Dobson St., all north of SR408/East-West Expwy. (±2.01 acres).

   **District:** 5

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

   **CUP2015-00003**

   Conditional Use Permit request to operate a 3,000 sq. ft. temporary labor service office on the front portion of an existing vacant lot.

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

3. **RECOMMENDED APPROVAL, ORLANDO HEALTH DRI RESCISSION**

   **Applicant:** Jay Schaefer – Orlando Health, Inc.

   **Owner:** Orlando Health, Inc.

   **Location:** South of Gore St., west of S. Orange Ave., east of S. Hughey Ave., and north of W. Kaley St. (±56.2 acres).

   **District:** 4

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

   **DRI2015-00002**

   Rescind the Orlando Health Development of Regional Impact (DRI) Development Order.

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

4. **MOVED TO REGULAR AGENDA – (SIXTH AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN - DTOoutlook)**

5. **RECOMMENDED APPROVAL, NoPETRO CNG FUELING STATION ET AL**

   **Applicant:** Javier Omana, Director of Land Planning Services – CPH, Inc.

   **Owner:** NoPetro Orlando, LLC

   **Location:** 2713 Lynx Ln., located on the east side of Lynx Ln., east of the intersection of Lynx Ln. and N. John Young Pkwy. (±13.56 acres).

   **District:** 3

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

   **MPL2015-00002**

   Master Plan approval to construct a Compressed Natural Gas (CNG) fueling station.

   **Recommended Action:** Approval of the request, subject to the conditions in the staff report.
6. RECOMMENDED APPROVAL, ORLANDO RESIDENCE INN

Applicant: Robert W. Ponder – Robert W. Ponder Architect
Owner: Red Vineland Road Holdings, LLC
Location: 5616 Major Blvd., located north and west of Major Blvd., east of S. Kirkman Rd., and south of Vineland Rd. (±4.1 acres).
District: 6
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

MPL2015-00004** Master Plan request for a 196-room hotel with associated surface parking. Development will occur in one phase.

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

7. RECOMMENDED APPROVAL, NEWTON CORNER PD AMENDMENT

Applicant: Harry Kay
Owner: Kilgore Properties, LLC
Location: 2121 S. Orange Ave., located north of W. Muriel St., west of Delaney Ave., east of S. Orange Ave., and south of E. Harding St. (±1.03 acres).
District: 4
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

ZON2015-00005** Planned Development amendment to allow 9,000 sq. ft. of commercial uses (retail and restaurant), in lieu of the previously approved townhomes on Lot 1 of the Newton Corner development.

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

8. RECOMMENDED CONTINUANCE, ORLANDO CENTRAL

Applicant: James Johnston – Shutts & Bowen, LLP
Owner: HHH Reilly Fund, LLC
Location: 110 W. Jefferson St., located west of N. Gertrude Ave., south of W. Jefferson St., east of N. Garland Ave., and north of W. Washington St. (±1.39 acres).
District: 5
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

MPL2015-00005** Master Plan request for mixed-use development of 420 residential units with a 480-space detached parking garage, and 14,002 sq. ft. of ground floor commercial use. Applicant is also seeking a density bonus for this development.

Recommended Action: Continuance to the May 19, 2015 MPB Hearing, per the applicant’s request.
**Board member Anderson moved APPROVAL of the CONSENT AGENDA. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

REGULAR AGENDA

4. SIXTH AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN (DTOutlook)
   - This item was scheduled to go before City Council on May 4, 2015 as MPB April 21, 2015 Minutes Part 1 of 2.

OLD BUSINESS

- WORKSHOP – DUPLEXES AND TANDEM DWELLINGS

  Applicant: City of Orlando
  Owner: N/A
  Location: Citywide
  District: All
  Project Planners: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)
  Fabian De La Espriella (407-246-3292, Fabian.delaespriella@cityoforlando.net)

  **LDC2014-00363**

  Revise Land Development Code Chapter 58 Figure 1; Chapter 58 Parts 3C, 3D, and 3E; Section 62.492; Chapter 65 Parts 3B, and 5E, and Section 66.200 to address requirements for duplex and tandem development Citywide and in the Colonialtown Special Plan and delete requirements for average lot and cluster development, which are obsolete.

  **Recommended Action:** Provide staff with further direction regarding which code amendment options are appropriate.

  This workshop was presented by Fabian De La Espriella, Planner III, Community Planning Studio, City Planning Division. Using PowerPoint, Mr. De La Espriella gave an overview of the proposed code amendment and discussed the overall concerns about duplex and tandem developments.

  Chairperson Tobin gave the following public speakers an opportunity to address the Board:
  1. Adrianna Sekula – 10 N. Summerlin Ave. #39, Orlando, FL 32801
  2. Ann Berendzen – 1323 Oregon St., Orlando, FL 32803
  3. Ed Avellaneda – 3535 Dubsdread Cir., Orlando, FL 32804
  4. Michael Kara – 1302 Lake Shore, Orlando, FL 32803
  5. William Murphy – 840 Kenilworth Terr., Orlando, FL 32803
  6. David Rose – 2111 Gerda Terr., Orlando, FL 32804
  7. David Rasmussen – 3777 N. John Young Pkwy., Orlando, FL 32804
  8. Jeff Schnellmann – 229 Pasadena Place, Orlando, FL 32803
  9. Robert Fournier – 1336 Spokane Ave., Orlando, FL 32803

  Some main concerns presented by the above speakers were:
  a) Tandems are not desired due to not having backyards
  b) Side-by-side duplexes should not be banned
  c) Code amendment too restrictive; will make lots undevelopable
  d) Code amendment infringing on people’s property rights
  e) Homeowner’s need to be notified of changes that affect their properties
  f) Most agree with having an appearance review requirement
  g) A public forum was suggested for more public input.
After further discussion, Board members provided staff with the following feedback:

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<th>Board Member</th>
<th>Feedback</th>
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| Buchanan       | a) Would like further analysis by the City to include what would be the proposed driveway separation as part of the parking code amendment.  
                 b) Would like an explanation as to what would be the landscaping requirements for the front-yard of a development, including all types of family home development. |
| Suarez         | a) Recommended not to restrict the type of development, but rather focus on scaling down the development and reducing the FAR to keep the structure in character with the neighborhood; this would also include single-family homes.  
                 b) In favor of the appearance review requirement.                                                                                                                                               |
| Anderson       | a) In favor of scaling down the development to keep it in character with the neighborhood.  
                 b) In favor of the appearance review requirement.  
                 c) Not in favor of restricting the type of development.  
                 d) In regards to the driveways, there should be a required distance, single-family or not, to allow for on-street parking.  
                 e) Not sure about reducing the FAR – requested to see dimensions in order to determine if the residence would be livable and how the FAR and setbacks would affect the home. |
| Schermerhorn   | a) In agreement with Anderson. Would like to see examples to see how the FAR and setbacks will impact the developments.  
                 b) Recommended an additional forum to allow for open discussion with the residents.                                                                                                                                               |
| Martin         | a) Opposed to limiting the FAR; believes this may result in taking away property by-rights.  
                 b) Would like to see some mechanisms to further enhance the scale and character of the properties.                                                                                                                                               |
| Searl          | a) Encouraged City staff to include in their analysis report the concerns in regards to scale, parking and driveway.                                                                                                                                               |
| Burns          | a) Concerned about the property rights. Recommended City staff to reach out to the property owners for an opportunity to receive more feedback.                                                                                                                                               |
| Tobin          | a) Noted that staff would address the concern in regards to public notices when this case comes before the Board again.  
                 b) Also concerned about property rights. Would like to see examples to determine the impacts of the FAR and setback changes.  
                 c) Why should the residences look like single-family homes when they are not in a single-family district?  
                 d) Would also like further analysis in regards to the driveway.  
                 e) Believes the appearance review requirement is critical and important.                                                                                                                                               |

**ADJOURNMENT**

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 10:45 a.m.

**STAFF PRESENT**

Dean Grandin, AICP, City Planning  
Mark Cechman, AICP, City Planning  
Karl Wielecki, AICP, City Planning  
Holly Stenger, AIA, City Planning  
Ken Pelham, RLA, City Planning  
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Jason Burton, AICP, City Planning  
Fabian de la Esperri, AICP, City Planning  

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