



MUNICIPAL PLANNING BOARD

AGENDA



OCTOBER 20, 2015

MEETING INFORMATION

Location

City Council Chambers

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

Time

8:30 A.M.

Board Members

Jason Searl, Chairperson

Karen Anderson, Vice-Chairperson

Stuart Buchanan

Bakari Burns

Scott Martin

Mark Suarez

Jennifer Tobin

Vacancies (2)

Tyrone Smith (Non-voting)

WELCOME!

We are glad you have joined us for today's meeting. The Municipal Planning Board (MPB) is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All MPB recommendations are subject to final action by City Council. We anticipate the minutes of today's meeting will be presented at the City Council meeting on **November 16, 2015** for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

GENERAL RULES OF ORDER

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairperson recognizes you, state your name and address and speak directly into the microphone. **ROBERT'S RULES OF ORDER** govern the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the MPB Recording Secretary at (407) 246-3365 at least 24 hours in advance of the meeting.

LOCAL PLANNING AGENCY

When acting on items identified with the letters "GMP," the Board is acting in its capacity as the local planning agency, pursuant to and in accordance with Section 163.3174, Florida Statutes.

APPEALS

Items identified with "*" are Legislative matters (policy setting actions) and are to be conducted according to standard public hearing procedures. Appeals of * items must be filed with the City Clerk's office before 5:00 P.M., **MONDAY, October 26, 2015** to schedule an appearance before City Council on **MONDAY, November 16, 2015** in accordance with Chapter 2, Article XXIV, of the City Code.

Items identified with "***" are quasi-judicial matters (implementing actions) and are to be conducted subject to the Florida Supreme Court ruling in Board of County Commissioners of Brevard County v. Snyder. The Board's decision must be supported by "competent substantial evidence." Persons dissatisfied with a board recommendation in such matters may be entitled to a de novo (new) hearing before an independent Hearing Officer in accordance with the provisions of Chapter 2, Article XXXII, of the City Code. A request for a new hearing (appeal) with respect to a "***" item must be filed with the Municipal Planning Board Recording Secretary by 5:00 P.M., **TUESDAY, October 27, 2015**. There is a \$250 non-refundable fee for this appeal. The MPB Recording Secretary is located in the City Planning Division on the sixth floor of City Hall.

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made. Thank you for participating in your government and making Orlando truly "The City Beautiful."

OPENING SESSION

- Determination of a Quorum
- Call to Order
- Pledge of Allegiance
- Consideration of September 15, 2015 Minutes

PUBLIC COMMENTS

- In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. Please fill out a speaker request form and hand it to the Board secretary.

ANNOUNCEMENTS

- Ms. Tatiana Schermerhorn has respectfully resigned her position as Board member. She was appointed in September 8, 2014 and served this Board until her resignation date of October 15, 2015.

CONSENT AGENDA

1. PARRAMORE PS-8 SCHOOL

Applicant:	Tyrone Smith – Orange County Public Schools
Owner:	School Board of Orange County Florida
Location:	North of W. Livingston St., south of W. Amelia St., east of N. Westmoreland Dr., and west of N. Parramore Ave. (<u>±12.94</u> acres).
District:	5
Project Planner (A & B):	Mary-Stewart Droege, (407-246-3276, mary-stewart.droege@cityoforlando.net)
Project Planner (C & D):	TeNeika Neasman, (407-246-4257, teneika.neasman@cityoforlando.net)

A) GMP2015-00040* Future Land Use amendment from Industrial, Residential Low Intensity and Mixed-Use Corridor Medium Intensity to Public, Recreational and Institutional and shift Subarea Policy S.6.1 to exclude subject site;

B) ZON2015-00034** Rezone the property from I-G/T/PH, R-2A/T/PH, R-2B/T/PH and MU-1/T/PH to Public Use with Traditional City and Parramore Heritage Overlays (P/T/PH);

C) CUP2015-00012** Conditional Use Permit for the development of a 329,985 sq. ft. PS-8th grade school, with parking garage, medical clinic and a Boys and Girls Club; and

D) ABN2015-00003* Request to abandon Otey Pl. and a portion of Federal St.

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

2. DAUBERT STREET AND LAKE BALDWIN LANE

Applicant: Rose Melillo – Real Estate Division, City of Orlando

Owner: City of Orlando

Location: North of Daubert St., south of Roush Ave., and east of Maltby Avenue and includes a portion of Lake Baldwin Ln. (±1.88 acres).

District: 3

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

A) ANX2015-00012* Request to annex two parcels and Lake Baldwin Lane right-of-way;

B) GMP2015-00027* Assign the future land use designations of Industrial and Residential Low Intensity; and

C) ZON2015-00024* Assign initial zoning classifications of I-C and R-1 with the aircraft noise (/AN) overlay.

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

3. EWING IRRIGATION

Applicant: Douglas York, President – Ewing Irrigation Products, Inc.

Owner: Ewing Irrigation Products, Inc.

Location: 447 De Leon Ave., north of Old Winter Garden Rd., south of Edna St., and east of De Leon Ave. (±0.42 acres).

District: 5

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

A) ANX2015-00014* Annex the subject property;

B) GMP2015-00030* Amend the future land use designation from Orange County Commercial to Industrial; and

C) ZON2015-00027* Assign initial City zoning of I-G to include the subject property as part of a larger site under common ownership and possible future subdivision.

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

4. STAR COMMUNICATIONS

Applicant: Carl Tutera – Oates Creek, LLC

Owner: Oates Creek, LLC

Location: 3604 W. New Hampshire Ave., south of W. New Hampshire St., east of Parks Oaks Ave., and west of N. John Young Pkwy. (±9.6 acres).

District: 5

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

A) ANX2015-00015* Annex subject property to allow for future communications tower;

B) GMP2015-00031* Assign Future Land Use designation of Industrial; and

C) ZON2015-00028* Assign initial zoning of I-P/W.

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

5. 1730 E. JERSEY AVE.

Applicant: Dee Devane – Ferking Family, LLC
 Owner: Ferking Family, LLC
 Location: 1730 E. Jersey Ave., south of E. Jersey Ave., west of Ivey Lane and north of E. Michigan St. (\pm 0.325 acres).
 District: 4
 Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

A) ANX2015-00016* Annex subject property to allow for future residential and commercial development;

B) GMP2015-00032* Assign Future Land Use designation of Residential Low Intensity and Mixed Use Corridor Medium Intensity; and

C) ZON2015-00029* Assign Initial zoning of R-2A/T and MU-1/T.

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

6. BLACKFIN SHOPPES

Applicant: Javier E. Omana – CPH, Inc.
 Owner: Yates Edgar O TR. & Ackerman Clifton
 Location: West of Narcoossee Rd., north of Tavistock Lakes Blvd., and south of Tyson Rd. (\pm 14.63 acres).
 District: 1
 Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

A) ANX2015-00017* Annex the subject property;

B) GMP2015-00033* GMP amendment to assign the Future Land Use designation of Urban Village and Conservation;

C) GMP2015-00034* GMP amendment to add subject property into the Southeast Orlando Sector Plan Subarea Policy S.35.4; and

D) ZON2015-00030** Initial Zoning of PD to allow for a future mixed-use development.

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

7. 6440 NARCOOSSEE ROAD

Applicant: Michael Oliver – BMR Immobilien 1, LLC
 Owner: BMR Immobilien 1, LLC
 Location: 6440 Narcoossee Rd., west of Narcoossee Rd., north of Bipe Ln., and east of S. Goldenrod Rd. (\pm 8.62 acres).
 District: 1

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

A) ANX2015-00018* Annex the subject property;

B) GMP2015-00035* Assign Future Land Use designation of Office Low Intensity; and

C) ZON2015-00031* Initial zoning of O-1/AN to allow for a future office/residential development.

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

8. WEWAHOOTEE MIDDLE SCHOOL SITE 52

Applicant: Tyrone Smith – Orange County Public Schools

Owner: Moss Park Properties, LTD

Location: North of Wewahootee Rd., south of Dowden Rd., and east of SR 417 (±29.5 acres).

District: 1

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

A) CUP2015-00011** Request for a conditional use permit to allow the development of a 169,000 sq. ft. middle school;

B) MPL2015-00027** Master Plan request for this 2nd phase of development of the Wewahootee PD; and

C) ZON2015-00044** Planned Development amendment request to allow a height of 47 ft.

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

9. FUTURE LAND USE ELEMENT CLARIFICATIONS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2015-00041* a) Amend Future Land Use Element Policy 2.4.5 to allow clustering of density for a master plan;

b) Amend Future Land Use Element Objectives 2.1 & 2.2 to provide a required mix of uses for activity centers and mixed use corridors.

Recommended Action: Approval of the request.

10. NONA AARC PLANNED DEVELOPMENT

Applicant: Vamshi Reddy – AARC Holding, Inc.
 Owner: AARC Holding, Inc.
 Location: 7833 Narcoossee Rd., east side of Narcoossee Rd., between McCoy Rd. and Narcoossee Park Dr. (±9.7 acres).
 District: 1
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

ZON2015-00025**

Initial Zoning request of Planned Development (PD) to develop a phased project consisting of offsite airport parking, a 39,000 sq. ft. family recreation center, a 7-story 140-room hotel, and a 43,500 sq. ft. banquet facility.

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

REGULAR AGENDA**11. I-SQUARE HOTEL, MALL & HELIPAD PD**

Applicant: Brooks Stickler, P.E.
 Owner: International Shoppes, LLC
 Location: 5600 International Dr., southeast corner of S. Kirkman Rd. and International Dr., west of Grand National Dr. (±5.6 acres).
 District: 6
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

ZON2015-00036**

Planned Development (PD) request to facilitate construction of a 23-story (400 ft. tall) 539-room hotel, with ±434,831 sq. ft. of vertical mall retail, restaurant, meeting room, and office space, and with 7-stories of internal parking, for a total gross floor area (GFA) of ± 983,937 sq. ft. (excluding the parking garage, rooftop observation deck and helipad). An increased intensity bonus of 4.0 (not including atrium space) is being requested via the PD request.

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

12. 2911 & 2915 HARRISON AVE. REVERT TO PLAT

Applicant: Kim Foy – Southern Traditions Dev.
 Owner: Camara Home Trust
 Location: 2911 & 2915 Harrison Ave., east side of Harrison Ave., between W. Hazel St. and W. King St. (±0.32 acres).
 District: 3
 Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

SUB2015-00050**

Request to revert-to-plat in order to construct new homes on two (2) existing 50-ft. wide platted lots.

Recommended Action: Denial of the request.

NEW BUSINESS

- None

ADJOURNMENT