MINUTES *** SEPTEMBER 19, 2017

OPENING SESSION

- Chairperson Anderson, called the meeting to order at 8:40 a.m., after determination of a Quorum.

- The meeting was opened with the Pledge of Allegiance.

- Consideration of Minutes for Meeting of August 15, 2017.
  
  Vice-Chairperson Suarez MOVED approval of the Municipal Planning Board Meeting Minutes of August 15, 2017, as written. Board member Burns SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

PUBLIC COMMENTS

- A speaker request was received for item #5 on the Consent Agenda (Philadelphia Ave. & Part of S. Lake Formosa Dr. to Alden Rd. Street Name Change). This item was moved to the Regular Agenda for discussion.

CONFLICT DECLARATIONS

- Timothy Baker – Items #1 (Rosalind and Livingston Residential PD) and #5 (Philadelphia Ave. & Par of S. Lake Formosa Dr. to Alden Rd. Street Name Change)

- Jonathan Huels – Items #1 and #5

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. MOVED TO REGULAR AGENDA – ROSALIND AND LIVINGSTON RESIDENTIAL PD

2. RECOMMENDED APPROVAL, 2338 S. BROWN AVE. AND 1305 PAGE AVE. ANNEXATION

   Applicant: Phil Kruse
   Owner: Sunbeam Investors, LLC
   Location: 2338 S. Brown Ave. and 1305 Page Ave., north of Page St., east of Mayer St. and west of S. Brown Ave. (±0.293 acres).
   District: 4
   Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)
   A) ANX2017-10001* Annex the subject property;
   B) GMP2017-10005* Growth Management Plan amendment to Residential Low Intensity; and
   C) ZON2017-10001** Initial zoning of R-2A/T to allow for the development of two tandem single family homes on 2338 S. Brown Ave. No changes are proposed for 1305 Page Ave.

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

3. RECOMMENDED APPROVAL, MILK DISTRICT STREET BANNERS

   Applicant: City of Orlando
   Owner: N/A
   Location: South of Colonial Dr., east of Bumby Ave., west of Crystal Lake Dr., and north of South St.
   Districts: 2 and 4
   Project Planner: Jason Burton (407-246-3389, jason.burton@cityoforlando.net)
   LDC2017-10006* Add Figure A7 to Chapter 64 – Signs, to add the Milk District as a street pole Banner District.

      Recommended Action: Approval of the request.

4. RECOMMENDED DEFERRAL, TITAN PRIMROSE SELF STORAGE

   Applicant: Marc Stehli – Poulos & Bennett, LLC
   Owner: Colonial Bowling Lanes, Inc.
   Location: 400 N. Primrose Dr., northwest intersection of N. Primrose Dr. and E. Livingston St. (±2.46 acres).
District: 4

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

**MPL2017-10011** Master Plan request for a phased development, with Phase 1 to consist of a 3-story personal storage facility in the AC-3 zoning district.

Recommenended Action: Deferral to the October 17, 2017 MPB Hearing, per Legal’s recommendation. (Due to Hurricane Irma, public schools were closed. For this reason, the notices mailed out were essentially ineffective in this case. As an adversely affected party, Central Florida Leadership Academy did not receive their notice until they reopened, which was less than 24 hours to this meeting).

5. **PULLED TO REGULAR AGENDA – PHILADELPHIA AVE. & PART OF S. LAKE FORMOSA DR. TO (NEW) ALDEN RD. STREET NAME CHANGE**

6. **RECOMMENDED APPROVAL, EASTERLY PART OF CARAVAN CT. TO GRAND NATIONAL DR. STREET NAME CHANGE**

   Applicant/Owner: City of Orlando

   Location: Adjacent to 5847 Caravan Ct., east portion of Caravan Ct., south of Major Blvd., north of Grand National Dr. extension / I-4 flyover (+1.95 acres).

   District: 6

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

   **SNC2017-10003** Request for partial street name change of the easterly portion of Caravan Ct. to Grand National Dr.

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

7. **RECOMMENDED DEFERRAL, POITRAS EAST PD**

   Applicant: Heather Isaacs – Tavistock Development Company

   Owner: City of Orlando/GOAA

   Location: West of Narcoossee Rd., north and east of Boggy Creek Rd., and south of the Lake Nona property (+1,854.32 acres).

   District: 1

   Project Planner: Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)

   A) **GMP2017-00012** Amend Growth Management Plan (GMP) Future Land Use (FLU) map to revise Conservation boundaries;

   B) **GMP2017-00013** Update Subarea Policy S.38.1, including removal of open space requirements; and
C) ZON2017-00011**  Rezone subject property as PD/AN (Planned Development with Aircraft Noise Overlay) to allow 3,196 residential units, 100,000 sq. ft. of non-residential uses, and a school.

Recommended Action: Deferral of the request, per applicant's request.

Board member Burns moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

REGULAR AGENDA

5. RECOMMENDED APPROVAL, PHILADELPHIA AVE. & PART OF S. LAKE FORMOSA DR. TO (NEW) ALDEN RD. STREET NAME CHANGE

Applicant:  Rebecca Wilson – Lowndes Law Firm
Owner:  Ivanhoe Place, LLC
Location:  Adjacent to 1427 Alden Rd., between Virginia Dr. and S. Lake Formosa Dr., and portion of S. Lake Formosa Dr., between Alden Rd. and Philadelphia Ave. (±1.42 acres).
District:  3
Project Planner:  Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

SNC2017-10002*  Request for street name change of Philadelphia Ave. and a portion of S. Lake Formosa Ave. to Alden Rd. (±1,000 linear ft.)

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

This item was presented by Jim Burnett, AICP, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett presented the proposed project, staffs' conditions and recommendation.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Rebecca Wilson, Lowndes Law Firm, 215 N. Eola Dr., Orlando 32801. Ms. Wilson pointed out that the street name request was created from a condition required by City staff to the approved The Yard project, and that her client was just fulfilling that requirement.

The following speaker appeared before the Board as an opponent to the request:

1) Steven Markulin, 1609 Philadelphia Ave., Orlando 32803. – His main concern was that the street name change would cause financial hardship to his business and questioned if the City could provide compensation.

Discussion ensued between the Board members and City staff regarding the need for the street name change and the possibility of compensating the affected business. Staff stated that the street name change was needed to keep continuity on the roads and for public safety purposes. This specific road has 3 different street names and the goal is for the whole corridor to have one street name to eliminate confusion for 911 calls, deliveries, etc. Assistant City Attorney Melissa Clarke noted that the City was not required to compensate due to the street name change, but recommended that Staff investigate if monies or other financial assistance was available to help the affected businesses.

Chairperson Anderson closed the public hearing and opened it up for Board discussion and/or a motion.
Vice-Chairperson Suarez moved APPROVAL of the request, SNC2017-10002, subject to the conditions in the staff report.

Board member Burns requested to add a condition for the City to reach out to affected small businesses for possible compensation assistance.

Vice-Chairperson Suarez amended his MOTION adding the requested condition. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

2. ROSALIND AND LIVINGSTON RESIDENTIAL PD

Applicant: Brooks Stickler, P.E. – Kimley-Horn
Owner: Inversiones Nuevo Stiro SAS
Location: 108 E. Livingston St., southeast corner of N. Magnolia Ave. and E. Livingston St., specifically north of Ridgewood St., west of the Landmark Center II parking garage, south of E. Livingston St., and east of N. Rosalind Ave. (± 1.79 acres)

District: 4

Project Planner (A, D): Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)
Project Planner (B, C): Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)

A) ABN2017-00002* Request to abandon portion of N. Rosalind Ave. right-of-way located between Ridgewood St. and E. Livingston St.

B) GMP2017-10007* Establish Subarea Policy to limit building height along E. Livingston St.

C) GMP2017-10008* Amend future land use to expand a portion of the site to Downtown Activity Center.

D) ZON2017-00014** Rezone the entire subject property, including the abandoned right-of-way, to Planned Development to allow for a 13-story, 389-unit residential building, with ground floor retail and a multi-story parking garage. A density bonus is requested as part of this application.

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

This item was presented by Jacques Coulon, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Coulon presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Wayne Dunkelburger, 2096 Hartz Aly, Orlando 32814. Mr. Dunkelburger spoke about the project and noted that they had already gone through the Appearance Review Board and had two community meetings.

Mr. Coulon also noted that Staff was comfortable with the applicant’s request for parking reduction because there is plenty of public transportation around the subject area, in addition to a decent amount of on street parking on Livingston St.

Chairperson Anderson closed the public hearing and opened it up for Board discussion and/or a motion.
Discussion ensued regarding pedestrian accessibility. The applicant was in agreement with increasing pedestrian accessibility.

Having no other speakers, Chairperson Anderson closed the public hearing.

*Board member Burns moved APPROVAL of the requests, ABN2017-00002, GMP2017-10007, GMP2017-10008, and ZON2017-100014, subject to the conditions in the staff reports. Vice-Chairperson Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.*

8. **CAMBRIA SUITES**

Applicant: Steven Hurowitz – Consolidated Mark Development, LLC  
Owner: Ortel Partners, LLC  
Location: 170 E. Washington St., south side of E. Washington St., west of N. Rosalind Ave., and east of S. Magnolia Ave. (±0.63 acres).  
District: 5  
Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)  
**MPL2017-10009** Master Plan request for the construction of a 155-room hotel.  

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

This item was presented by Katy Magruder, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed project, staffs’ conditions and recommendation. Ms. Magruder and Mr. John Rhoades (Transportation Planning), responded to Board questions. Mr. Rhoades noted that the freight zone was not approved by Transportation and that an agreement needed to be reached prior to the minutes going to City Council.

Mr. Thomas Chatmon, Executive Director of the Downtown Development Board, stated that he was aware of Staff’s conditions for the freight zone, and was comfortable with postponing this item to go to City Council until an agreement has been reached.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Jason Searl, Gray Robinson, 301 E. Pine St., #1400, Orlando. Mr. Searl concurred with Staff and the addendum to meet with Transportation to find a solution prior to going to City Council.

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

1) Father John E. Hamatie, St. George Orthodox Church, 24 N. Rosalind Ave., Orlando 32801. His main concern was the impact a construction of this magnitude would have on his historic church and office buildings which were in such proximity to the subject site.

Mr. Searl handed out a letter of support from the Rosalind Club. He also handed out a response letter which was sent to Father Hamatie addressing his concerns. Mr. Searl noted that as a continued measure of good faith, they have agreed to meet the following conditions requested by Father Hamatie:

A) Conduct a pre-construction, independent/third party survey of the church building to determine the current, existing condition of the Sanctuary.

B) Coordinate project construction schedule within the City of Orlando’s time periods which should not overlap with the weekly Church service times (each Wednesday at 6pm and on Sundays).
C) Conduct quarterly meetings with Father Hamatie (up to 5 meetings), to discuss construction status.

Discussion continued among the Board members, Staff and the applicant regarding the freight zone, trash pick-up, and pedestrian connectivity. Vice-Chairperson Suarez suggested the Transportation Department look into providing a 4-way stop at the intersection of Washington St. and Palmetto Ave., and to also provide pedestrian connection at that intersection.

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

**Vice-Chairperson Suarez moved APPROVAL of the request, MPL2017-10009, subject to the conditions in the staff report and addendum, and the 3 added conditions from Searl’s response letter. Also, this approval will be contingent to reaching an agreement with Transportation prior to this item going to City Council. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

*After the fact Secretary Note: Per the approved motion, an agreement was reached – See Exhibit A attached.*

**OLD/NEW BUSINESS**

- None

**ANNOUNCEMENTS**

- None

**ADJOURNMENT**

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 11 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
Ken Pelham, RLA, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Drogege, 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
Jacques Coulon, City Planning
Wes Shaffer, City Planning
Terrence Miller, City Planning
Christopher DeLoatche, City Planning

Dean Grandin, AICP, Executive Secretary

Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Manuel Osipa, GIS Assistant
Melissa Clarke, City Attorney’s Office
Sarah Taitt, 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
Brian Ford, Housing & Community Dev.
Kim King, Business Development
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities
Mike Rhodes, Economic Development
Thomas Chatmon, DDB

Lourdes Diaz, MPB Recording Secretary
EXHIBIT “A”
(Addendum #2 for Cambria Suites)
In order to meet the conditions of approval set forth in the staff report for MPL2017-10009 at the September 19, 2017, the applicant has met with Transportation and Solid Waste staff to resolve the solid waste collection plans. The following narrative and site plan has been approved by both the Transportation and Solid Waste Departments.

The enlarged Trash Truck Zone is now 44’ in length, which provides enough room for the 37’ long City Trash Truck to extend its fork to full roll-off dumpster pick up position. For the safety of the exiting vehicular hotel guests, an electronic arm bar/gate is included with an optical sensor to prevent any vehicular guests’ exit during the regularly-scheduled City Trash Truck pick-up. Hotel vendors will be required to utilize only the Regulated Freight Zone located in the rear of the Motor Court Finished Entry for any deliveries or pick-ups from the project and standard City “official use” signage is now to be installed along the street-side fronting Washington St. to minimize any misuse of the Trash Truck Zone by other, unauthorized vehicles. Additionally, the Trash Truck Zone will be treated with a 12” wide ribbon curb and appropriate paving treatment to maintain the feel of the surrounding streetscape for this project along Washington St. To lessen the risk for any vehicular grounding upon entry into the project, the ramp up slopes for each of the 3 vehicular access points have also been increased to 6’ in width, with the entry into the Motor Court Finished Entry now being 16’ wide and the exit being 18’ wide to further enhance the pedestrian experience along this side of Washington St.