



MUNICIPAL PLANNING BOARD REVISED

MEETING INFORMATION

Location

City Council Chambers

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

Time

8:30 a.m.

Board Members

Mickey Barkett, Chairman
Maureen Damiani, Vice Chairman
Dean Asher
Barbara Alderman
David Bass
Corina Castillo-Johnson
Roger Chapin
James B. Kelly III
Gregory D. Lee
Kha Le Huu
Billy Newton
Andrew DeCandis (Non-voting)

AGENDA ■ DECEMBER 16, 2008

WELCOME!

We are very 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. The minutes of today's meeting will be presented at the City Council meeting on MONDAY, **JANUARY 12, 2009** 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 Chairman 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) 246-3417 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, DECEMBER 22, 2008** to schedule an appearance before City Council on **JANUARY 12, 2009** 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, DECEMBER 23, 2008**. There is a \$250 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 November 18, 2008 Minutes

CONSENT AGENDA

1. 944 S. ORANGE AVENUE

- Applicant: Scott Martin, 189 S. Orange Ave., Suite 1700, Orlando, FL 32801
- Location: 944 S. Orange Avenue (±1.67 acres)
- District: 4
- Project Planner: Jennifer Moreau (Contact at 407-246-3311 or (Jennifer.Moreau@cityoforlando.net))
- A. CUP2008-00021**** Request for Conditional Use approval to allow a density of 110 du/acre in the MU-2/T zoning district.
- B. MPL2008-00022**** Request for Master Plan approval to allow a mixed-use development with approximately 4,705 sq. ft. of retail, 184 dwelling units, and a 6 story parking garage.
- Recommended Action: Approval of the Conditional Use and Master Plan, subject to the conditions contained in the staff report and addendum.*

2. SEMORAN CELL TOWER

- Applicant: Richard Shirah, Gilly Development, 139 Ibis Cove St., Simmons Island, GA 31522
- Location: 3902 S. Semoran Ave., in the Lake Frederica Center, south of Lake Margaret Drive (±0.11 acres)
- District: 1
- Project Planner: Leo Cruz at 407-246-3292 or (Leo.Cruz@cityoforlando.net)
- CUP2008-00039**** Conditional Use approval to allow a 150 ft. tall communications tower within the AC-1 zoning district.
- Recommended Action: Approval of the Conditional Use, subject to the conditions contained in the staff report.*

3. LAKE HIGHLAND PARK

- Applicant: City of Orlando, 400 S. Orange Ave., Orlando, FL 32801
- Location: North of Lake Highland, west of Ferris Avenue, south of Lake Highland Drive, and east of Highland Avenue (±3.9 acres)
- District: 3

Project Planner: Colandra Jones (Contact at 407-246-3415 or Colandra.Jones@cityoforlando.net)

A. GMP2008-00033* GMP amendment to change the future land use designation from Residential Medium Intensity to Public/Recreational/Institutional.

B. ZON2008-00038** Request to rezone the property from R-3C/T to P/T.

Recommended Action: Approval of the GMP amendment and Rezoning, subject to the conditions contained the staff report.

4. FLORIDA HOSPITAL – HEALTH VILLAGE

Owner: Adventist Health System, 601 E. Rollins Street, Orlando FL 32803

Applicant: Borrón Owen, 301 E. Pine Street, Suite 1400, Orlando FL 32801

Location: East of Interstate 4, north of E. Yale Street south of Hazel Street and west of Loch Haven Park (±121 acres).

District: 3

Project Planner: Elisabeth Holler at 407-246-3408 or Elisabeth.Holler@cityoforlando.net

ZON2008-00033** Request to amend and restate the Florida Hospital PD to allow development of the following:

Medical Office	1,663,266 sq. ft.
General Office	221,760 sq. ft.
Education	382,967 sq. ft.
Retail	140,000 sq. ft.
Hotel	463 rooms
Residential	874 dwelling units

Recommended Action: Approval of the PD amendment, subject to the conditions contained in the staff report.

5. CALVARY ASSEMBLY OF GOD

Applicant/Owner: Gregory Roebuck, Aagaard-Jurgensen, LLC, 5695 Beggs Rd., Orlando, FL 32810

Location: East of Interstate 4, between Par St. and Olgesby Ave. (±36.47 acres)

District: 3

Project Planner: Leo Cruz at 407-246-3292 or Leo.Cruz@cityoforlando.net

ZON2008-00037** Request for an initial zoning of Planned Development for the Calvary Assembly of God Church property.

Recommended Action: Approval of the Planned Development, subject to the conditions contained in the staff report.

6. ORLANDO HEIGHTS APARTMENTS PLANNED DEVELOPMENT

Applicant: Chance Gordy, Real Estate Inverlad, 225 S. Eola Dr., Orlando, FL 32801

Location: North end of Warehouse Rd., northwest of Maguire Blvd. and west of the Koger Executive Center (±19.42 acres)

District: 4
 Project Planner: Jim Burnett (Contact at 407-246-3609 or (James.Burnett@cityoforlando.net))

ZON2008-00036**

Request for a rezoning from P to PD to allow ±450 multifamily dwelling units.

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

S1. DUVAL SUBDIVISION

Owner: Michael Justin Duval, 741 Cordova Drive, Orlando, FL 32804

Location: 741 Cordova Drive, east of N. Westmoreland Drive and north of W. Colonial Drive (±0.12 acres)

District: 3

Project Planner: Lillian Scott at 407-246-3406 (Lillian.Scott@cityoforlando.net)

SUB2008-00054***

Request for minor subdivision approval with modifications of standards to reduce the required lot depth and principal building setbacks for a single-family lot in the R-2A/T zoning district.

Recommended Action: Approval of the Minor Subdivision, subject to the conditions contained in the staff report.

REGULAR AGENDA**7. 600 WILKINSON STREET**

Owner: 600 Wilkinson, LLP, 901 Via Lugano, Winter Park, FL 32789

Applicant: James Johnson, 300 S. Orange Ave. Suite 1000, FL 32801

Location: 600 Wilkinson St., southeast of the intersection of Orange Ave., Wilkinson Street, and Clay Ave. (±1.0 acres)

District: 3

Planner: Jenny Wheelock (Contact at 407-246-3145 or (Jenny.Wheelock@cityoforlando.net))

CUP2008-00020**

Request for a Conditional Use approval to allow a drive-through commercial bank in the MU-1/T zoning district.

Recommended Action: Approval of the Conditional Use, subject to the conditions contained in the staff report.

OTHER BUSINESS**8. EDGEWATER DRIVE VISION TASK FORCE RECOMMENDATIONS**

Location: Properties fronting Edgewater Drive between Par Street and Oak Street.

District: 3

Planner: Jason Burton (Contact at 407-246-3389 or (Jason.Burton@cityoforlando.net))

Recommended Action: Forward recommendations from the Edgewater Drive Vision Task Force to the City Council, allowing staff to prepare appropriate Growth Management Plan subarea policies and Land Development Code amendments, consistent with the Task Force recommendations.

OTHER BUSINESS

Update regarding status of appealed MPB cases

ADJOURNMENT