



MUNICIPAL PLANNING BOARD

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 ■ NOVEMBER 18, 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, DECEMBER 15, 2008** 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, NOVEMBER 24, 2008** to schedule an appearance before City Council on **DECEMBER 15, 2008** 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, NOVEMBER 25, 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 October 21, 2008 Minutes

CONSENT AGENDA

1. EDGEWATER HIGH SCHOOL

Applicant: Tyrone Smith, Orange County Public Schools, 445 W. Amelia St., Orlando, FL 32801

Location: West side of Edgewater Drive, south of Maury Rd. and north of W. Hazel St.

District: 3

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

CUP2008-00035** Request for Conditional Use approval to allow the renovation and expansion of the existing Edgewater High School. (±61 acres)

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

2. AMERICAN WORKFORCE TEMPORARY LABOR

Owner: Lennie Barrett, 11323 Inwood Ct., Orlando FL 32837

Applicant: Robert Cassera, 160 Broadway 15th floor, New York, NY 10038

Location: 1120 S. Division Ave. (west side of street, across from Columbia St.) (±0.14 acres)

District: 4

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

CUP2008-00022** Request for Conditional Use approval to allow a Temporary Labor office in the I-G/T zoning district.

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

3. COUNTRY CLUB OF ORLANDO

Applicant: Jesse Graham, President, 1601 Country Club Dr., Orlando, FL 32804

Location: West side of N. Orange Blossom Trail, north of Spring Lake (±166.2 acres)

District: 3

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

CUP2008-00036** Request for Conditional Use approval to allow a new maintenance facility and other accessory structures at an existing Golf Course/Country Club within the R-1AA/T, R-1AA and R-1AA/RP zoning districts.

Recommended Action: Approval, 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: North of E. Yale Street, east of Interstate 4, south of Wilkinson Street and west of Camden Road (±96 acres).
 District: 3
 Project Planner: Elisabeth Holler at 407-246-3408 or (Elisabeth.Holler@cityoforlando.net)

A. DRI2007-00003* Request for approval of a substantial deviation to the Florida Hospital DRI, changing the name of the DRI to Health Village and increasing the amount of development allowed under the development program.

B. GMP2008-00013* Request for approval of a GMP amendment to change the future land use designations within the Florida Hospital DRI from Urban Activity Center, Mixed Use Corridor Medium Intensity, Office Medium Intensity, Residential Medium Intensity and Residential Low Intensity to Urban Village.

C. GMP2008-00014* Request for approval of a GMP amendment adding Future Land Use Subarea Policy S.13.5 to establish parameters for development within the Urban Village future land use designation.

Recommended Action: Approval of A, B and C, subject to the conditions contained in the staff report.

5. **DOUGLAS GRAND INTERNATIONAL**

Applicant/Owner: Douglas Hoeksema, 101 S. New York Ave., Ste. 210, Winter Park FL 32789
 Location: Northeast corner of the intersection of Adriana Ave. and Altamira Drive (±16.55)
 District: 6
 Project Planner: Jenny Wheelock (Contact at 407-246-3609 or (Jenny.wheelock@cityoforlando.net))

MPL2008-00029** Request to renew a previously approved Master Plan for a mixed-use project of ten buildings with 1,750 multi-family dwelling units and/or time-share units, 800 hotel units, and 100,000 sq. ft. of ground-level commercial space in the AC-3/SP zoning district.

Recommended Action: Approval, subject to the conditions contained in the staff report and all conditions associated with the previous Master Plan approval (see MPL2006-00028).

6. PAVLIK OFFICE

Applicant/Owner: Dr. Daniel Pavlik, RLC Business, Inc., 2109 Tuscarora Trail, Maitland, FL 32751
 Location: 2014 S. Orange Ave., between Esther St. and Harding St.
 District: 4
 Project Planner: Leo Cruz (Contact at 407-246-3292 or (Leo.Cruz@cityoforlando.net))

MPL2008-00030**

Request for Master Plan approval, with an intensity bonus of 0.13 FAR, to allow a 9,065 sq. ft. office and retail building in conjunction with an existing 9,124 sq. ft. office building at an overall intensity of 0.63 FAR.

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

7. BOCA CLUB PD AMENDMENT

Applicant: Robert B. Frincke, Orlando Neighborhood Improvement Corporation, 101 S. Terry Rd. Orlando, FL 32805
 Location: 3114 C.R. Smith Street west of John Young Parkway and north of Orange Center Blvd.
 District: 6
 Project Planner: Lillian Scott (Contact at 407-246-3406 or (Lillian.Scott@cityoforlando.net))

ZON2008-00032**

Request to amend the Boca Club PD by converting one residential dwelling unit into program space for after-school activities.

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

8. PRINCETON/SMITH

Applicant: James W. Kersey, Real Estate Collaborative, LLC, 722 Vassar St. Orlando, FL 32804
 Location: Southeast corner of W. Smith St. and Edgewater Dr. in the College Park neighborhood (±1.74 acres)
 District: 3
 Project Planner: Jenny Wheelock (Contact at 407-246-3145 or (Jenny.Wheelock@cityoforlando.net))

ZON2008-00034**

Request for a rezoning from PD/T/SP/AR/W and PD/T/W to AC-1/T/SP/AR/W, AC-1/T/W, and R-2A/T/W.

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

9. 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.

REGULAR AGENDA

10. LANDMARK DESIGNATIONS

Applicant: Sue Macnamara, 1623 E. Washington St., Orlando, FL 32803

Location: 528 E. Washington St., 538 E. Washington St., 512 East Washington St., 522 E. Washington St., 20 N. Eola Dr.

District: 4

Project Planner: Richard Forbes (Contact at 407-246-3350 or (Richard.Forbes@cityoforlando.net))

A. HPB2008-00084** Request to designate 528 E. Washington St. as an Orlando Historic Landmark.

B. HPB2008-00085** Request to designate 538 E. Washington St. as an Orlando Historic Landmark.

C. HPB2008-00101** Request to designate 512 E. Washington St. as an Orlando Historic Landmark.

D. HPB2008-00102** Request to designate 522 E. Washington St. as an Orlando Historic Landmark.

E. HPB2008-00103** Request to designate 20 N. Eola Dr. as an Orlando Historic Landmark.

Staff Recommendation to Historic Preservation Board (HPB): Approval of A, B, and C. Denial of D and E.

HPB Recommendation to MPB: Denial of A, B, C, D and E.

11. 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, subject to the conditions contained in the staff report.

12. **MINOR LDC AMENDMENTS**

Applicant: City of Orlando, 400 S. Orange Ave., Orlando, FL 32802

Location: City-Wide

District: All

Project Planner: Jason Burton (contact at 407-246-3389 (Jason.Burtont@cityoforlando.net))

LDC2008-00229***

Request for approval of the following city-initiated Land Development Code amendments: 1) amending regulations for boat docks; 2) effective dates of variances; 3) setbacks for mechanical equipment; 4) setbacks for porches in street side yards; 5) Conditional Use Permit requirements; 6) allowable window materials in Historic Preservation Districts; 7) effective dates of Historic Preservation Certificates of Appropriateness; 8) deletion of the Parramore Village Special Plan; 9) allowing repairs to legal non-conformities due to Natural Disasters and Acts of War; 10) changes to the definition of Substantial Improvement; and 11) modifications to the Land Development Code Amendment process.

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

OTHER BUSINESS

- Update regarding status of appealed MPB cases

ADJOURNMENT