



MUNICIPAL PLANNING BOARD/LOCAL PLANNING AGENCY

MEETING INFORMATION

Location

City Council Chambers

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

Time

8:30 a.m.

Members Present

Mickey Barkett, Chair	[10/0]
Maureen Damiani, V. Chair	[10/1]
David Bass	[10/0]
Dean Asher	[10/2]
Gregory D. Lee	[10/1]
Barbara Alderman	[10/1]
Billy Newton Left at 9:50 a.m.	[10/3]
Corina Castillo-Johnson Arrived at 8:43 a.m.	[9/1]
Scott Martin	[3/0]
Myra Monreal	[1/0]

Members Absent

Roger Chapin	[10/1]
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MINUTES ■ JULY 21, 2009

OPENING SESSION

- Mickey Barkett, Chairman, called the meeting to order at 8:30 a.m.
- The meeting was opened with the Pledge of Allegiance.

CONSIDERATION OF JUNE 16, 2009 MINUTES

Maureen Damiani MOVED approval of the June 16, 2009, Municipal Planning Board Minutes. Gregory Lee SECONDED the motion.

The motion to approve the minutes was VOTED upon and PASSED by unanimous voice vote.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda and noted that item 2, Downtown Outlook, GMP2009-00012 is being deferred. Also, both of the following items have an addendum and were moved to the Regular Agenda for discussion:

- Item 4, OUC/Lake Highland, ZON2009-00011
- Item 7, Waterview Landing Senior Living, MPL2009-00007

Scott Martin, a board member, noted a conflict of interest on item 3, Best Western Movieland Hotel, and filed the appropriate form for the record.

1. HARTMANN GMP/REZONING

Applicant: Jennifer Walter, 1317 Bonneau Blvd, Christmas, FL 32709

Owner: Horst Hartmann, c/o Joe Walter, 1317 Bonneau Blvd, Christmas, FL 32709

Location: South of Old Winter Garden Road, west of Silverton Street, east of Mission Road, and north of Edgemoor Street. (±1.64 acres)

District: 5

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

A. GMP2009-00011* GMP amendment to change the future land use designation from Industrial to Office Low Intensity.

B. ZON2009-00010** Rezone the subject property from I-G to O-1.

The Public Hearing for these items were advertised in the local newspaper and courtesy notices were mailed to property owners within a 400 ft. radius of the subject property. These items were recommended for approval, subject to the conditions contained in the staff report.

2. DOWNTOWN OUTLOOK

Applicant: Community Redevelopment Agency, 400 S. Orange Ave. Orlando FL 32802

District: City Wide

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

GMP2009-00012* Determination that the revised Downtown Outlook conforms with the Growth Management Plan.

Recommended Action: Deferred

3. BEST WESTERN MOVIELAND HOTEL

Applicant: Jim Hall, 225 E. Robinson St.Ste. 300, Orlando, FL 32801

Owner: Show Lei Cheng, 6233 International Dr. Orlando, FL 32819

Location: 6233 International Drive (±5.1 acres)

District: 6

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

MPL2009-00008** Master Plan approval to expand an existing hotel site to include a new 14-story tower with 166 hotel rooms, a four-level parking structure and 10,000 sq. ft. of hotel meeting space.

The Public Hearing for this item was advertised in the local newspaper and courtesy notices were mailed to property owners within a 300 ft. radius of the subject property. This item was recommended for approval, subject to the conditions contained in the staff report.

5. PARK LAKE PRESBYTERIAN CHURCH

Applicant: Susan Gantt, AIA Architects Design Group, Inc., 309 E. Colonial Dr., Orlando, FL 32801

Owner: The Park Lake Presbyterian Church Inc., 309 E. Colonial Dr., Orlando, FL 32801

Location: West side of Highland Ave. and east of Irma Ave. (1.54 acres)

District: 4

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

ZON2009-00008**

Rezoning from MXD-2/T and O-3/T to PD/T to allow the conversion of an existing motel into church-related Public Benefit Uses.

The Public Hearing for this item was advertised in the local newspaper and courtesy notices were mailed to property owners within a 400 ft. radius of the subject property. This item was recommended for approval, subject to the conditions contained in the staff report.

6. TRADITIONS BANK/OFFICE

Applicants: Robert Harding, Esq., Railey & Harding, P.A., 20 N. Eola Dr., Orlando, FL 32801

Owner: The Park Lake Presbyterian Church Inc., 309 E. Colonial Dr., Orlando, FL 32801

Location: North side of E. Colonial Dr., west of Highland Ave. (±0.36 acres)

District: 4

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

ZON2009-00009**

Rezoning from O-3/T to PD/T to allow a bank with drive-thru and second story offices.

The Public Hearing for this item was advertised in the local newspaper and courtesy notices were mailed to property owners within a 400 ft. radius of the subject property. This item was recommended for approval, subject to the conditions contained in the staff report.

After the review, Gregory Lee MOVED approval of the revised Consent Agenda, items 1, 2, 3, 5, and 6. Rev. Billy Newton SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.

REGULAR

4. OUC/LAKE HIGHLAND PD

Applicant: City of Orlando, 400 S. Orange Ave., Orlando, FL 32802 and Rich Unger, MSCW, Inc., 4750 New Broad St., Orlando, FL 32814

Owner: City of Orlando, 400 S., Orange Ave. Orlando, FL 32802 & Lake Highland Prep. School, 901 Highland Avenue, Orlando, FL 32803

Location:	Generally north of Weber St. and Lake Highland Dr., east of Marks St. and Alden Rd. south of Brookhaven Dr., west of Ferris Ave., and 4 lots east of Ferris Ave. (±26.29 acres)
District:	3
Project Planner:	Leo Cruz at 407-246-3292 or (Leo.Cruz@cityoforlando.net)
ZON2009-00011**	<p>Planned Development amendment to redistribute the location of various commercial, residential, office and recreation uses within the boundaries of the PD.</p> <p>The Public Hearing for this item was advertised in the local newspaper and courtesy notices were mailed to property owners within a 400 ft. radius of the subject property. This item was recommended for approval, subject to the conditions contained in the staff report and addendum.</p>

Leo Cruz, project planner, gave an overview of the request using an overhead projector, and highlighted the following:

- Location
- Current zoning and future land use within Subarea Policy S.14.5
- History
- PD Amendment
 - Tract B to be used for future redevelopment of the Lake Highland Preparatory School and O'Meara Sports Complex
 - Parking plan provided for student and visitor parking
- Allowable uses and default zoning chart for tracts A, B, C, D and E
- Lake Highland Preparatory (LHPS) currently in Phase 1
 - Submitted plans for repairs to existing parking lot and clearing land
- Phase 2 to include
 - Addition of Dinky Line Trail
 - Development of the Ballpark and Maintenance Bldg.
- Phase 3
 - Alignment of Alden Rd and Lake Highland Dr.
 - LHPS redesign parking lot
 - Relocation of softball field
 - Gymnasium (maybe sooner depending on funding)

Jeff Arms, CIP Transportation Manager, serving as the Lead Transportation Review Coordinator on the Dinky Line project, highlighted four main points:

- Intersection at Highland Ave. and Lake Highland Drive
 - Improvement for LHPS parking lot access
- Dinky Line Trail
 - LHPS to provide trees on both sides of trail, unless power lines prohibit
- Neighborhood Traffic Management
 - Parking lot entrances are orientated along roadways to minimize cut-through traffic
 - City working with representatives of the neighborhood to improve traffic on Lake Highland Drive
 - Possible re-bricking Lake Highland Drive
 - Striping of the on street parking, immediately adjacent to Lake Highland Drive (next to school property)

- Alden Rd. Extension
 - Preserve portion of Alden ROW for transit

Leo Cruz further stated that staff is recommending approval of the proposal, subject to the conditions listed in the staff report and addendum that was distributed this morning.

Richard Unger, MSCW Inc., representing Lake Highland Preparatory School, addressed the board and concurred with staff's recommendation of approval.

Gordon Spears, 1626 Baltimore Avenue, noted that he has no objections to the schools proposal or the O'Meara Sports Complex, however does object to parcel A, not including future public parking. Further, stating that there is a shortage of public parking along the commercial district of Orange Avenue. The school has offered to lease space to the merchants, but there is still a shortage of public parking for customers visiting the businesses.

Kyle Shephard, Assistant City Attorney, noted that tract A is jointly owned by the City of Orlando and Orlando Utilities Commission (OUC) and recommends that no additional conditions be placed on tract A at this time. The City and OUC will examine closer when the project comes back for a specific parcel master plan, at that time there will be a more concrete proposal. In addition, there is a condition in the Chapter 58 of the Land Development Code that would allow for a temporary use permit to be issued for temporary parking on tract A, if that is what OUC and the City negotiated with local business owners.

Don Powell, 645 Terrace Blvd., spoke on his own behalf as a proponent of the request. However, noted concerns regarding orange barricades at the intersection of Ferris Ave. and Lake Highland Drive.

Mr. Arms agreed to contact Mr. Powell regarding the temporary barriers and provide him contact information to the neighborhood traffic staff.

Gayley Lauteria, 746 Terrace Blvd., spoke as an opponent of the proposal and ask the board to require LHPS to plant several large trees and a variety of size and species to help protect the balance of the wildlife habitat.

Vicky Brown, 709 Lake Highland Dr., spoke and expressed concerns regarding the lighting on the ball fields and the time in which lighting is allowed. Ms. Brown asked the board to consider the following condition for lighting: "The lights on the playing field for practices, games or other activities will not be used prior to 8:00 a.m. in the morning and will be turned off by 8:30 p.m." Ms. Brown also expressed concerns regarding pedestrians parking in the neighborhood streets for closer access to the fields and submitted pictures for the record.

Gretchen Boyd, 1036 Terrace Blvd., spoke as an opponent of the proposal and summarized concerns regarding light and noise pollution from the ball fields. Also, severe traffic issues on Marks St. and Highland Dr.

Laina Shockley, 2517 E. Washington St., owner of restaurant at 1235 N. Orange Ave., described the lack of parking on Orange Ave. between Alden Rd. and Virginia Dr. Ms. Shockley asked the board to consider tract A for additional public parking.

Warren Hudson, 914 N. Eola Dr., President of Lake Highland Preparatory School, addressed comments made earlier by highlighting the following:

- 95 trees will be planted, 60 are live oak and 35 are crepe myrtles
 - City has agreed to trees which are 2 – 2 ½ inch diameter in size
- Emergency access will be on the western end of the property and 1,300 linear ft. of sidewalk has been installed for pedestrian use with access off of Lake Highland Dr.
- Lights on the fields were replaced 2 years ago with new technology lighting with reduced glare
- Agreeable to the condition of the 9:30 p.m. lights out, except for games that go into extra innings; and early morning hours of 6:00 a.m. would be acceptable.

Gregory Lee MOVED approval of ZON2009-00011, with the following modification to the conditions in the staff report on page 15, item #16 be deleted and the following language inserted: At the Lake Highland Preparatory School

O'Meara Sports Complex, no sporting event shall start later than 7:00 p.m. All events and practices shall end and lights turned off by 9:30 p.m. however, in the event that a baseball game should extend to extra innings, said game may continue beyond 9:30 p.m. until it is concluded.

David Bass SECONDED the motion.

A board member raised the question as to where school buses were going to be parked once the new gymnasium and parking area was constructed.

Warren Hudson, responded by noting that there is currently an excess of parking and explained that when the gymnasium was completed in phase 3 the bus parking would be moved to the student parking lot.

David Bass asked Mr. Lee if a consideration of an early morning condition could be added to the motion.

Gregory Lee amended the motion to state the following: At the Lake Highland Preparatory School O'Meara Sports Complex, no sporting event shall start later than 7:00 p.m. All sporting events and practices shall end and lights turned off by 9:30 p.m. however, in the event that a baseball game or softball game should extend to extra innings said game may continue beyond 9:30 p.m. until it is concluded. In addition, no sporting event, practice or other event with lights shall begin prior to 6:00 a.m. David Bass SECONDED the amended motion, which was voted upon and PASSED by unanimous voice vote.

A ten minute recess was taken and the meeting began again at 10:30 a.m.

7. WATERVIEW LANDING SENIOR LIVING

Applicant: Robert Ansley, 101 S. Terry Ave., Orlando FL 32805
 Owner: Dave Lundberg, 2575 Technology Dr. Orlando, FL
 Location: 2575 Technology Drive (11.4 acres)
 District: 3
 Project Planner: Lillian Scott 407-246-3406 or (Lillian.Scott@cityoforlando.net)

MPL2009-00007**

Request for Master Plan approval to allow a 99-unit senior living facility with associated parking and storm water facilities on a site with multiple zoning district designations.

The Public Hearing for this item was advertised in the local newspaper and courtesy notices were mailed to property owners within a 300 ft. radius of the subject property. This item was recommended for approval, subject to the conditions contained in the staff report and addendum.

Lillian Scott, project planner, noted that this request was deferred from the June, Municipal Planning Board Meeting and gave a brief overview and update of the project, using overhead visuals highlighted the following:

- Master Plan request
 - 11.4 acre site is within the Orlando Executive Center Plat and is split between three different zoning districts
 - 99 age restricted (55+) affordable residential units, in a three story building
 - Approximately 100 surface parking spaces
 - Storm water ponds
 - Large Conservation and drainage area
- Applicant met with the surrounding neighbors on June 24, 2009 and July 17, 2009
 - Discussed elevations and landscape plans

- Development Plan
- Front Elevations and Rear Elevations
 - Additional transparency will be added to the rear elevation
- Staff recommendation of approval, subject to the conditions in the staff report

Robert Ansley, 101 S. Terry Ave., Orlando, FL, applicant and President of the Orlando Neighborhood Improvement Corporation, noted that the lower rear elevation will have more windows on the ground level.

Vicki Vargo, 3800 Winged Foot Ct., Orlando FL, Attorney representing Spring Lake Neighborhood Association, addressed the Board to request three additional conditions and of approval:

- Drainage
 - Diverter from large retention pond into the green conservation area for storm water purposes
- Fencing along the entire north and eastern property line
- Developers Agreement with the City regarding traffic on N. Texas Ave.

Doug Kelly, GAI Consultants, 301 E. South St., addressed the board and explained how the drainage from the larger pond would drain into the smaller pond then into the conservation area, and this would be done in accordance with the Water Management District's approval.

Barry Metcalf, 1834 Biscayne Dr., spoke as a proponent of the request, on behalf of the Spring Lake Homeowners Association.

David Lundberg, 2611 Technology Dr. spoke on behalf of Caryl Mcalpin, as a proponent of the request, and read a letter to the board which was submitted for the record.

Karen Consalo, Office of Legal Affairs, recommended that the Board not require a third party Developers Agreement, however, restricting vehicular access to Texas Avenue could be added as a condition of approval.

Gregory Lee MOVED approval of MPL2009-00007, with the condition that there is an inclusion of a diverter on the large retention pond north of the structure on the landscape plan consistent with testimony and the Water Management District; fencing to extend along the northern & eastern property lines; and restrict vehicular access to Texas Avenue. Maureen Damiani SECONDED the motion, which was voted upon and PASSED by a unanimous voice vote.

OTHER BUSINESS

- **Selection of Nominating Committee** – Mickey Barkett, Maureen Damiani, Barbara Alderman will serve on the Nominating Committee with Ms. Barkett as Chairman.
- **City Attorney** – Karen Consalo announced her resignation and noted that Kyle Shephard will be taking her place.
- **Introduction of new MPB Member** – Myra Monreal

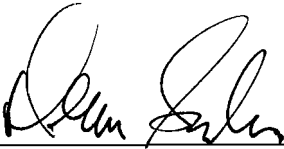
ADJOURNMENT

The meeting adjourned at 10:55 a.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mary-Stewart Droege, City Planning
Mark Cechman, AICP, City Planning
Jim Burnett, City Planning
Jason Burton, Chief Planner
Elisabeth Holler, AICP, City Planning
Angela Abrusci, City Planning
Charles Brown, Transportation Planning
Lakisha Hull, City Planning
Keith Grayson, Office of Permitting
Jeff Arms, Transportation Planning
Jenny Wheelock, City Planning
Leo Cruz, City Planning

Ken Pelham, RLA, City Planning
Malisa McCreedy, Parks and Recreation
Karl Wielecki, City Planning
Pauline Eaton, Economic Development
Nancy Jurus-Ottini, Transportation Planning
Karen Consalo, City Attorney's Office
Linda Rhinesmith, AICP, City Planning
Lillian Scott, City Planning
Maryann Bonk, Orlando Police Dept.
Holly Stenger, City Planning
Tamaya Huff, Housing Dept.
Kyle Shephard, City Attorney's Office
Stuart Wraight, City Planning



Dean Grandin, AICP, Executive Secretary



Kathy Stickle, Municipal Planning Board Secretary