



MUNICIPAL PLANNING BOARD

AGENDA □ October 20, 2009

MEETING INFORMATION

Location

City Council Chambers

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

Time

8:30 A.M.

Board Members

David Bass, Chairman

Maureen Damiani, Vice
Chairman

Dean Asher

Barbara Alderman

Mickey Barkett

Corina Castillo-Johnson

Christopher Gardner

Gregory D. Lee

Scott Martin

Billy Newton

Myra Monreal

Andrew DeCandis (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 **MONDAY, NOVEMBER 16, 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) 246-3365 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, 2009** to schedule an appearance before City Council on **NOVEMBER 16, 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, OCTOBER 27, 2009**. 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 September 15, 2009 Minutes

NEW BUSINESS

- Awards and Presentations – Presentation of Resolution to Kha Le-Huu and Roger Chapin extending thanks for their commitment and service to the board

CONSENT AGENDA

1. 111 N. SUMMERLIN

Applicant: Joyce Adams, Creative Designs

Owner: Vintage Ventures, Inc. (Kim and Gary Farber)

Location: 111 N. Summerlin Ave., between E. Washington St. and Hill Ave. in the Thornton Park Neighborhood (±0.13 acres).

District: 4

Project Planner: Leo Cruz at (407-246-3292, Leo.Cruz@CityofOrlando.net)

CUP2009-00015

Conditional Use Permit to allow for a group assembly use within the Veranda PD.

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

2. CENTER OF COMMERCE AT ORLANDO- NOPC

Applicant: Miranda Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, PA

Owner: Principal Development Investors, LLC

Location: Subject site is located north of Seaboard Road, south of S. Lake Orlando Parkway, east of Coastline Drive and west of Eunice Avenue (±257.4 acres).

District: 3

Project Planner: Mary-Stewart Droege (407-246-3267, Mary.Droege@cityoforlando.net)

DRI2009-00001

Approval of a Notice of Proposed Change (NOPC) for the Center of Commerce at Orlando Development of Regional Impact (DRI) to incorporate the following:

- a. Amend the development order to address the results of a monitoring and modeling transportation study and allow the development to proceed into Phase 3; and,

- b. Add new conditions to address the responsibilities of parcel developers.

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

3. CROWNTREE APARTMENTS GMP AMENDMENT

Applicant: Richard W. Unger, MSCW, Inc.
 Owner: Crown Lakes, LLC
 Location: The property is located north of LeeVista Boulevard, east of S. Econlockhatchee Trail, and west of the Central Florida Greenway (±16.29 acres)
 District: 1
 Project Planner: Colandra Jones (407-246-3415, Colandra.Jones@cityoforlando.net)

GMP2009-00023

GMP amendment to change the future land use designation from Urban Activity Center to Office Medium Intensity.

GMP2009-00024

Amend Future Land Use Subarea Policy S.39.1 to revise the development program for the Crowntree Lakes Planned Development.

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

4. LAKE OF THE WOODS' BICYCLE AND PEDESTRIAN PATH

Applicant: The City of Orlando
 District: Citywide
 Project Planner: Mary-Stewart Droege (407-246-3276, Mary.Droege@cityoforlando.net)

GMP2009-00028

- A. Amend Transportation Element Figure TE-49, *City of Orlando Planned Bikeway-2030*, to depict a proposed off-street dual use facility around Lake of the Woods; and
- B. Amend Recreation and Open Space Element Figure R-20A, *City of Orlando Recreation Trails and Greenway Network*, to be consistent with the proposed changes to Figure TE-49.

Recommended Action: Approval.

5. HOLDEN PARRAMORE NEIGHBORHOOD-FUTURE LAND USE SUBAREA POLICY S.6.1

Applicant: The City of Orlando
 Location: Future Land Use Subarea Policy S.6.1 applies to property that is generally located north of Gore Street, south of W. Church Street, east of South Orange Blossom Trail and west of I-4.
 District: 5
 Project Planner: Mary-Stewart Droege (407-246-3276, Mary.Droege@cityoforlando.net)

GMP2009-00027

Move the boundary of Future Land Use Subarea Policy S.6.1 to further define locations where Public, Recreational and Institutional uses are allowed in the Holden Parramore Neighborhood.

Recommended Action: Approval

6. RANDAL PARK

Applicant: Jim Willard, Shutts & Bowen

Owner: Colonial Properties Services, Inc.

Location: The southwest corner of the Central Florida Greenway (SR417) and the Beachline (SR 528) (±687 acres)

District: 1

Project Planner: Elisabeth Holler (407-246-3408, elisabeth.holler@cityoforlando.net)

GMP2009-00025

A. Change the future land use designations from Urban Village and Conservation to Community Activity Center, Office Medium Intensity and Conservation.

B. Move the boundary of Subarea Policy S.35.4 to exclude the subject property.

GMP2009-00026

Add Subarea Policy S.35.6 to address maximum development for the property.

ZON2009-00018

Rezone the property from PD (Randal Park Planned Development) to AC-1, O-2 and C.

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

7. GMP POLICIES FOR DRI-LEVEL DEVELOPMENT

Applicant: City of Orlando

Location: Citywide

District: All

Project Planner: Elisabeth Holler (407-246-3408, elisabeth.holler@cityoforlando.net)

GMP2009-00029

Add Future Land Use Policies 1.3.5 and 1.3.6 to establish the approval process for developments that exceed 120% of the threshold for a Development of Regional Impact (DRI).

Recommended Action: Approval.

OTHER BUSINESS

- Presentation regarding Board procedures

ANNOUNCEMENTS

ADJOURNMENT