



MUNICIPAL PLANNING BOARD

MINUTES



SEPTEMBER 16, 2014

MEETING INFORMATION

Location

City Council Chambers

2nd Floor, City Hall

One City Commons

400 South Orange Avenue

Time

8:30 a.m.

Members Present

Jennifer S. Tobin, Chairperson
[12/12]

Jason Searl, Vice-Chairperson
[11/12]

Stuart Buchanan [11/12]

Bakari Burns [9/12]

Scott Martin, [10/12]

Vacant (2)

Tyrone Smith, OCPS – Non-Voting [9/12]

Members Absent

Karen Anderson [10/12]

Scott Skidelsky [10/12]

OPENING SESSION

- ♦ Jennifer Tobin, Chairperson, called the meeting to order at 8:36 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of August 19, 2014.

Board member Burns MOVED approval of the Municipal Planning Board Meeting Minutes of August 19, 2014, as written. Board member Martin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Item #12 – Ace Café Orlando PD (ZON2014-00019) was moved to the Consent Agenda. Applicant requested deferral.

PUBLIC COMMENTS

- ♦ Speaker requests were received for item #3-Staff Zone Temporary Labor (CUP2014-00014) on the Consent Agenda. The item was pulled to the Regular Agenda for discussion.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED DEFERRAL, LINGO LANE PROPERTIES

| | |
|--------------------------|--|
| Applicant: | Richard Frucci – Lingo Lane LLC |
| Owner: | Lingo Lane LLC |
| Location: | 2810 Lingo Ln., located south of Pershing Ave. and west of Lingo Ln. (±3.937 acres). |
| District: | 2 |
| Project Planner: | Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net) |
| A) ANX2014-00014* | Annex the subject property; |
| B) GMP2014-00020* | Assign the Residential Low Intensity future land use designation; and |
| C) ZON2014-00020* | Initial zoning of R-3A/AN. |

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

2. RECOMMENDED APPROVAL, LAKE FREDRICA PUBLIX

Applicant: Paul Frahm – Bruce Strumpf, Inc.

Owner: Thomas Cannon III – FWI 2, LLC

Location: 4048 S. Semoran Blvd., located north of Pershing Ave., east of Dixie Belle Dr., west of S. Semoran Blvd., and south of Lake Margaret Dr. (±12.41 acres).

District: 1

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

CUP2014-00012** Conditional Use Permit request to allow a pharmacy drive-through lane for a redeveloped Publix supermarket.

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

3. STAFF ZONE TEMPORARY LABOR – MOVED TO REGULAR AGENDA**4. RECOMMENDED APPROVAL - WASHINGTON SHORES COMMUNITY GARDEN**

Applicant: Samantha Wallace

Owner: Christopher and Tamesha Wallace

Location: 945 Wooden Blvd., located north of Rogers Dr., south of Spaulding Rd., east-side of Wooden Blvd., and west of Bethune Dr. (±0.29 acres).

District: 6

Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

CUP2014-00018** Conditional Use Permit to allow a Community Garden on a private single-family residential lot.

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

5. RECOMMENDED APPROVAL - AIR-MED (FLU POLICY 4.1.9)

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

GMP2014-00022* Amend Future Land Use Element Policy 4.1.9, Airport Support District Medium Intensity Future Land Use designation, to remove the requirement for a PD when the proposed project conforms to the I-P zoning category.

Recommended Action: Approval of the request.

6. RECOMMENDED APPROVAL - FUTURE LAND USE ELEMENT FIGURE LU-1 – MIXED USE CORRIDOR (MUC) HIGH INTENSITY

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Bruce Hossfield (407-246-3355, bruce.hossfield@cityoforlando.net)

A) GMP2014-00023* Amend Future Land Use Element Figure LU-1 to add an exception to the minimum intensity requirement for commercial areas outside the Traditional City within MUC High Intensity future land use designation.

B) LDC2014-00252* Amend LDC Figure 1 (Table of Zoning District Regulations) to add an exception to the minimum intensity requirement for commercial uses outside the Traditional City within the MU-2 district.

Recommended Action: Approval of the requests.

7. RECOMMENDED APPROVAL - AVIGATION ZONES

Applicant: City of Orlando
Owner: N/A
Location: Existing Subarea Policy S.15.17 is located generally west of Orlando Executive Airport between E. Central Blvd. and E. South Street. Existing Subarea Policy S. 34.2 and proposed Policy S.35.6 are located generally south of Orlando International Airport and east of Boggy Creek Road.
District: 1 & 2
Project Planner: Bruce Hossfield (407-246-3355, bruce.hossfield@cityoforlando.net)

GMP2014-00024* Amend GMP Future Land Use Subarea Policies S.15.7 and S.34.2, and add Subarea Policy S.35.6 to identify Avigation Zone Areas as areas where GOAA avigation easements do not allow new residential development, while permitting existing residential uses to remain.

Recommended Action: Approval of the request.

8. RECOMMENDED APPROVAL - FUTURE LAND USE ELEMENT OBJECTIVE & POLICY REGARDING CONCENTRATION OF LAND USES

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Bruce Hossfield (407-246-3355, bruce.hossfield@cityoforlando.net)

GMP2014-00025* Amend Future Land Use Element to add Objective 1.10 and Policy 1.10.1, to support the establishment of special zoning districts to limit the over-concentration of land uses that may have negative secondary impacts and to continue to encourage true mixed use zones with a variety of land uses.

Recommended Action: Approval of the request.

9. RECOMMENDED APPROVAL - LAKE EOLA HEIGHTS HISTORIC DISTRICT

Applicant: City of Orlando

Owner: N/A

Location: South of Colonial Drive, west of N. Mills Avenue, north of E. Robinson Street, and east of N. Rosalind Avenue.

District: 4

Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

GMP2014-00026* Amend Historic Preservation Element Figures HP-1 and HP-1C to revise the boundary of the Lake Eola Heights Historic District.

Recommended Action: Approval of the request.

10. RECOMMENDED APPROVAL - SEMORAN SELF-STORAGE

Applicant: Jonathan Dorman, President – StorCon Development, LLC

Owner: Robert Schmidt, Gen. Partner – Orlando Partnership

Location: 4650 S. Semoran Blvd., located at the northwest corner of S. Semoran Blvd. and Gatlin Ave., south of Pershing Ave. (±2.67 acres).

District: 1

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

MPL2014-00022** Master Plan approval to redevelop a former Bally's Fitness Center site into an 81,350 sq. ft. self-storage use.

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

11. RECOMMENDED APPROVAL - METROWEST SELF-STORAGE

Applicant: Jonathan Dorman, President

Owner: MB REO-FL Land, LLC

Location: 2001 S. Hiawassee Rd., located on the south side of S. Hiawassee Rd., between S. Hiawassee Rd. and Metrowest Blvd. (±2.0 acres).

District: 6

Project Planner: TeNeika Neasman (407-246-4257, teneika.walker@cityoforlando.net)

MPL2014-00023** Master Plan approval for a new 86,000 sq. ft. personal self-storage use.

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

12. RECOMMENDED DEFERRAL - ACE CAFÉ ORLANDO PD

Applicant: Mark McKee – ACE North America, LLC

Owner: Manohar Jain – Jain West Livingston Avenue, LLC

Location: 100 W. Livingston St., located north of W. Robinson St., south of W. Livingston St., east of N. Garland Ave. and west of State Ln. (±2.94 acres).

District: 5

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

ZON2014-00019* Request for Planned Development rezoning to allow for a multi-phased, multi-use development, including 21,700 sq. ft. of retail/office, 22,600 sq. ft. of eating and drinking, and outdoor recreation.

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

Chairperson declared a conflict on Item 10 (Semoran Self-Storage, MPL2014-00022) and Item #11 (Metrowest Self-Storage, MPL2014-00023). The appropriate conflict form was filed with the Board secretary.

Board member Martin moved APPROVAL of the CONSENT AGENDA. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained on items 10 and 11).

REGULAR AGENDA**3. RECOMMENDED DEFERRAL - STAFF ZONE TEMPORARY LABOR (MOVED FROM CONSENT AGENDA)**

Applicant: Eric Coulter – Harris Ventures, Inc. (DBA Staff Zone)

Owner: Edwin and Norma Stephens Trust

Location: 90 W. Jersey St., located on the south side of W. Jersey St., between Kunze Ave. and Taylor Ave., north of W. Michigan St. (±0.25 acres).

District: 4

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

CUP2014-00014** Conditional Use Permit request to operate a Temporary Labor office.

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 described the project location, site plan, discussed the request and background, and concluded the presentation with staff's findings and recommendation. He clarified that this was an office use where people would come to the office to register, and once the service had a job available, they would contact the applicant and inform them to report to the job location. This would avoid having people around waiting for a job opening. Mr. Burnett referenced some letters received opposing the project and stated that their main issues were fear of people loitering, vagrancy and vandalism. He reiterated that the proposed use would function more as a general office and that vagrancy, loitering, vandalism and other possible issues would not be tolerated, subject to police enforcement. Mr. Burnett noted that, if the CUP was approved, and if the issues did arise and occurred on a regular basis, the City had the right to revoke the CUP.

Discussion ensued in regards to the surrounding vacant lots and the possibility that the workers would overflow to those vacant lots. Mr. Burnett clarified that the applicant stated they would bring the site up-to-code. He noted that there was existing vegetation on all three sides abutting those vacant lots.

Chairperson Tobin opened the hearing to the public.

Ms. Alison Yurko, Land Use Attorney with Alison Yurko PA, 921 Bradshaw Terr., Orlando, FL 32806, spoke in representation of the applicant. Ms. Yurko concurred with Staff's recommendation and clarified it was a conditional use request and not a rezoning request. She mentioned that the use was under Industrial future land use and would be less intense than typical industrial uses. Ms. Yurko noted that the majority of the workers frequenting the site would be using mass transit and would be gone by 7:00 am. She also referred to the letters of support from other Staff Zone locations.

Mr. Constan DeLuca, Vice-President of Staff Zone, 1671 Wannamaker Ave., Summerville, S.C. 29485, responded to concerns raised by the Board regarding possible loitering and vagrancy issues, the job assignment process, possible excessive traffic to and from the site on a daily basis, and signage.

1. Regarding the loitering and vagrancy issues, and job assignment process – Mr. DeLuca stated that they didn't anticipate people hanging around the building since the workers would come to the office by 5:30 a.m., they'd pick up their job assignment and leave. Most of the jobs would be in commercial construction, for which they would have to be at the job location by 6:15 a.m. in order to be there by 7:00 a.m. They would then return anywhere from 3:30 p.m. to 7:30 p.m. (depending the time they got off work) to get their paycheck.
2. Regarding excessive daily traffic concerns - Mr. DeLuca stated that workers would arrive in a staggered manner. He mentioned that some workers would be in a repeat job assignment and would go directly to their jobs. He noted that approximately 30% of the workforce would get paid every Friday while the rest would get paid on a daily basis.
3. Regarding signage - DL – Mr. DeLuca stated that the signage would be minimal; basically just a location sign.

Mr. Grandin pointed out that what the applicant was presenting to the Board was a different type of operation to what the Project Planner, Mr. Burnett presented to the Board. He expressed concerns that there was a disconnect between Staff and the applicant.

Ms. Yurko clarified that a couple of workers might come in seeking a job assignment, but many would be registering online and would already have an assignment.

Discussion continued regarding the assignment procedure and possible excessive traffic issues. Ms. Yurko clarified that some people would be coming to be transported to their jobs. Mr. DeLuca noted that they had a 15 passenger van that would be used to transport the workers to their job sites.

Discussion continued in regards to possible parking issues due to not enough parking spaces to accommodate six employees and have a transport van pulling in and out to ferry workers to their job sites. Mr. Grandin questioned if Transportation staff or Planning staff had looked at auto-turn movements for the site.

Mr. Burnett confirmed that what the applicant had presented to the Board was not what they had communicated to staff throughout the process of developing the staff report. Staff relied on the information provided by the applicant that it would be an office type use with minimal people coming in and out and reliance on internet calling for jobs; therefore, an auto-turn study was not done.

Ms. Yurko stated that there appeared to be a disconnect between City staff and the applicant and she requested a continuance in order to give her client an opportunity to meet with staff and address the inconsistencies before coming back to the Board.

Chairperson Tobin stated that because it was a public hearing, all other speakers would have the opportunity to voice their concerns before entertaining a motion.

Ms. Shirley Paul, 3540 MacArthur Dr., Orlando, FL 32806, spoke in opposition to the request. Ms. Paul presented a photo of another Staff Zone site on Lancaster Rd. in Orlando. Her main concern was the property values decreasing due to the type of operation where too many people would be coming daily in buses and bikes to get paid.

Ms. Yurko stated that the site was zoned Industrial and was consistent with the type of use being proposed. She concluded stating they would address the parking issue and would be back for the October 21, 2014 MPB Hearing.

Chairperson Tobin closed the public hearing. She asked the Board if anyone was in opposition of granting the applicant the deferral requested. No one was in opposition.

Board member Martin moved DEFERRAL of the request, CUP2014-00014, to the October 21, 2014 MPB Hearing. Board member Burns SECONDED the MOTION.

Discussion ensued with the Board expressing their concerns in regards to the parking issues, and how the conditions of the CUP could be enforced for that type of operation if in the future the title of the property was transferred to a different owner. The Board requested City staff to provide them with some sort of mechanism to prevent a different owner from operating differently than what would be approved in the staff report.

Motion was VOTED upon and PASSED by unanimous voice vote.

Chairperson Tobin called for a brief recess at 9:40 am. Hearing reconvened at 9:50 am.

13. RECOMMENDED DENIAL OF THE APPEAL - WESTMINSTER BALDWIN PARK SPMP AMENDMENT – APPEAL OF BALDWIN PARK TOWN DESIGN REVIEW COMMITTEE (BPTDRC) RECOMMENDED ACTION

| | |
|------------------------|---|
| Applicant: | Jessica Rozier |
| Owner: | James D. Reynolds, Vice President – SELAF Baldwin Park, LLC Rebecca Wilson, representing Westminster Baldwin Park – Lowndes, Drosdick, Doster, Kantor & Reed, PA |
| Location: | 2653 Lake Baldwin Ln., located along the north side of Lake Baldwin Ln., between Ridley Ave. on the east and Raymond St. on the west and north (± 7.46 acres). |
| District: | 3 |
| Project Planner: | Holly Stenger (407-246-2861, holly.stenger@cityoforlando.net) |
| MPL2014-00026** | Specific Parcel Master Plan approval to allow for a 205-unit Senior Living Facility within the Baldwin Park PD. |

Recommended Action: Affirm the recommendation of the Baldwin Park Town Design Review Committee.

Prior to City staff's presentation, Kyle Shephard, Assistant City Attorney II, explained to the Board the process that should be followed and clarified that it was not a "De Novo" hearing, for which reason the standard of review was to hear arguments based on the testimony and evidence that was in record, compiled during the Baldwin Park TDRC meeting.

This item was presented by Holly Stenger, AIA, Project Manager, Community Planning Studio, City Planning Division. Using PowerPoint, Ms. Stenger described the project location, project overview, site plan, elevations, renderings; discussed the BPTDRC recommended action, project appeal, and concluded the presentation with staff's findings and recommendation.

Chairperson Tobin opened the hearing to the public.

Applicant Appellant Ms. Jessica Rozier, 2959 Ridley Ave., Orlando FL 32814 spoke in opposition to the BPTDRC's recommendation. She began stating that the TDRC meeting did not afford adequate public input and was portrayed as a meeting that the public was welcome to attend, however it was not a public hearing and she was never informed by the City that she would have to submit all evidence and testimony during the Baldwin Park TDRC meeting, nor that she would not be allowed to submit new evidence in the future.

Using PowerPoint, Ms. Rozier disagreed with Baldwin Park TDR's statement that the SPMP was consistent with the Baldwin Park PD. She stated that the lot in question was zoned Neighborhood General and Attached Housing, and that under the Neighborhood General Development Standards, Section 9.8 stated that "All off-street parking will be located behind buildings." Ms. Rozier also referred to Appendix D under the Attached Housing section of the PD ordinance under Building Placement that stated: "parking will be internalized, avoiding surface parking between buildings and the street." Under Parking it stated: "At least 15 ft. shall exist between a parking lot and a principal façade of a building." She then referred to the Baldwin Park PD Definitions and noted that "shall" or "will" meant "mandatory." The definition of Principal Façade: "The exterior wall(s) of a structure that face a public right-of-way. And the definition of Right-of-Way (ROW): "The strip of land owned or controlled by the City...including the streets,..." Ms. Rozier stated that based on the mentioned conditions, the developer was not abiding by the laws under the Baldwin Park PD Ordinance regarding parking lots being 15 ft. behind the principal façade of a public ROW (by definition Ridley Ave. would be considered a public ROW), and the parking lot was not internalized to avoid surface parking lots between buildings and the street. Ms. Rozier noted that a letter was sent to Commissioner Stuart with 145 signatures of homeowners from Baldwin Park Unit 10 opposing the BPTDR's recommendation. She clarified that they were not opposing the use of the land, but were opposed to the design. She believes that putting a parking lot in front their homes would devalue their homes and would not be in accordance with the Baldwin Park PD. Ms. Rozier also mentioned issues with the heights of the buildings, traffic and safety issues. She concluded requesting the Board remand the request back to the BPTDR for further analysis and public input.

Mr. Grandin noted that he didn't recall the discussion of the parking at the meeting and that after reviewing the minutes, there was no mention in regards to the parking lot behind the building.

Ms. Stenger pointed out that the Town Architect provided his conditions of approval and in regards to the parking lot his condition was that there be an accessory structure designed full length of the parking on either side of the entry off Ridley Ave. to screen the parking lot.

Becky Wilson, Attorney for Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Dr., Orlando, FL 32801, spoke in representation of the underlying applicant Westminster Community. She stated that the concern about the location of the parking lot was new evidence heard and that this hearing was not the proper venue to present new evidence. Ms. Wilson noted that their plans had been reviewed by the declarant, its Town Architect, City staff, and all had agreed to the conditions which were very similar to those conditions that were previously approved in 2012. She pointed out that, as stated previously by the City Attorney, unless the appellant provided competent substantial evidence at the Baldwin Park TDR, that the SPMP was in conflict with the PD and the underlined Master Plan, or that the Baldwin Park TDR applied the wrong law, then the Board should affirm the BPTDR's recommendation. Ms. Wilson also noted that the complaints in the original appeal were about traffic and stated that City staff was fully aware of these issues in the area of Baldwin Park and were in the process of evaluating these issues and would eventually hold neighborhood meetings with that area of Baldwin Park to work on some of the concerns.

Discussion ensued in regards to whether the application of a law had been misapplied, or if there was a condition in the Neighborhood Plan that allowed screening to occur as opposed to a building fronting on Ridley Ave.

Chairperson Tobin gave City staff and the Applicant a moment to review and discuss the matter in order to determine if any law had been misapplied. In the mean time, she continued with the speaker requests.

Courtney DeVane, 4207 Baskin St., Orlando, FL 32814, spoke in opposition to the BPTDR's recommendation. She echoed Ms. Rozier's concerns in regards to having a parking lot facing their homes and devaluing their properties. She urged the Board to remand the Westminster proposal back to the BPTDR.

Mr. Shephard clarified to the Board that remanding the case back to BPTDR was not the correct process. He explained that if there was an interested party that was adversely affected by the outcome of the Board's decision, that the code required the matter should go to the Quasi-Judicial Hearing Officer. This would be a "De Novo" hearing which would be an entirely new evidentiary hearing.

John Rozier, 2959 Ridley Ave., Orlando, FL 32814, spoke in opposition to the BPTDR's recommendation. Mr. Rozier was concerned about the placement of the entrance of Ridley Ave. He stated that numerous concerns were raised about traffic, that they were currently dealing with traffic cutting through their neighborhood and the proposed entrance would cause more traffic cutting through their neighborhood, which would go against what was stated in Growth Management Plan (GMP) Transportation Policies 1.10.6 and 1.10.7 in regards to designing new residential developments to discourage speeding and cut-through traffic. Mr. Rozier concluded by stating that the Ridley Ave. access point and employee parking lot had the potential to devalue their homes compared to the other homes in Baldwin Park. No other group of homes would have to bear the brunt of traffic for two major medical facilities and no

other single family attached homes were required to face open surface parking lot. He stated that they purchased their homes with the understanding the City would hold any development to the same rules as the rest of the neighborhood and encouraged the Board to uphold the appeal.

Millie Lopez-Campillo, 2703 Dorell Ave., Orlando, FL 32814, spoke in opposition to the BPTDRC's recommendation. She referred to The Village at Baldwin Park, which had similar surroundings as the lot in question, and stated that all their parking lots were internalized. She requested the Board remand the proposal back to BPTDRC for PD compliance. Ms. Lopez-Campillo pointed out that they wanted to welcome the residents of Westminster as neighbors, but wanted the owners of Westminster to build within the development standards of Baldwin Park. Ms. Lopez-Campillo also requested the Board recommend a review of the current TDRC regulatory process and stated that their meetings should not just be public meetings, but that they should solicit public input as early as possible in the process and that a clear written outline of the process for affected parties to follow needed to exist.

Discussion shifted back to the question raised by the Board in regards to the law probably being misapplied. Ms. Stenger noted that one of the conditions in the development standard addressed primary and secondary building frontages. She stated that Ridley Ave. was considered a secondary street for the lot in question and that the building met the street side setbacks as required per the development standards. The requirement for building frontages was that 50% should be building frontage and the remaining 50% required building frontage may consist of arcades, walls or hedges. Ms. Stenger stated that the proposed building with the pergola structure required by the Town Architect would meet the building frontage requirement.

Ms. Wilson noted that in order to understand the law, it needed to be read in its entirety and not take parts out of their context to interpret separately. When sections 9.3 and 9.8 were read together, it confirmed that the applicant was in compliance with the Baldwin Park development standards and met the building frontage requirements, which describe a building frontage as an arcade, hedge or wall. She requested the Board to uphold the BPTDRC's recommendation of approval.

Ms. Stenger informed the Board that she requested the engineer to scale the plans to show what the setback of the parking lot from the right-of-way was and he scaled it at approximately 17 ft., which meant they were meeting the parking setback and were exceeding the percentage from the requirements in appendix D.

Chairperson Tobin closed the public hearing.

Board member Stuart moved to UPHOLD BPTDRC'S RECOMMENDATION, MPL2014-00026. Vice-Chairperson Searl SECONDED the MOTION.

Board member Buchanan echoed Ms. Wilson's comment stating the rules had to be read together and not separate in order to reach the correct interpretation. He pointed out that the rules generally cascade down from a general to a more specific rule. Mr. Buchanan noted that the general rule stated that parking should be behind buildings, but then cascaded down to a more specific rule clarifying that in certain circumstances, the use of pergolas, arcades, walls or hedges would constitute that structure. With this understanding, Mr. Buchanan did not believe the law had been misapplied.

Board members Tobin and Martin agreed with the motion and believed that the Baldwin Park requirements had been clearly reviewed by City staff and the Town Architect to meet the conditions for the screening of the parking lot. Mr. Martin also noted that the type of facility proposed was a fairly low traffic generator.

Motion was VOTED upon and PASSED by unanimous voice vote.

OTHER BUSINESS

➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 11:00 a.m.

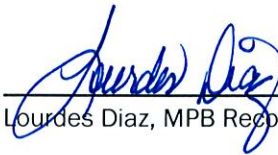
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, AICP, City Planning
Karl Wielecki, AICP, City Planning
Holly Stenger, AIA, City Planning
Ken Pelham, City Planning
Bruce Hossfield, AICP, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droege, AICP, City Planning
Colandra Jones, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Richard Forbes, AIA, City Planning



Dean Grandin, AICP, Executive Secretary

Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys' Office
David Bass, City Attorneys' Office
Audra Nordaby, Orlando Police Department
Keith Grayson, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ian Sikonia, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Lauren Torres, Transportation Engineering
Denise Riccio, Parks & Special Facilities



Lourdes Diaz, MPB Recording Secretary