



MUNICIPAL PLANNING BOARD

MINUTES



OCTOBER 20, 2015

MEETING INFORMATION

Location

City Council Chambers

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

Time

8:30 a.m.

Members Present

Karen Anderson, Vice-Chairperson [1/1]

Stuart Buchanan [1/1]

Bakari Burns [1/1]

Scott Martin, [1/1]

Mark Suarez [1/1]

Jennifer S. Tobin [1/1]

Vacancies (2)

Tyrone Smith, OCPS – Non-Voting [1/1]

Members Absent

Jason Searl, Chairperson [0/1]

OPENING SESSION

- ♦ Karen Anderson, Vice-Chairperson, called the meeting to order at 8:37 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of September 15, 2015.

Board member Burns MOVED approval of the Municipal Planning Board Meeting Minutes of September 15, 2015, as written. Board member Tobin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Ms. Tatiana Schermerhorn respectfully resigned her position as Board member. She was appointed in September 8, 2014 and served this Board until her resignation date of October 15, 2015.

PUBLIC COMMENTS

- ♦ Speaker request forms were received for items #4 (Star Communications) and #6 (Blackfin Shoppes) on the Consent Agenda. These items were moved to the Regular Agenda to allow for discussion.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, PARRAMORE PS-8 SCHOOL

Applicant:	Tyrone Smith – Orange County Public Schools
Owner:	School Board of Orange County Florida
Location:	North of W. Livingston St., south of W. Amelia St., east of N. Westmoreland Dr., and west of N. Parramore Ave. (±12.94 acres).
District:	5
Project Planner (A & B):	Mary-Stewart Droege, (407-246-3276, mary-stewart.droege@cityoforlando.net)
Project Planner (C & D):	TeNeika Neasman, (407- 246-4257, teneika.neasman@cityoforlando.net)

- A) GMP2015-00040*** Future Land Use amendment from Industrial, Residential Low Intensity and Mixed-Use Corridor Medium Intensity to Public, Recreational and Institutional and shift Subarea Policy S.6.1 to exclude subject site;
- B) ZON2015-00034**** Rezone the property from I-G/T/PH, R-2A/T/PH, R-2B/T/PH and MU-1/T/PH to Public Use with Traditional City and Parramore Heritage Overlays (P/T/PH);
- C) CUP2015-00012**** Conditional Use Permit for the development of a 329,985 sq. ft. PS-8th grade school, with parking garage, medical clinic and a Boys and Girls Club; and
- D) ABN2015-00003*** Request to abandon Otey Pl. and a portion of Federal St.

Recommended Action: Approval of the requests, subject to the conditions in the staff reports.

2. RECOMMENDED APPROVAL, DAUBERT STREET AND LAKE BALDWIN LANE

Applicant: Rose Melillo – Real Estate Division, City of Orlando

Owner: City of Orlando

Location: North of Daubert St., south of Roush Ave., and east of Maltby Avenue and includes a portion of Lake Baldwin Ln. (±1.88 acres).

District: 3

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

- A) ANX2015-00012*** Request to annex two parcels and Lake Baldwin Lane right-of-way;
- B) GMP2015-00027*** Assign the future land use designations of Industrial and Residential Low Intensity; and
- C) ZON2015-00024*** Assign initial zoning classifications of I-C and R-1 with the aircraft noise (/AN) overlay.

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

3. RECOMMENDED APPROVAL, EWING IRRIGATION

Applicant: Douglas York, President – Ewing Irrigation Products, Inc.

Owner: Ewing Irrigation Products, Inc.

Location: 447 De Leon Ave., north of Old Winter Garden Rd., south of Edna St., and east of De Leon Ave. (±0.42 acres).

District: 5

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

- A) ANX2015-00014*** Annex the subject property;
- B) GMP2015-00030*** Amend the future land use designation from Orange County Commercial to Industrial; and
- C) ZON2015-00027*** Assign initial City zoning of I-G to include the subject property as part of a larger site under common ownership and possible future subdivision.

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

4. STAR COMMUNICATIONS – MOVED TO REGULAR AGENDA**5. RECOMMENDED APPROVAL, 1730 E. JERSEY AVE.**

Applicant: Dee Devane – Ferking Family, LLC

Owner: Ferking Family, LLC

Location: 1730 E. Jersey Ave., south of E. Jersey Ave., west of Ives Lane and north of E. Michigan St. (± 0.325 acres).

District: 4

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

A) ANX2015-00016* Annex subject property to allow for future residential and commercial development;

B) GMP2015-00032* Assign Future Land Use designation of Residential Low Intensity and Mixed Use Corridor Medium Intensity; and

C) ZON2015-00029* Assign Initial zoning of R-2A/T and MU-1/T.

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

6. BLACKFIN SHOPPES – MOVED TO REGULAR AGENDA**7. RECOMMENDED APPROVAL, 6440 NARCOOSSEE ROAD**

Applicant: Michael Oliver – BMR Immobilien 1, LLC

Owner: BMR Immobilien 1, LLC

Location: 6440 Narcoossee Rd., west of Narcoossee Rd., north of Bipe Ln., and east of S. Goldenrod Rd. (± 8.62 acres).

District: 1

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

A) ANX2015-00018* Annex the subject property;

B) GMP2015-00035* Assign Future Land Use designation of Office Low Intensity; and

C) ZON2015-00031* Initial zoning of O-1/AN to allow for a future office/residential development.

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

8. RECOMMENDED APPROVAL, WEWAHOOTEE MIDDLE SCHOOL SITE 52

Applicant: Tyrone Smith – Orange County Public Schools

Owner: Moss Park Properties, LTD

Location: North of Wewahootee Rd., south of Dowden Rd., and east of SR 417 (± 29.5 acres).

District: 1

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

A) CUP2015-00011** Request for a conditional use permit to allow the development of a 169,000 sq. ft. middle school;

B) MPL2015-00027** Master Plan request for this 2nd phase of development of the Wewahootee PD; and

C) ZON2015-00044** Planned Development amendment request to allow a maximum height of 47 ft. for the middle school.

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

9. RECOMMENDED APPROVAL, FUTURE LAND USE ELEMENT CLARIFICATIONS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2015-00041* a) Amend Future Land Use Element Policy 2.4.5 to allow clustering of density for a master plan;

b) Amend Future Land Use Element Objectives 2.1 & 2.2 to provide a required mix of uses for activity centers and mixed use corridors.

Recommended Action: Approval of the request.

10. RECOMMENDED APPROVAL, NONA AARC PLANNED DEVELOPMENT

Applicant: Vamshi Reddy – AARC Holding, Inc.

Owner: AARC Holding, Inc.

Location: 7833 Narcoossee Rd., east side of Narcoossee Rd., between McCoy Rd. and Narcoossee Park Dr. (±9.7 acres).

District: 1

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

ZON2015-00025** Initial Zoning request of Planned Development (PD) to develop a phased project consisting of offsite airport parking, a 39,000 sq. ft. family recreation center, a 7-story 140-room hotel, and a 43,500 sq. ft. banquet facility.

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

The following Board members declared conflicts and filed the appropriate forms with the Board Secretary:

Item #1 (Parramore PS-8 School) – Burns, Buchanan, and Tobin

Item #8 (Wewahootee Middle School Site 52) – Buchanan, Tobin, and Suarez

Board member Martin moved APPROVAL of the CONSENT AGENDA. Vice-Chairperson Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Burns abstained for Item #1; Buchanan and Tobin abstained for Items #1 and 8; Suarez abstained for Item #8).

REGULAR AGENDA

4. RECOMMENDED APPROVAL, STAR COMMUNICATIONS

Applicant: Carl Tuteria – Oates Creek, LLC

Owner: Oates Creek, LLC

Location: 3604 W. New Hampshire Ave., south of W. New Hampshire St., east of Parks Oaks Ave., and west of N. John Young Pkwy. (±9.6 acres).

District: 5

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

A) ANX2015-00015* Annex subject property to allow for future communications tower;

B) GMP2015-00031* Assign Future Land Use designation of Industrial; and

C) ZON2015-00028* Assign initial zoning of I-P/W. – (Note: Because the Board recommended an alternative zoning of PD, this became a ** Quasi-Judicial item).

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

This item was presented by Katy Magruder, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder discussed the site location, requested actions, future land use, zoning, and concluded her presentation with the notable conditions of approval and staff recommendation.

Applicant Carl Tuteria, 357 Ocean Shore Blvd., Ormond Beach, FL 32176, stated the subject site was not accessible to the public and was bordered by trees. He noted that this proposed development should have no impact on the neighbors.

Vice-Chairperson Anderson opened the hearing to the public.

Ms. Marchelle Robinson, 3622 W. New Hampshire St., Orlando, FL 32808, spoke in opposition of the request. She stated that this project would impact her negatively since she would be surrounded by industrial uses causing pollution. Ms. Robinson noted that the vegetation on the subject property currently acts like a buffer to the pollution caused by the other industrial sites in the area and was against that vegetation being cleared out for the new development. She was concerned that they would park the construction trucks in front of her home during the development phase since she is the closest neighbor to the site. Ms. Robinson was also concerned about the wildlife living in the subject property and believed they would end up in her back yard once their habitat was cleared out.

Ms. Maime Jones, 3620 Lake Lawne Ave., Orlando, FL 32808, spoke in opposition of the request. Ms. Jones believes that if the property were to be rezoned it would pose a threat to the neighbors and community. They do not want to be impacted by big industries so close to their homes. Although they were told it would not be a big industry, Ms. Jones was concerned it would end up in a big industry. She suggested the site remain as it is.

Mr. David Jones, 3620 Lake Lawne Ave., Orlando, FL 32808, spoke in opposition of the request. He stated that allowing a zoning change would open up the community to that type of industry. There would be no limitations to what could happen after the zoning change. He was worried about the wild life invading his backyard once their habitat was destroyed by the proposed development.

Dr. Lisa Jones, 3620 Lake Lawne Ave., Orlando, FL 32808, spoke in opposition of the request. Dr. Jones expressed concerns that once the land was rezoned Industrial, if sold in the future, the whole area could be open to industrial development. She also noted that there were some endangered species utilizing the subject property as their habitat.

Dr. Jones stated that the construction trucks would be introducing harmful carcinogens to the area. She suggested the City rezone the property back to Conservation.

Ms. Elisa Padilla, 3616 W. New Hampshire St., Orlando, FL 32808, spoke in opposition of the request. Ms. Padilla's husband, Mr. Delgado, helped her by translating her message from Spanish to English. They were totally against any construction in the area. Their only suggestion was that some holes on the road be fixed.

Mr. Tuteria stated that the construction would be very limited and that currently there was no access to the road. He noted that it was a dirt road barricaded by a fence and gate and that they had no plans to create any access to the road once the construction was completed. The construction itself would probably last approximately one week. Mr. Tuteria noted that he had received some comments that there were poisonous snakes in the subject site and dangerous animals. He stated that their plans were to have a barrier with the trees covering all areas of the property, with only minimal removal of some trees. He also suggested changing the zoning to complement what they were trying to develop, instead of zoning it Industrial. The towers would be self-supported and would not cause any pollution or noise to the area. Mr. Tuteria reiterated that there would be no traffic to the site.

Discussion ensued between the Board members and the applicant in regards to the footprint of the development and buffering. Mr. Tuteria stated that they would have a nicely constructed building to house the equipment at the base of the tower. He noted that there would be no future development of the site, only what was being presented today which would only take about 1 or 2 acres of the total 9.6 acres. The buffers would remain on all sides of the development.

Mr. Grandin addressed the citizen's concerns in regards to rezoning to Industrial, and suggested to change the rezoning to Planned Development (PD) in order to ensure that only radio towers with an accessory small building would be allowed on the subject property, and the natural landscape buffer around the facility would be preserved in order to protect the surrounding neighborhood. Any amendment to the PD in the future would require coming back to this Board and to City Council.

Ms. Magruder stated that the applicant was in agreement with Mr. Grandin's suggestion.

Discussion continued between Board members, City staff and the applicant in regards to the location of the towers and the buffers.

Mr. Tuteria noted that the towers would most likely be located on the west end in the middle and on the east end in the middle, due to engineering separation requirements based on the frequency and tower heights.

Mr. Grandin suggested there should be a buffer around the perimeter of the site of at least 500 ft. or more. Mr. Tuteria agreed.

Discussion continued in regards to buffering to which Mr. Mark Cechman (Zoning Official, City Planning Division) noted that if the area was zoned industrial, and there were no adjacent residences, no buffering would be required by City code. Mr. Cechman applauded the suggestion of rezoning to a PD since the developer would provide staff with a site plan that, if approved, could be incorporated in the PD.

Vice-Chairperson Anderson closed the public hearing.

Board member Tobin moved APPROVAL of requests #ANX2015-00015 and GMP2015-00031, subject to the conditions in the staff report; and to change the rezoning to PD with the following added conditions:

a) Site will be limited to 2 radio towers.

b) Limited clearing of the site.

c) That the applicant would work with City staff on a site plan that would include significant buffering to the surrounding area.

Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Mr. Grandin clarified that the PD ordinance would come back to City Council and would include the drawings showing the placement of the towers, the buffering and the area of the site that would be cleared.

6. RECOMMENDED APPROVAL, BLACKFIN SHOPPES

Applicant: Javier E. Omana – CPH, Inc.

Owner: Yates Edgar O TR. & Ackerman Clifton

Location: West of Narcoossee Rd., north of Tavistock Lakes Blvd., and south of Tyson Rd. (±14.63 acres).

District: 1

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

- A) ANX2015-00017*** Annex the subject property;
- B) GMP2015-00033*** GMP amendment to assign the Future Land Use designation of Urban Village and Conservation;
- C) GMP2015-00034*** GMP amendment to add subject property into the Southeast Orlando Sector Plan Subarea Policy S.35.4; and
- D) ZON2015-00030**** Initial Zoning of PD to allow for a future mixed-use development.

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

This item was presented by Colandra Jones, Planner III, Comprehensive Planning Studio, City Planning Division. Using the Staff Report, Ms. Jones discussed the PD Framework Plan. She noted that the project would be required to go before the Southeast Town Design Review Committee (SETDRC) for Specific Parcel Master Plan (SPMP).

Vice-Chairperson Anderson opened the hearing to the public.

Ms. Heather Isaacs, 9801 Lake Nona Rd., Orlando, FL 32827, spoke on behalf of Tavistock Development Co. in opposition of the requests. She noted that, due to safety reasons, OCPS (Orange County Public Schools) was not in support of the proposed access points onto Tyson Rd. which is a private road owned by OCPS. She also stated that the Southeast Sector Plan Overlay land use designation of Village Center requires a minimum 25% land area for residential, and the proposed project did not include any residential development. Ms. Isaacs suggested there would be continued conversation with the School Board in order to ensure the safety of the children since Tyson Rd. did not connect anywhere else but to the high school.

Applicant Javier E. Omana, 1117 E. Robinson St., Orlando, FL 32801, spoke on behalf of the property owner and stated that he believed the legal counsel representing the contract purchaser was in negotiations with OCPS in regards to the access points to Tyson Rd. They would have to come back to this Board and to City Council for a Master Plan approval, at which time the package would show either an access point or no access point. He also noted that having a minimum 25% land area for residential was not a requirement.

Mr. Paul Lewis, Chief Planning Manager, City Planning Division, read Future Land Use Subarea Policy 4.1.9 in regards to the Southeast Orlando Sector Plan land use designation under Village Center and stated that having a residential component was desired, but not required. Mr. Lewis noted that the policy allows for some flexibility in the composition of mix in order to accommodate site specific constraints.

Mr. Grandin clarified that the Master Plan would not come before this Board, but would go before the Southeast Town Design Review Committee (SETDRC).

Ms. Michelle Tanner, 1117 E. Robinson St., Orlando, FL 32801, spoke as the Land Planner for CPH on behalf of the subject property owners and noted that what was being presented was just the framework plan. She stated that a large portion of the site was wetlands and they were not intending to impact the wetlands.

Mr. Omana noted that they would meet with OCPS to continue dialogue in regards to the access points and details to the Master Plan.

Vice-Chairperson Anderson closed the public hearing.

Board member Suarez moved APPROVAL of the requests, ANX2015-00017, GMP2015-00033, GMP2015-00034, and ZON2015-00030, subject to the conditions in the staff report. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

11. RECOMMENDED APPROVAL, I-SQUARE HOTEL, MALL & HELIPAD PD

Applicant: Brooks Stickler, P.E.

Owner: International Shoppes, LLC

Location: 5600 International Dr., southeast corner of S. Kirkman Rd. and International Dr., west of Grand National Dr. (±5.6 acres).

District: 6

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

ZON2015-00036** Planned Development (PD) request to facilitate construction of a 23-story (400 ft. tall) 539-room hotel, with ±434,831 sq. ft. of vertical mall retail, restaurant, meeting room, and office space, and with 7-stories of internal parking, for a total gross floor area (GFA) of ± 983,937 sq. ft. (excluding the parking garage, rooftop observation deck and helipad). An increased intensity bonus of 4.0 (not including atrium space) is being requested via the PD request.

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

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett discussed the project location, history and request, updated site rendering, floor site plans, Hotel Solis, mall and garage cross-section, Capella Hotel, mall and parking section, findings and recommendations, and concluded his presentation with the key conditions of approval.

Mr. Grandin clarified that there was a provision in the City code where volumetric spaces were counted towards FAR in order to control the bulk and mass of a building. Nevertheless, staff concluded that atriums were an amenity and didn't want to discourage developers from providing atriums. Mr. Grandin stated that there might be a future recommendation to amend the code as it relates to FAR calculations and how it relates to atriums, and that atriums might be excluded from FAR calculations just as parking is excluded.

Having no speaker requests, Vice-Chairperson Anderson opened for Board discussion.

Board member Martin questioned if there had been any improvements on the circulation of traffic. Mr. John Rhoades, Transportation Planning, noted that the only change to circulation relative to the surrounding network was that Public Works (initially opposed to a signal being considered at Vanguard and Grand National Dr.) was now open to consider the signal, if warranted, after the development was constructed and operational. The signal would allow for some different traffic patterns. There will be a trip analysis done once the development has been constructed and operational.

Board member Buchanan moved APPROVAL of the request, ZON2015-00036, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

12. RECOMMENDED APPROVAL, 2911 & 2915 HARRISON AVE. REVERT TO PLAT

Applicant: Kim Foy – Southern Traditions Dev.

Owner: Camara Home Trust

Location: 2911 & 2915 Harrison Ave., east side of Harrison Ave., between W. Hazel St. and W. King St. (±0.32 acres).

District: 3

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

SUB2015-00050** Request to revert-to-plat in order to construct new homes on two (2) existing 50-ft. wide platted lots.

Recommended Action: Denial of the request.

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett discussed the project location, revert to plat process, revert to plat criteria, Harrison block face, site plan, front building elevations, and concluded his presentation with staff's findings and recommendations. Mr. Burnett noted that staff had back-up conditions in case the Board considered recommending approval of the request, and discussed those conditions.

Discussion ensued between the Board and staff in regards to FAR (Floor Area Ratio) on the block face and surrounding area. Mr. Grandin noted that the largest house in the area was 3,032 sq. ft.

Vice-Chairperson Anderson opened the hearing to the public.

Applicant Kim Foy, 2014 Edgewater Dr., Orlando, FL 32804, spoke on behalf of Southern Traditions Dev. Ms. Foy requested approval of the request stating that existing homes on the lot were somewhat non-conforming and in dire need of repair. She noted that the neighbors were in support of the new development between 2,800 and 3200 sq. ft. Ms. Foy stated that their proposal was not inconsistent with the neighborhood. The current houses on the lot operate independently. She noted that if the current homes were to be demolished, a 12,000 sq. ft. house could be built on the lot with no restrictions, which would completely be out of character. Ms. Foy stated that they were in agreement with most of staff's conditions, but would like further discussion in regards to the FAR.

Board member Buchanan suggested that an oak tree be planted in front of each house, to which Ms. Foy agreed.

Vice-Chairperson Anderson suggested adding as a condition of approval that the elevations presented today would be the ones used for the development. Ms. Foy stated that they would agree to the condition, but would prefer a little flexibility, as long as their development keeps within the Traditional City and is approved by ARB (Appearance Review Board). Mr. Grandin clarified that it would not go to the ARB but to the Appearance Review Staff for approval. Board member Tobin suggested the condition should include "Traditional City," compatible with photos presented, with a design equal or superior to what was presented.

Ms. Carol Robertson, 2900 N. Harrison Ave., Orlando, FL 32804, stated that she was completely in favor of the development.

Mr. Alex Palmour, 7905 Rose Ave., Orlando, FL 32810, spoke on behalf of Sherry Graham, 2914 Harrison Ave., Orlando, FL 32804. Mr. Palmour proceeded to read a letter from Ms. Graham in support of the request.

Mr. Samuel Maxwell, 400 W. Hazel St., Orlando, FL 32804, spoke as a proponent of the request. He believed the new development would improve the neighborhood aesthetically since the current homes seemed out of place and in need of repairs. He supports Mr. Buchanan's request of planting an Oak tree in front of each home.

Vice-Chairperson Anderson closed the public hearing.

Discussion ensued between the Board and staff in regards to the maximum FAR suggested by City staff.

Board member Suarez moved to APPROVE request SUB2015-00050, subject to the back-up conditions in the staff report, with the added conditions of planting an Oak tree on each lot.

Vice-Chairperson Anderson suggested adding to the conditions that the development be of superior design with Traditional standards with similar or superior detail to what was shown in the report.

Board member Suarez agreed to add the condition to his motion. Board member Burns SECONDED the motion.

Discussion continued in regards to Staff's recommended maximum FAR. Ms. Foy requested the Board reconsider allowing a larger FAR. Board member Tobin suggested the maximum FAR be amended to .45 for the main residence only.

Board member Suarez Amended his motion to APPROVE the request, SUB2015-00050, subject to the back-up conditions in the staff report, with the following added conditions:

- a) Planting an Oak tree on each lot.
- b) Amending Condition #1 to a maximum of .45 FAR (3,200 sq. ft.)
- c) The development will be of superior design similar or better than the elevations presented in the staff report, consistent with the Traditional City Standards and the limitation of no accessory structure (living space) permitted over the detached garage.

Board member Burns SECONDED the amended MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OTHER BUSINESS

➤ None

ADJOURNMENT

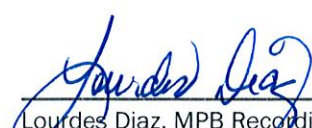
Having no other matters to bring before the Board, Vice-Chairperson Anderson adjourned the meeting at 11:05 a.m.

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, RLA, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droege, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Kathleen Magruder, 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
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Frank Consoli, Transportation Engineering
Clayton Green, Real Estate
Jamie DiLuzio Boerger, OCPS


Lourdes Diaz, MPB Recording Secretary