



# MUNICIPAL PLANNING BOARD

MINUTES



MARCH 15, 2016

## MEETING INFORMATION

### Location

#### **City Council Chambers**

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

### Time

8:30 a.m.

### Members Present

Jason Searl, Chairperson  
[4/6]

Karen Anderson, Vice-Chairperson  
[6/6]

Alfredo Barrott, Jr. [3/4]

Stuart Buchanan [5/6]

Scott Martin [6/6]

Claudia Ray [2/3]

Mark Suarez [6/6]

### Members Absent

Bakari Burns [5/6]

Jennifer S. Tobin [5/6]

Tyrone Smith, OCPS – Non-Voting [4/6]

## OPENING SESSION

- ♦ Jason Searl, Chairperson, called the meeting to order at 8:34 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of February 16, 2016.

**Vice-Chairperson Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of February 16, 2016, as written. Board member Martin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.**

## ANNOUNCEMENTS

- ♦ None

## PUBLIC COMMENTS

- ♦ Speaker requests were received for items #1 and #2 on the Consent Agenda. Both items were moved to the Regular Agenda for discussion.

## AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

## CONSENT AGENDA

- EGLISE DE DIEU APOSTOLIQUE (APOSTOLIC CHURCH OF GOD) – MOVED TO REGULAR AGENDA**
- DUNKIN' DONUTS @ E. MICHIGAN – MOVED TO REGULAR AGENDA**
- RECOMMENDED APPROVAL – S. ORANGE STORAGE FACILITY**

Applicant: Sam Sebaali, PE – Florida Engineering Group, Inc.

Owner: Thomas H. Huizenga

Location: 3854 S. Orange Ave., south of Drennen Rd., east of Forrest Ave., west of S. Orange Ave. and north of Kelsey St. (±1.98 acres).

District: 4

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

**CUP2016-00003\*\*** Conditional Use Permit request to allow a ±91,000 sq. ft. personal storage use in the MU-1 zoning district.

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

#### 4. EXCELLENCE SENIOR LIVING @ METROWEST

Applicant/Owner: Dr. Anthony Portigliatti, PhD – Metrowest Investment Group, LLC

Location: 2001 S. Hiawasse Rd., southeast corner of Lake Debra Dr. and S. Hiawasse Rd., west of Metrowest Blvd. (±3.8 acres).

District: 6

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

**ZON2016-00003\*\*** Planned Development approval to construct a 4-story, 153-units (186 beds) assisted living facility.

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

Chairperson Searl declared a conflict on Item #2 (Dunkin' Donuts @ Michigan) which was moved to the Regular Agenda, and filed the appropriate Conflict Form 8B with the Board secretary.

**Board member Suarez moved APPROVAL of the CONSENT AGENDA. Vice-Chairperson Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## REGULAR AGENDA

#### 5. RECOMMENDED APPROVAL – 2015 GROWTH INDICATORS REPORT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

**GMP2016-00001\*** Annual report to provide 2015 growth indicators as required by GMP Future Land Use Policy 1.5.1.

*Recommended Action: Approval of the request.*

This item was presented by Colandra Jones, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Jones presented the annual Growth Indicators Report for 2015. Ms. Jones, along with John Rhoades – Project Manager for Transportation Planning, proceeded to answer Board questions in regards to projected goals for sidewalks and bike lanes.

Having no speaker requests from the public, Chairperson Searl called for discussion or a motion.

**Vice-Chairperson Anderson moved APPROVAL of the request, GMP2016-00001. Board member Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## 1. RECOMMENDED APPROVAL, EGLISE DE DIEU APOSTOLIQUE (APOSTOLIC CHURCH OF GOD)

Applicant: Pastor Renel Vincent – Eglise de Dieu Apostolique (Church)

Owner: Apostolic Faith Church / Rubin Leonor

Location: 1046 W. Washington St., south of W. Washington St., north side of Dewitt Dr., between N. Orange Blossom Trl. and N. Westmoreland Dr. (±0.39 acres).

District: 5

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

**CUP2016-00001\*\*** Conditional Use Permit approval to retain an existing church within the buildings on the property and to make improvements to the site.

*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 presented the proposed project, staff's conditions and recommendation and responded to Board questions. He noted that the previous CUP submitted for the subject site in 2008 had expired, which was the reason why the church was submitting a new CUP request.

Chairperson Searl opened the hearing to the public.

Ms. Donna King, 24 Wilson Ct., stated that she spoke on behalf of the W. Central residents. Ms. King was confused by the Public Notice and Staff Report which she thought only addressed one parcel for the CUP request. She was wondering what was going to happen to the other two parcels that had been included in the previous 2008 application. She also mentioned traffic concerns caused by a business located to the east of the subject site. She suggested that the application be denied and that the church should amend the 2008 application.

Chairperson Searl explained to Ms. King that the 2008 application had already expired, which was the reason why the applicant was requesting a new CUP.

Mr. Burnett also clarified that all three parcels were included in the present application and that it was nearly identical to the 2008 application, with the exception that it didn't include the development to the east of the subject site that City Council had previously approved.

Applicant Pastor Renel Vincent, 1046 W. Washington St., Orlando, FL 32805, spoke on behalf of the church. He noted that the 2008 request had expired under the previous pastor, who had since passed away. Pastor Vincent also noted that he would comply with all Code Enforcement and City of Orlando requirements, and would make it his personal responsibility to improve the landscaping.

Chairperson Searl closed the public hearing.

*Vice-Chairperson Anderson moved APPROVAL of the request, CUP2016-00001, subject to the conditions in the staff report. Board member Ray SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.*

Chairperson Searl stepped down as Chair due to his declared conflict on Item #2. Vice-Chairperson Anderson presided during the presentation and discussion of the following Item #2.

## 2. RECOMMENDED DEFERRAL – DUNKIN' DONUTS @ E. MICHIGAN

Applicant: Tim Cloe – 864 E434 LLC

Owner: Ferking Family, LLC

Location:	1709, 1717 & 1723 E. Michigan St., north of E. Michigan St., west of Ives Ave., east of Dickson Ave., and south of E. Jersey Ave. (±0.63 acres).
District:	4
Project Planner:	Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
<b>CUP2016-00002**</b>	Conditional Use Permit request for the development of a Dunkin' Donuts with a drive-through component.

*Recommended Action: Approval of the request, 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 and the staff report, Ms. Magruder presented the proposed project, staff's conditions and recommendation and responded to Board questions.

Vice-Chairperson Anderson opened the hearing to the public. (Chairperson Searl left the meeting at 9:35 a.m.).

Bob Ziegenfuss, 708 E. Colonial Dr., Suite 100, Orlando, FL 32803, representing the applicant (Tim Cloe) requested to reserve his time to respond to speakers' questions.

The following speakers were in opposition of the request:

- 1) William Reek, 1705 E. Jersey St., Orlando, FL 32809
- 2) John Squires, Gray Robinson, P.A., 301 E. Pine St., Ste. 1400, Orlando, FL – representing Gourav Mukherjee
- 3) Regina and Arik March, 1725 E. Crystal Lake Ave., Orlando, FL 32806
- 4) Gourav Mukherjee, 1715 Jersey Ave., Orlando, FL 32806

Their main concern was that Dunkin' Donuts' customers would most likely cut through their neighborhood, potentially causing safety and traffic issues.

Mr. Ziegenfuss addressed the neighbors' concerns and responded to Board questions.

Vice-Chairperson Anderson closed the public hearing and discussion ensued between the Board and City staff.

John Rhoades, Transportation Planning, City Planning Division, responded to Board questions in regards to possible solutions to avoid traffic going through Ives Ave. Mr. Rhoades stated that more studies were needed to ensure that any suggested solutions would not result in a negative impact to the transportation infrastructure. Mr. Ziegenfuss agreed to work with City staff and the neighbors to reach a compromise that would work for all parties.

**Board member Buchanan moved DEFERRAL of the request, CUP2016-00002 to the April 19, 2016 MPB Hearing. Board member Barrott SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl was not present).**

## OTHER BUSINESS

- None

## ADJOURNMENT

Having no other matters to bring before the Board, Vice-Chairperson Anderson adjourned the meeting at 10:25 a.m.

## STAFF PRESENT

Dean Grandin, AICP, City Planning  
Mark Cechman, AICP, City Planning  
Paul Lewis, AICP, City Planning  
Karl Wielecki, AICP, 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, AICP, City Planning  
Michelle Beamon, AICP, City Planning  
Kathleen Magruder, City Planning  
Jacques Coulon, City Planning  
Wes Shaffer, City Planning



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Dean Grandin, AICP, Executive Secretary

Terrence Miller, City Planning  
Doug Metzger, AICP, City Planning  
Shannan Stegman, City Planning  
Lourdes Diaz, City Planning  
Kyle Shephard, City Attorney's Office  
David Bass, City Attorney's Office  
Melissa Clarke, City Attorney's Office  
Audra Nordaby, Orlando Police Department  
Keith Grayson, Permitting Services  
John Groenendaal, Permitting Services  
John Rhoades, Transportation Planning  
Nancy Ottini, Transportation Planning  
Lauren Torres, Transportation Engineering



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Lourdes Diaz, MPB Recording Secretary