



# MUNICIPAL PLANNING BOARD

MINUTES



JUNE 21, 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  
[7/2]

Karen Anderson, Vice-  
Chairperson [8/1]

Alfredo Barrott, Jr. [6/1]

Stuart Buchanan [8/1]

Bakari Burns [7/2]

Scott Martin [7/2]

Claudia Ray [5/1]

Mark Suarez [8/1]

Jennifer S. Tobin [8/1]

Tyrone Smith, OCPS – Non-  
Voting [7/2] (Arrived at  
9:30a.m.)

### Members Absent

None

## OPENING SESSION

- ♦ Jason Searl, Chairperson, called the meeting to order at 8:32 a.m., after determination of a Quorum.
- ♦ The meeting was opened with a moment of silence in remembrance of the Pulse victims, followed by the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of May 17, 2016.

**Vice-Chairperson Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of May 17, 2016, as written. Board member Tobin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.**

## ANNOUNCEMENTS

- ♦ Reminder to the Municipal Planning Board members that the Financial Disclosure Form is due July 1, 2016.

## PUBLIC COMMENTS

- ♦ Speaker requests were received for items 2, 5 and 14 on the Consent Agenda. These items were pulled to the Regular Agenda for discussion.

## AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

## CONSENT AGENDA

### 1. RECOMMENDED APPROVAL, 1401 E. MICHIGAN STREET

Applicant:	William Barnes – W. H. Barnes, Inc.
Owner:	Floyd Mario J. Estate
Location:	1401 E. Michigan St., north of E. Michigan St., east of S. Brown St. and south of E. Crystal Lake Ave. (±0.679 acres).
District:	4
Project Planner:	Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)
A) ANX2016-00004*	Annex subject property;
B) GMP2016-00007*	Growth Management Plan amendment to Residential Low Intensity and Mixed Use Corridor Medium Intensity; and
C) ZON2016-00007*	Initial zoning of R-2A/T and MU-1/T, for future residential development.

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

**2. ARTEGON MALL HELIPAD – PULLED TO REGULAR AGENDA****3. RECOMMENDED APPROVAL, ORLANDO SCIENCE SCHOOL EXPANSION**

Applicant: Dr. Yalcin Akin, Executive Director – Orlando Science School, Inc.

Owner: John Young Investments, LLC

Location: 2601 Technology Dr., north side of Technology Dr., between N. John Young Pkwy. and N. Texas Ave. ( $\pm 17.44$  acres).

District: 3

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

**CUP2016-00010\*\*** Conditional Use Permit amendment to expand an existing K-8 charter school onto adjacent property and to expand the grades to K-12.

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

**4. RECOMMENDED APPROVAL, MILLENIUM PARC CAR WASH**

Applicant: Jeff Bonyng – Images Auto Spa

Owner: Millenium John Young, LLC

Location: 3555 Millenia Blvd., south side of Millenia Blvd., between S. John Young Pkwy. and Timarron Dr. ( $\pm 1.04$  acres).

District: 4

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

**CUP2016-00011\*\*** Conditional Use Permit request to develop a 5,446 sq. ft. drive-through car wash and detailing use on a parcel on the northern portion of the Millenium Parc PD.

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

**5. FORMOSA NORTH PLANNED DEVELOPMENT – PULLED TO REGULAR AGENDA****6. RECOMMENDED APPROVAL, MARRIOTT HOTEL REZONING**

Applicant: Stephen Kronick – United Capital Corp.

Owner: AFP 109 Corp.

Location: 400 W. Livingston St., south of Livingston St., west of I-4 and north of W. Robinson St. ( $\pm 2.132$  acres).

District: 5

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

**A) GMP2016-00008\*** Growth Management Plan amendment for a portion of the parcel from Industrial to Urban Activity Center.

**B) ZON2016-00008\*\*** Rezone the entire parcel from P/T/PH and I-G/T/PH to AC-2/T/PH.

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

**7. RECOMMENDED APPROVAL, 6440 NARCOOSSEE ROAD**

Applicant/Owner: Michael Oliver – 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 Planners: A & B) Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)  
C) Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

**A) GMP2016-00010\*** Growth Management Plan amendment to change the future land use designation from Office Low Intensity to Office Medium Intensity;

**B) ZON2016-00011\*\*** Rezoning from O-1/AN to O-2/AN; and

**C) MPL2016-00025\*\*** Request for a Master Plan for a 288-unit independent senior living facility (Madison Plaza).

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

**8. RECOMMENDED APPROVAL, CONWAY ROAD SPECIAL PLAN OVERLAY DISTRICT**

Applicant: City of Orlando

Owner: N/A

Location: Hoffner Ave. from Conway Rd. to Semoran Blvd.

District: 1

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

**LDC2016-00161\*** Amend Land Development Code Figure 43 (H) as it relates to the Conway Road Special Plan by extending the boundary to include Hoffner Ave. from Conway Rd. to Semoran Blvd.

Recommended Action: Approval of the request.

**9. RECOMMENDED APPROVAL, BACKYARD CHICKENS LAND DEVELOPMENT CODE AMENDMENT**

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Jason Burton (407-246-3389, jason.burton@cityoforlando.net)

**LDC2016-00229\*** Amend the Land Development Code to specify coop accessory structure regulations for backyard chickens in Chapter 58, Part 5A; with a separate municipal code amendment adding Article III to Chapter 6, "Control and Regulation of Animals" to allow up to 100 households to have up to four hens.

Recommended Action: Approval of the request.

**10. RECOMMENDED APPROVAL, LB MCLEOD SOLID WASTE TRANSFER STATION**

Applicant: Ron Beladi, P.E. – Neel-Schaffer, Inc.

Owner: City of Orlando

Location: 5000 LB McLeod Rd., on the south side of LB McLeod Rd., west of President Barack Obama Pkwy., east of S. Kirkman Rd. (±9.77 acres).

District: 6

Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

**MPL2016-00018\*\*** Master Plan request to accommodate an Orange County solid waste transfer station.

Recommended Action: Approval of the request, subject to the conditions in the staff report. (Message received from Mr. Donald Ammerman was stated for the record and forwarded to the Public Works Department).

**11. RECOMMENDED APPROVAL, WEWAHOOTEE PARCEL G**

Applicant: Jeremy Camp – Beazer Homes

Owner: Moss Park Properties LTD

Location: 12501 Wewahootee Rd., north of Dowden Rd., west of Ellison Ave., east of Florida State Rd. 417 (±38.75 acres).

District: 1

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

**MPL2016-00019\*\*** Request for a Specific Parcel Master Plan for 85 single-family homes on Parcel G of the Wewahootee PD.

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

**12. RECOMMENDED APPROVAL, FUN SPOT PARKING LOT EXPANSION**

Applicant: Jeffrey R. Swisher, P.E. – Kimley-Horn

Owner: Fun Spot of Florida, Inc.

Location: 5701 Fun Spot Way, south of W. Oak Ridge Rd., east of Grandnational Dr., west of Adriana Ave., and north of Fun Spot Way (±9.81 acres).

District: 6

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

**MPL2016-00022\*\*** Master Plan request to develop the existing 9.81 acres parcel and remove the temporary parking lot and add an 831 space parking lot on-site as well as reconfiguring parking on the south site to 13 handicapped parking spaces in addition to modifications to Fun Spot Way.

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

**13. RECOMMENDED APPROVAL, GRAND NATIONAL REDEVELOPMENT**

Applicant: Mark Turner, VP – North American Properties SE, Inc.

Owner: Douglas Grand International LP

Location: 5504 W. Oak Ridge Rd., northwest corner of W. Oak Ridge Rd. and Adriana Ave., extending south to Altamira Dr. and west of International Dr. (±16.5 acres).

District: 6

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

**MPL2016-00024\*\*** Framework Master Plan request to develop a mixed use development consisting of 130,000 sq. ft. of retail/restaurant space, 20,000 sq. ft. of medical/office/clinic use, 800-rooms hotel and a 350-unit multi-family complex on the vacant property.

*Recommended Action:* Approval of the request, subject to the conditions in the staff report and addendum. (After-the-fact note: Engineering condition #7 has been satisfied per John Groenendaal, Permitting Dept.).

**14. ENLOW REVERT TO PLAT – PULLED TO REGULAR AGENDA****15. RECOMMENDED APPROVAL, 222 WESTMORELAND APARTMENTS**

Applicant: Stuart Buchanan – Swann Hadley PA

Owner: Said Lufti, President – Lufti Investment Co. Inc.

Location: 222-226 N. Westmoreland Dr., on the west side of N. Westmoreland Dr., south of W. Robinson St., north of W. Jefferson St. (±0.53 acres).

District: 5

Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

**ZON2016-00009\*\*** Request to rezone from R-2B/T/PH to Planned Development (PD) with Traditional City (T) and Parramore Heritage (PH) overlays, to allow for the development of a 16-unit apartment building.

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

Board member Buchanan declared a conflict on item #15 (222 Westmoreland Apartments), and filed the appropriate Form 8B with the Board secretary.

**Board member Tobin moved APPROVAL of the CONSENT AGENDA and Addendums, subject to the conditions in the staff reports. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Buchanan abstained on Item #15).**

**REGULAR AGENDA****2. RECOMMENDED APPROVAL, ARTEGON MALL HELIPAD**

Applicant: Pablo Hernandez – Leading Edge Helicopters

Owner: FB Orlando Acquisition Co. LLC

Location: 5150 International Dr., south of W. Oak Ridge Rd., east of International Dr., and west of the Florida Turnpike ( $\pm 0.98$  acres).

District: 6

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

**CUP2016-00006\*\*** Conditional Use Permit request for a vertiport/helipad located in front of the Artegon Mall.

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

This item was presented by TeNeika Neasman, Planner II, Land Development Studio, City Planning Division. Using the staff report, Ms. Neasman presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

Chairperson Searl opened the hearing to the public.

The following speaker appeared before the Board:

- 1) Mary Ashy, 4474 Enders St., Orlando 32814, spoke in representation of KMB I-Drive Investors in opposition of the request – main concerns were safety issues and possible loss in property value.

The applicant was represented by Pablo Hernandez, Leading Edge Helicopters, 8106 Pacific Loon St., Winter Garden, FL 34787, and Mr. Lucas Adkins, 9600 W. US 192, Clermont, FL 34714. Both Mr. Hernandez and Mr. Adkins addressed Ms. Ashy's concerns and responded to Board questions.

Discussion ensued between the Board, staff and the applicants regarding the take-off and landing route for the helipad. Mr. Grandin noted that the request was subject to final approval by the FAA (Federal Aviation Administration).

Chairperson Searl closed the public hearing. Board member Tobin declared a conflict on this item and filed the appropriate Form 8B with the Board secretary.

*Vice-Chairperson Anderson moved APPROVAL of the request, CUP2016-00006, subject to the conditions in the staff report, with an added condition defining the take-off path to be to the north along International Drive to I-4, and the landing path to be from the north. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained).*

## 5. RECOMMENDED APPROVAL, FORMOSA NORTH PLANNED DEVELOPMENT

Applicant: Dean Asher – c/o The Consalo Law Firm, P.A.

Owner: Marjorie Rayborn and Gary J. Osilka

Location: 1230 Formosa Ave., east of Formosa Ave., south of Indiana Ave. and north of Harmon Ave. ( $\pm 0.649$  acres).

District: 3

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

**A) GMP2016-00005\*** Growth Management Plan amendment to Residential Medium Intensity; and

**B) ZON2016-00005\*\*** Initial Zoning of PD for the future development of 12 townhomes.

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

This item was presented by Michelle Beamon, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Beamon presented the proposed project, staffs' conditions and recommendation, and responded to Board questions.

The applicant was represented by Ms. Karen Consalo, 836 N. Highland Ave., Orlando 32801, and Mr. Quang Lam, 1320 W. Pine St., Orlando FL 32805, Engineer for the applicant. Ms. Consalo gave a PowerPoint presentation and, along with Mr. Lam responded to Board questions.

Chairperson Searl opened the hearing to the public.

The following speaker appeared before the Board:

- 1) Kevin Jordan, 2021 Harmon Ave. Winter Park, 32789 spoke in opposition of the request. Mr. Jordan submitted a petition signed by many of the residents of Harmon Ave. and Indiana Ave., with a list of reasons for their opposition. (Copy of the petition attached). Mr. Jordan requested the Board allow for development to occur, but under the current single family use and density.

Discussion ensued between Board members, staff and applicant regarding fencing. Ms. Consalo addressed Mr. Jordan's concerns and responded to Board questions.

Chairperson Searl closed the public hearing.

**Vice-Chairperson Anderson moved APPROVAL of the requests, GMP2016-00005 and ZON2016-00005, subject to the conditions in the staff report, and amending Community Planning and Urban Design Condition #9. Fencing, on page 13 of the staff report to read as follows:**

#### **9. FENCING**

Fencing height is not to exceed 6-feet in height measured from grade, and shall be an approved CPTED fence of wrought-iron or wrought-iron type fence when adjacent to the front setback of the neighboring residential properties to the east. The remainder of the fencing at the rear of the property, adjacent to the alley, shall be a 6' high masonry wall, as displayed on the site plan.

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

## **14. RECOMMENDED APPROVAL, ENLOW REVERT TO PLAT**

Applicant/Owner: Peter Duke – Beaulieu Builders, LLC

Location: 2102 Harrison Ave., south of W. Princeton St., east of Elizabeth Ave., west of Harrison Ave., and north of W. Yale St. (±0.31 acres).

District: 3

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

**SUB2016-00026** Revert to Plat to develop a new house on a vacant 50 ft. lot – 2 platted lots (one with existing home and one vacant) with shared driveway.

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

This item was presented by TeNeika Neasman, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Neasman presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. Ms. Neasman noted that since the applicant submitted a revised plan, staff amended some conditions of approval.

Chairperson Searl opened the hearing to the public.

The applicant was represented by Peter Duke, 809 Floral Dr., Orlando 32803. Mr. Duke stated that staff had addressed mainly all his concerns under their revised recommended conditions of approval. He requested that the Board approve the request with the added condition to delete conditions of approval 1 through 4, 6 and 9 on page 13 under Urban Design, since the revised plan meets code requirements. Mr. Duke also requested to revise condition #8 to say "All facades, except the rear, shall have 1<sup>st</sup> and 2<sup>nd</sup> floor windows.

Having no speaker requests from the public, Chairperson Searl closed the public hearing. The Board ensued in discussion regarding Mr. Duke's requests.

**Vice-Chairperson Anderson moved APPROVAL of the request, SUB2016-00026, subject to the conditions in the staff report and the revised conditions as stated by Mr. Peter Duke. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

Chairperson Searl called for a short break at 10:20 a.m. The meeting reconvened at 10:32 am.

## 16. RECOMMENDED APPROVAL, VERANDA PARK II RESIDENTIAL

Applicant:	Sam Sebaali, P.E., President – Florida Engineering Group, Inc.
Owner:	Geosam Veranda LLC
Location:	2201, 2175 & 2141 S. Hiawasse Rd. and 6951, 6850 & 6930 Via Lago Ln., north of Turkey Lake, east of Westpointe Blvd., and south of S. Hiawasse Rd. (±10.98 acres).
District:	6
Project Planner:	Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
<b>MPL2016-00016**</b>	Master Plan application for a 642-units multi-family development in Veranda Park including the construction of Via Lago Ln. The development will occupy portions of Lot 2 and 3, Lot 5B and Tract A of Veranda Park Third Replat as well as Tract D and E of Veranda Park Second Replat.

**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, Ms. Magruder presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. She also acknowledged some emails received from the public.

Chairperson Searl opened the hearing to the public.

The applicant was represented by James Stowers, Geosam Veranda LLC, 424 Luna Bella Lane, Suite 122, New Smyrna Beach, FL 32168. Mr. Stowers presented his proposed project, responded to Board questions in regards to parking, and requested an additional condition be added that a minimum of 35% of the 1<sup>st</sup> and 2<sup>nd</sup> floor parking shall be non-residential.

The following speakers appeared before the Board:

- 1) Scott Baker, 1003 Juel St., Orlando, FL 32814, spoke on behalf of WSMS, LLC as a proponent. He discussed the parking issue and stated he hoped that parking at building 4000 would be made available to the entire community. He also requested that the Binding Lot Agreement be a condition of approval and not just informational.
- 2) James Drayton, 2206 Lake Vilma Dr., Orlando, FL 32835, spoke as a proponent in representation of Metro West Master Association. Mr. Drayton referred to a letter from Geosam and requested the project be approved including the letter from Geosam as a condition.



Melissa Clarke, Assistant City Attorney, noted that the letter should be treated as a separate issue and should not be included in the conditions, but would be stated in the record (letter attached).

- 3) Andrew Pughe, 23822 N. Buckhill Road, Howey In The Hills, FL 34737 spoke as a proponent of the request. He stated their only concern was that Geosam left them out of the discussion when they approved the DRI.

After further discussion, Ms. Magruder noted the following staff report corrections for the record: In page 3, under Overview, line 4 should read 792 multifamily dwelling units. In page 4, the last paragraph should also read 792 dwelling units and a density of 49.6 du/ac.

Chairperson Searl closed the public hearing.

**Board member BURNS moved APPROVAL of the request, MPL2016-00016, subject to the conditions in the staff report and the following additional condition:**

**Page 22 of the Staff Report under Transportation Planning, condition #6:**

**6. Shared Parking. A minimum of 35% of the parking spaces on the first and second floor of the parking garage at Building 2000 will be allotted for the commercial uses within Veranda Park.**

**Board member Tobin requested that Condition #7 Campus Parking, under Informational Comments, Transportation Planning, related to Building 4000 would be moved under the Required Conditions of Approval; and to add the Binding Lot Agreement as an additional condition as follows:**

**Page 21 of the Staff Report under Land Development, condition #11:**

**11. Binding Lot Agreement. The applicant will provide a binding lot agreement for the properties within the Veranda Park Framework Master Plan (MPL2015-00007) boundaries prior to pulling building permits.**

**Board member Burns AMENDED his MOTION to also include the additional conditions as requested by Ms. Tobin.**

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

## OTHER BUSINESS

- Chairperson Searl and Vice-Chairperson Anderson both notified that they would be absent during the July 19, 2016 MPB meeting.
  - ♦ **Chairperson Searl MOVED to nominate Board member Tobin as Acting Chairperson and Board member Buchanan as Acting Vice-Chairperson for the July meeting. Board member Barrott SECONDED the MOTION which was VOTED upon and PASSED by unanimous voice vote.**

## ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Searl adjourned the meeting at 11:32 a.m.

## STAFF PRESENT

Dean Grandin, AICP, City Planning  
Mark Cechman, AICP, City Planning  
Paul Lewis, AICP, City Planning  
Karl Wielecki, AICP, City Planning  
Elisabeth Dang, AICP, City Planning  
Ken Pelham, RLA, City Planning  
Jim Burnett, AICP, City Planning  
Mary-Stewart Droege, AICP, City Planning  
Colandra Jones, AICP, City Planning  
Michelle Beamon, AICP, City Planning  
TeNeika Neasman, City Planning  
Kathleen Magruder, City Planning  
Jacques Coulon, City Planning  
Wes Shaffer, City Planning



Dean Grandin, AICP, Executive Secretary

Brian Ford, City Planning  
Terrence Miller, City Planning  
Doug Metzger, AICP, City Planning  
Jason Burton, AICP, City Planning  
Lourdes Diaz, City Planning  
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  
Kim King, Business Development



Lourdes Diaz, MPB Recording Secretary



Geosam Veranda, LLC

2121 Hiawassee Rd.

Orlando, FL 32835

t. (407) 822-1952

f. (407) 826-1538

June 9, 2016

Mr. James Drayton, President  
MetroWest Master Association, Inc.  
2121 Hiawassee Road, Suite 132  
Orlando, FL 32835

Re: Veranda Park within the MetroWest Master Association

Dear Jim:

It was a pleasure meeting you, Stina D'Uva, Julie Sanchez and Andrew Pughe on Wednesday afternoon. We appreciate the candid discussion that was focused on finding a way out of the posturing in recent emails, and toward paving the way to completion of Veranda Park and the development of a high quality community on the vacant lot in the middle of the larger project and arguably the centerpiece of MetroWest.

As we discussed in our meeting, and regardless of how the Amendment to the DRI unfolded (rightly or wrongly, as a process), there was never any intent on our part to withdraw from the purview of the MetroWest Master Association, the Declaration of Covenants Conditions and Restrictions, or its right to levy assessments under the overall MetroWest regime, which is recorded against the land. In fact, we do not believe that the withdrawal of our property from the DRI could have such an effect, for our property, or the property of any other owner, that was subjected to the Declaration. The only way to remove the assessment obligations or the development oversight and approval rights that you expressed concern with, would be to actually remove a property from the Declaration, which would require a separate action that could only be done by MetroWest or a judicial order. Accordingly, we understand that the MetroWest Master Association still has a Design Review approval right, and that development of the vacant land can only proceed subject to both the City of Orlando and the Association's review and approval processes.

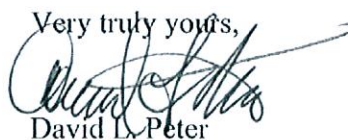
There may well have been misunderstandings surrounding the City's notices on the Amendment last year, which we should all work to rectify should any future requests ever come before them, but that should not necessarily be linked to resolving our own matters or the development plans before you and the City at this time. We look forward to continuing the substantive review of our development plans for Lots 2, 3 and 5 and to working with Andy on the questions and clarifications he had.

As a separate matter, I do believe it is worth exploring whether the DRI in fact serves any purpose for you, either as the Association or as the Developer, now that you have cleared up and acquired the former rights that were at issue. It seems to us that it only creates a regulatory burden in favor of the State

against you, and imposes added costs and work in preparing reports that otherwise don't really impact the community, which is substantially built out at this point. If you were to simply vacate the entire DRI, which we understand is on the State's Dense Urban Land Area list anyway, I believe the Development Approvals would be unaffected, and obviously anything built would still exist and be permitted, and your ability to manage the small amount of remaining development would still be protected through the Declaration, and the rights you have to approve new development, as well as any material alterations. Of course, as long as the Declaration remains against the land, the right to assess and collect due will remain in place as well. We would certainly be pleased to assist in that thought process with you, or even offer the assistance of our internal staff to study and pursue it, and believe it may well be in your interests to do so.

We look forward to working with you to realize the completion of Veranda Park, in a way that will truly complement the existing development, and to being neighbors and partners for decades to come.

Very truly yours,

A handwritten signature in black ink, appearing to read "David L. Peter", with a long, sweeping horizontal line extending to the right.

David L. Peter  
Development Executive

cc: George Armoyan  
Stephen Wallace



**PETITION TO CHANGE THE ANNEXATION DENSITY**

**FORMOSA NORTH PROJECT**

**May 2016**

**We, the undersigned, do hereby state that I am a registered voter of Orlando/Winter Park, Orange County, Florida, that my present place of residence is truly stated opposite my signature hereto, and that I do hereby petition that the following "Formosa North , City of Orlando proposed Annexation Growth Management Plan Amendment for the following be changed in density:**

**PROJECT NAME: ANX2016-000002, GMP2016-000005, ZON2016-000005**

**PROJECT LOCATION & PROPERTY SIZE: 1230 Formosa Ave., east of Formosa Ave., south of Indiana Ave., and north of Harmon Ave. (+/- 0.649 acres), District 3."**

**The development of 12 townhome units on the referenced would problematic for the following reasons:**

- 1. Safety hazard or fire and rescue because of street parking from the new residents along our quiet side streets of Indiana Ave. and Harmon Ave.**
- 2. This density of 12 units will allow for no on-site parking of guests and will require guests to park on side streets.**
- 3. This is a quiet and dead-end area actually in Winter Park, not Orlando.**
- 4. There is enough development construction on I-4 and there's no need to close Formosa or slow down traffic due to construction on the West side of our homes.**

**Therefore, we hereby request that the density not be altered (remain low density) in order to prevent 12 townhome units from being built in this location.**

DATE

SIGNATURE

ADDRESS (DISTRICT 3)

5/30/16 Martin M. Unkefer 2011 Harmon Ave  
 Martin M. Unkefer W.P. Fl. 32789

5/30/16 Terry & John Cravey 2032 HARMON AVE  
 Terry Cravey W.P. Fl. 32789

5/30/16 DIANE FORSAID 2028 HARMON AVE, 32789

5/30/16 Thomas A. Spry 1300 Formosa Ave WP FL 32789  
 Thomas A. Spry

5/30/16 John F. Patrick 1301 Formosa Ave WP 32789

5-30-16 Bob Sproul 1231 FORMOSA AVE. 32789

5-30-16 1227 FORMOSA AVE 32789

5-30-16 1219 FORMOSA AVE

5-30-16 Jan M. Pattishall 2005 Harmon Ave Winter Plk FL 32789

5/30/16 2010 Harmon Ave. WINTER PLK FL 32789

5-30-16 2020 HARMON AVE. WINTER PLK FL 32789

6/12/16 Michael Zickel 2009 J. M. E. AVE. 32789

Petition contact Kevin Jordan 352/256-5190

The Planning Board will consider this matter at their June 21<sup>st</sup> meeting. The developer's contact is Karen Consalo, 407.843.2003 or [karen@consalolaw.com](mailto:karen@consalolaw.com)