

**MEETING
INFORMATION**Location

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

Time

8:30 a.m.

Members Present

Mark Suarez, Vice-
Chairperson [5/1]

Timothy Baker [6/0]

Claudia Ray [5/1]

Jill Rose [3/0]

Jennifer S. Tobin [4/2]

Picton Warlow [6/0]

OCPS Representative
Tyrone Smith – Non-Voting
[2/4]

Members Absent

Karen Anderson,
Chairperson [5/1]

Bakari Burns [5/1]

Jason Searl [5/1]

MINUTES ★★★★★ MARCH 21, 2017

OPENING SESSION

- ◆ Vice-Chairperson Mark Suarez, called the meeting to order at 8:30 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of February 21, 2017.

Board member Tobin MOVED approval of the Municipal Planning Board Meeting Minutes of February 21, 2017, as written. Board member Warlow SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

IMPORTANT NOTE

- ◆ Item #6 – (Sand Lake West Phase III) was scheduled to be presented to City Council on April 10, 2017 as Part 1 of 2 of the MPB March 21, 2017 Minutes.

PUBLIC COMMENTS

- ◆ Speaker requests were received for items #3 (Brennan Auto Body Warehouse Expansion) and #7 (7-Eleven #38106) on the Consent Agenda. These items were moved to the Regular Agenda for discussion.

CONFLICT DECLARATIONS

- ◆ Jennifer Tobin – Items #2 (Hillcrest Elementary – CUP2017-00001), and #8 (Broadstone Lakehouse – MPL2017-00006).

The above mentioned Board member filed the appropriate Conflict Form 8B with the MPB Recording Secretary.

AGENDA REVIEW

- ◆ Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, LAKE BALDWIN 5 ANNEXATION

Applicant: Mark Kinchla

Owners: Mark Kinchla, Timothy Huskins and City of Orlando (for ZON2017-00003)

Location: 4312, 4324, 4330 Rixey St., south of Rixey St., west of Jamajo Blvd., east of Lake Baldwin Ln. and north of Hargrave St. (\pm 0.88 acres).

District: 3

Project Planner (A&B): Michelle Beamon Robinson, (407-246-3145, michelle.robinson@cityoforlando.net)

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

- A) ANX2017-00002*** Annex subject property;
- B) GMP2017-00003*** Growth Management Plan amendment to Residential Low Intensity; and
- C) ZON2017-00003*** PD rezoning request to allow the construction of 5 two-story townhomes and 4 single family residences.

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

2. RECOMMENDED APPROVAL, HILLCREST ELEMENTARY

Applicant: Julie Salvo, Senior Administrator – OCPS

Owner: School Board of Orange County Florida

Location: 1010 E. Concord St., north of Mount Vernon St., south of E. Concord St., west of N. Mills Ave., and east of N. Hyer Ave. (\pm 3.85 acres).

District: 4

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

- CUP2017-00001**** Conditional Use Permit request for a public benefit use expansion in the P/T zoning district. The existing central building will remain and additional connector buildings will be constructed with a two-level parking garage on the site.

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

3. BRENNAN AUTO BODY WAREHOUSE EXPANSION – PULLED TO REGULAR AGENDA

4. RECOMMENDED APPROVAL, 2016 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)
GMP2017-00002* Annual report to provide 2016 growth indicators as required by GMP Future Land Use Policy 1.5.1.

Recommended Action: Approval of the request.

5. RECOMMENDED APPROVAL, SETBACK RELIEF FOR RESIDENTIAL INFILL LDC

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide
 District: All
 Project Planner: Brian Ford (407-246-3413, brian.ford@cityoforlando.net)

LDC2017-00014* Land Development Code amendment to:

- a) Amend Chapter 58, Part 2AI to provide flexible development standards, subject to appearance review, for vacant non-conforming one and two family residential lots located only within the Parramore Heritage Overlay District;
- b) Amend Chapter 67, Part 6 to update the procedures and alternative development standards for certified affordable housing projects to create consistency with other sections of the LDC. The proposed changes would apply throughout the City.

Recommended Action: Approval of the request.

6. SAND LAKE WEST PHASE III (Separate minutes submitted for this item)

- This item was scheduled to go before City Council on April 10, 2017 as MPB March 21, 2017 Minutes Part 1 of 2.

7. 7-ELEVEN #38106 – PULLED TO REGULAR AGENDA

Board member Baker moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendums. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained on Item #2).

REGULAR AGENDA

3. RECOMMENDED APPROVAL, BRENNAN AUTO BODY WAREHOUSE EXPANSION

Applicant: Wes Featherston – Process Architecture

Owner: Dansville Holdings, LLC

Location: 4186 Mercy Industrial Ct., south side of Mercy Industrial Ct., east of Mercy Dr. (±0.92 acres).

District: 5

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

CUP2017-00002** Conditional Use Permit request for the expansion of a non-conforming auto-body use in the I-P/W zoning district.

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

This item was presented by Jacques Coulon, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Coulon presented the proposed project, staffs' conditions and recommendation.

Vice-Chairperson Suarez opened the hearing to the public.

The applicant was represented by:

- 1) Fielding W. Featherston, 4198 Mercy Industrial Ct. Orlando.
- 2) Daniel J. Brennan, 1931 Winter Park Rd., Winter Park. (did not speak)

Mr. Featherston requested to pull this item from Consent Agenda to express his concerns on Conditions of Approval Items 1, 3 and 4 under Urban Design in the Staff Report (page 13). He requested the Board waive these conditions noting the following:

- 1) In regards to Condition #1 – their roof line was consistent with the industrial surroundings;
- 2) Conditions #3 & 4 – opposed to removing gravel and placing street trees. Gravel was placed to prevent further damage to their property by semi-truck activity on the street.

Discussion ensued among Board members, staff and the applicant regarding the mentioned conditions of approval. Board members concluded that since this was an industrial area located on a cul-d-sac, the proposed ballers roof was acceptable; the trees could be placed on the green area instead; and the gravel could remain. Mr. Featherston stated he was not opposed to placing the street trees on the grass area.

No other speaker requests were received. Vice-Chairperson Suarez closed the public hearing and opened it up for further Board discussion and/or a motion.

Board member Ray moved APPROVAL of the request, CUP2017-00002, subject to the conditions in the staff report, and the following revisions: Delete "Increase pitch of the roof line" in condition #1, and allow the gravel to remain if approved by City Engineer, for condition #4. Board member Tobin suggested the motion be amended to include revising condition #3 to provide street trees in the front of the flat grass area instead of the cul-d-sac. Ms. Ray AMENDED her motion and Ms. Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

7. RECOMMENDED APPROVAL, 7-ELEVEN #38106

Applicant: Grayson Brent Evans – Creighton Companies, LLC

Owner: Astro Universal, LLC

Location: 301 & 315 S. Orange Blossom Trl., south of W. Jackson St., west of Clear Lake Way, east of S. Orange Blossom Trl. and north of W. South St. (±0.87 acres).

District: 5

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

MPL2017-00005** Master Plan request for the development of a 3,010 sq. ft. gas station and convenience store.

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

This item was presented by Katy Magruder, Planner I, Land Development Studio, City Planning Division. Using the staff report, Ms. Magruder presented the proposed project, staffs' conditions and recommendation.

Vice-Chairperson Suarez opened the hearing to the public.

The following speakers appeared before the Board in opposition of the request:

- 1) Johnny Nguyen, 301 S. Orange Blossom Trl., Orlando, spoke as the owner of Sunshine Auto
- 2) Charles Delhomme, 301 S. Orange Blossom Trl., Orlando, spoke as the owner of the Car Wash
- 3) Peter Nguyen, 315 S. Orange Blossom Trl., Orlando, spoke as the owner of Best Quality Auto Repair
- 4) Kawana Roberts, 315 S. Orange Blossom Trl., Orlando, spoke as the owner of Only One Auto LLC

All above speakers are business owners who lease from the applicant. They stated they were established businesses for many years, yet were not given notice from the owner about the proposed project. They noted that this would cause them extreme hardship since they were all small businesses and could not afford to move or advertise for a new location.

The applicant was represented by Attorney Tara Tedrow, 215 N. Eola Dr., Orlando. Ms. Tedrow stated they were in agreement with the staff report and that the owner had signed an agent authorization.

Vice-Chairperson Suarez closed the public hearing and opened it up for Board discussion and/or a motion.

Board member Tobin addressed the speakers stating that she was troubled by the fact that the owner did not communicate with them, but that unfortunately that was not a valid reason to deny the proposed project.

Board member Tobin moved APPROVAL of the request, MPL2017-00005, subject to the conditions in the staff report and addendum. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

8. RECOMMENDED DEFERRAL, BROADSTONE LAKEHOUSE

Applicant: John Zeledon – Alliance Realty Partners, LLC

Owner: Erika M. Baldwin, Robert Matthias C Co-TRS (C/O D. Gongalez Stewart Enterprise)

Location: 301 N. Ivanhoe Blvd. E., south of New Hampshire St., west of N. Orange Ave., east of Gurtler Ct. and north of N. Ivanhoe Blvd. E. (±2.42 acres).

District: 3

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

MPL2017-00006** Master Plan request for a 10-story mixed used development comprised of 288 multi-family units, including 12 live/work units and structured parking. The request also includes a density bonus as well as height and setback modifications.

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

This item was presented by Michaëlle Petion, AICP, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion presented the proposed project, staffs' conditions and recommendation.

Vice-Chairperson Suarez opened the hearing to the public.

The following speakers appeared before the Board and expressed their opposition and concerns:

- 1) Carol Hendren, 1060 Terrace Blvd., Orlando 32803, spoke on her behalf in opposition.
- 2) Kevin Dunleavy, 1030 Terrace Blvd., Orlando 32803, spoke on his behalf in opposition.
- 3) Tom Young, 1740 Oakmont Ln., Orlando 32804, spoke on his behalf in opposition.
- 4) Curtis Thornton, 35 NE Ivanhoe Blvd., Orlando 32804, spoke on his behalf in opposition.
- 5) Gordon Spears, 1626 Baltimore Ave., Orlando 32803, spoke on his behalf in opposition.
- 6) Michael Rizzo, 1425 Philadelphia Ave., Orlando 32803, spoke on his behalf in opposition.
- 7) Roland Hillier, 1101 N. Lake Sybelia Dr., Maitland 32751, spoke on his behalf as the property owner of 1417-1427 Orange Ave., in opposition.
- 8) Brian Merin, 1025 Terrace Blvd., Orlando 32803, spoke on his behalf in opposition.

The above mentioned speakers were not opposed to growth, but were opposed to the project as currently proposed. Their main concerns were:

- a) Proposed project is not in character with the neighborhood
- b) Opposed to the height variance
- c) Live/work criteria does not apply to the proposed project
- d) Traffic increase – need to provide clear transportation infrastructure plan
- e) City should be making demands to the developer instead of concessions
- f) Depleting water from aqua-system.

The applicant was represented by James Johnston, 300 S. Orange Ave., Orlando 32801. Mr. Johnston stated they were in agreement with the staff report and the conditions of approval. He addressed the speaker's concerns and stated the project met the City's code requirements and that the density bonus was an incentive to develop infill property. He also noted that a traffic study was reviewed and approved by the City.

Vice-Chairperson Suarez closed the public hearing and opened it up for Board discussion and/or a motion.

Discussion ensued among the Board members, staff and the applicant regarding clarification on the live/work concept, and traffic. Many Board members were not comfortable with the project as presented and did not believe it matched with the character of the neighborhood. Vice-Chairperson Suarez requested the developer coordinate more interaction with the public and present updated renderings similar to those presented to ARB as well as to look into options to increase interaction on the street level.

Vice-Chairperson Suarez moved Deferral of the request, MPL2017-00006, to the April 18, 2017 MPB Hearing. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained).

Note: During the course of this case, Board member Tobin stepped out at 10:25am and returned at 11:00am.

OLD BUSINESS

- None

NEW BUSINESS

➤ None

ANNOUNCEMENTS

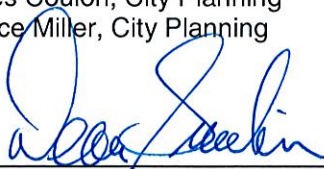
➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Vice-Chairperson Suarez 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
Shannan Stegman, 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, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Terrence Miller, City Planning



Dean Grandin, AICP, Executive Secretary

Christopher DeLoatche, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Lauren Torres, Transportation Engineering
Brian Ford, Housing & Community Development
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities
Sherry Gutch, Economic Development



Lourdes Diaz, MPB Recording Secretary