

**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,
Chairperson [10/1]

Mark Suarez, Vice-
Chairperson [10/1]

Timothy Baker [10/1]

Bakari Burns [8/3]

Jonathan Huels [1/0]

Morgan Lea [1/0]

Jill Rose [7/1]

OCPS Representative
(Tyrone Smith) – Non-Voting
[5/6]

Members Absent

Claudia Ray [9/2]

Picton Warlow [10/1]

MINUTES ★★★★★ AUGUST 15, 2017

OPENING SESSION

- ◆ Chairperson Anderson, called the meeting to order at 8:33 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of July 18, 2017.

Vice-Chairperson Suarez MOVED approval of the Municipal Planning Board Meeting Minutes of July 18, 2017, as written. Board member Burns SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ◆ New Board members Morgan Lea and Jonathan Huels were welcomed to the Municipal Planning Board.

PUBLIC COMMENTS

- ◆ Speaker requests were received for item #6 on the Consent Agenda (440 Westminster St. Plat with MODS). This item was moved to the Regular Agenda for discussion.

CONFLICT DECLARATIONS

- ◆ None

AGENDA REVIEW

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

CONSENT AGENDA

1. RECOMMENDED APPROVAL, 5309 MCCOY ROAD ANNEXATION

Applicant: James G. Willard, Esq. – Shutts & Bowen, LLP
 Owner: Jetamel, Inc.
 Location: 5309 McCoy Rd., west of North Frontage Rd., north of McCoy Rd., and east of Conway Rd. (±7.07 acres)
 District: 1

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

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

- A) **ANX2017-00009*** Annex subject property;
- B) **GMP2017-00016*** Assign the Metropolitan Activity Center future land use designation;
- C) **ZON2017-00020**** Initial Zoning of AC-3/AN; and
- D) **MPL2017-00029**** Master Plan to redevelop a former airport parking and car sales lot by adding it to the existing Fast Park & Relax facility to the east.

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

2. RECOMMENDED APPROVAL, STARBUCKS WITH DRIVE-THROUGH

Applicant: Mitch Collins, PE
 Owner: Orlando Synergy II, LLC
 Location: 5894 Conroy Rd., southwest corner of Conroy Rd. & Michelle Lee Ln., northeast of the Florida Turnpike and west of S. Kirkman Rd. (±0.72 acres)
 District: 6

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

- CUP2017-00011**** Conditional Use Permit to develop a ±2,200 sq. ft. Starbuck's restaurant with a drive through in the South Kirkman neighborhood.

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

3. RECOMMENDED APPROVAL, CAPITAL IMPROVEMENT ELEMENT UPDATE

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide

District: All

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

GMP2017-00017* Amend Figure CI-14 and Policy 2.2.30 of the Capital Improvements Element (CIE) to reflect FY2017-2018 to FY2021-2022 Capital Improvements Program (CIP), and to recommend that the City Council include the CIE projects in the 2017/18 – 2021/22 CIP.

Recommended Action: Approval of the request.

4. RECOMMENDED APPROVAL, 2017 CAPACITY AVAILABILITY REPORT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2017-00018* Annual report to demonstrate the ability to meet the City's adopted level of service standards.

Recommended Action: Approval of the request.

5. RECOMMENDED APPROVAL, AIRPORT DISTRIBUTION CENTER NORTH PHASE 4 SPMP

Applicant: Sam Sebaali – FEG, Inc.

Owner: ADC North, LP

Location: 4752 Judge Rd., south of Judge Rd., east of Conway Rd., north of Lake Marie Prarie, west of Shadowridge Dr. (±11.6 acres)

District: 1

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

MPL2017-00028** Specific Parcel Master Plan for the next phase of the Judge Meadow Planned Development. Proposed is a 173,321 sq. ft. warehouse facility with associated surface parking.

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

6. 440 WESTMINSTER ST. PLAT WITH MODS – PULLED TO REGULAR AGENDA

7. RECOMMENDED APPROVAL, COLUMBIA ST. MIXED USE PD AMENDMENT

Applicant: Robert Schanck – GAI Consultants, Inc.

Owner: 51 Columbia Hotel Prop., LLC

Location: 51 Columbia St., north side of Columbia St., between S. Orange Ave. and Lucerne Terr., in the South Orange neighborhood. (±2.13 acres of larger 5 acre PD)

District: 4

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

ZON2017-00013** Amend the Columbia Mixed Use PD to replace the Phase II 102,300 sq. ft. medical office building (never constructed) for the development of a 6-story, 110-room hotel and associated parking (amending ZON2012-00024; Phase 1 was a 126-room Hampton Inn Suites hotel).

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

8. RECOMMENDED APPROVAL, LAKE NONA PD AMENDMENT PARCEL 22A

Applicant: Heather Isaacs – Tavistock Development Company, LLC

Owner: Lake Nona Land Co., LLC

Location: South of State Rd. 417, north and west of Lake Nona Blvd. (±136.96 acres)

District: 1

Project Planner: Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)

ZON2017-00019** Request to amend the approved height table in Section 1.6(E) of the Lake Nona Planned Development Ordinance to allow for a maximum height limit of 16 stories (maximum currently 10 stories). The increased height limit will accommodate the development of a hotel within the Lake Nona Town Center.

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

Board member Burns moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendum. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

REGULAR AGENDA

6. RECOMMENDED APPROVAL, 440 WESTMINSTER ST. PLAT WITH MODS

Applicant: Jack Speaks – ROI Funding

Owner: Kyle Frakes Owen

Location: 440 Westminster St., southwest corner of Westminster St. and Pelham Rd. (±0.43 acres)

District: 3

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

SUB2017-00041 Plat with modification of development standards (MODS) to replat one lot into two lots to accommodate the construction of two single-family homes. The existing home and accessory structure will be demolished.

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. Using PowerPoint, Mr. Coulon presented the proposed project, staffs' conditions and recommendation.

Chairperson Anderson acknowledged the letters received in opposition of the request, then opened the hearing to the public.

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

- 1) Mary Soule, 3337 Pelham Rd., Orlando 32803
- 2) Stephen Pategas, 1425 Berkshire Ave., Winter Park 32789 – spoke on behalf of the Orwin Manor Westminster Association
- 3) Marisa Eubanks, 3334 Pelham Rd., Orlando 32803

Their main concerns were:

- a) Increased traffic
- b) Maintain the diversity and character of their historic neighborhood
- c) Negative impact on the aesthetic of the intersection
- d) Backyard fences would be facing front of properties

The applicant was represented by Jack Speaks, 1535 Smoketree Circle, Apopka 32712, and Juan De Sosa, 12114 Trippletail Ln. Orlando 32827. Mr. Speaks stated that the cost to remodel the existing home was too high and building just one house was cost prohibitive. Mr. De Sosa stated that they had several meetings with the Planning Department to make sure all setbacks were allowed and had done everything that City staff requested. Mr. De Sosa also mentioned that the original site plan had one property facing Pelham Rd. and the other facing Westminster Dr., but revised it when the Planning Department advised them that it was better to have both properties facing Westminster Dr.

Chairperson Anderson closed the public hearing.

Mr. Coulon addressed the concerns raised by the speakers and responded to Board questions. Discussion ensued regarding fencing and landscaping.

Vice-Chairperson Suarez moved APPROVAL of the request, SUB2017-00041, subject to the conditions in the staff report and the following added conditions:

- a) Have trees planted along Pelham Rd.**
- b) No fencing within the principal structure setback**
- c) Chairperson Anderson requested to add to the conditions that the fence must match the principal structure for both lots. Vice-Chairperson Suarez agreed.**

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

9. RECOMMENDED DEFERRAL, ECO-FRIENDLY CARWASH

Applicant: Torek Thompkins – Green Phantom, LLC

Owner: Centro NP Colonial Marketplace

Location: 2915 E. Colonial Dr., north of E. Colonial Dr., west of Maguire Blvd., east of N. Primrose Dr., and south of E. Marks St. (±9.48 acres)

District: 4

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

CUP2017-00012** Conditional Use Permit to allow a waterless eco-friendly car wash on an existing shopping center site in the AC-3/AN zoning district.

Recommended Action: Denial of the request.

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

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Torek Thompkins, 144 Sandlewood Trl., Winter Park 32789. Mr. Thompkins noted that he applied for a permit and thought it had been approved before getting the Code Enforcement citation. He also stated that his operation has not affected traffic even during busy days.

Discussion ensued between the Board, the applicant and City staff regarding the possibility of relocating the business, or converting it into a mobile detailing business, and whether adjacent businesses such as Target were opposed to the location of the business.

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

Discussion continued among the Board members regarding deferring the case to request a formal letter of support from Target and requesting that the applicant speak with his landlord regarding the possibility to relocate. Also, Vice-Chairperson Suarez stated that if the case was deferred, he would like to see a set of conditions from City staff that would allow the use.

Board member Huels moved DEFERRAL of the request, CUP2017-00012, to the October 17, 2017 MPB Hearing, with intent of approval, under the conditions of proof of a support letter from Target. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

10. RECOMMENDED APPROVAL, VIRGINIA DRIVE SPECIAL PLAN

Applicant: City of Orlando
 Owner: N/A
 Location: South of Princeton Ave., north of Weber St., east of Orange Ave., and west of Mills Ave. (±103 acres).
 District: 3
 Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)

- A) GMP2017-10006*** GMP amendments needed for the new Virginia Dr. Special Plan. Amend the following:
- ◆ Future Land Use Policy S.14.13
 - ◆ The Boundary of Future Land Use Policy S.14.14
 - ◆ Add two Future Land Use Policies S.13.8 and S.14.16
 - ◆ Future Land Use Figure LU-2 Part C to reflect a change in the boundary of subareas 14 and 7
- B) LDC2017-00231*** Amend the following:
- ◆ Chapter 62 of the Land Development Code (LDC) to add the Virginia Drive Special Plan as Section 62.410
 - ◆ The map in LDC Section 62.495, the North Orange Avenue Special Plan

Recommended Action: Approval of the requests and addendum.

This item was presented by Michelle Beamon Robinson, Planner III, Comprehensive Planning Studio, City Planning Department. Using PowerPoint, Ms. Robinson presented the proposed project, staffs' conditions and recommendation.

Chairperson Anderson opened the hearing to the public.

The following speakers appeared before the Board in support of the requests, but with some concerns:

- 1) Carol Hendren, 1060 Terrace Blvd., Orlando 32803
- 2) Gordon Spears, 1626 Baltimore Ave., Orlando 32803
- 3) A. Eileen Dilts, 305 E. Yale St., Orlando 32804

Their main concerns were:

- a) Building height transitions – maintain character of Virginia and restrict the building heights to 3 stories where it abuts to single family residential.
- b) Pedestrian crossway at Baltimore
- c) Parking

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

Discussion ensued regarding the speakers' concerns. Chief Planner Elisabeth Dang, Comprehensive Planning Studio, City Planning Division, stated that the Mainstreet Association was involved and in support of the Virginia Special Plan and asked the Board to use caution on any proposed changes to the maximum building height.

Vice-Chairperson Suarez moved APPROVAL of the requests, GMP2017-10006 and LDC2017-00231, and Addendum. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

- None

NEW BUSINESS

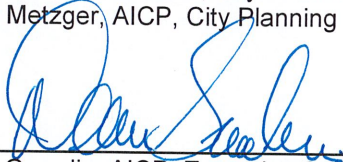
- Election of Chairperson and Vice-Chairperson
 - ◆ **MOTION by Vice-Chairperson Suarez for Karen Anderson to remain as Chairperson and himself to remain as Vice-Chairperson. Board member Burns seconded the MOTION which was VOTED upon and PASSED by unanimous voice vote.**

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 11:35 a.m.

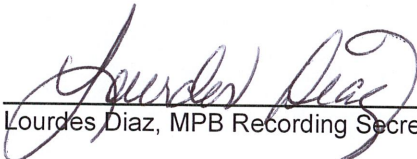
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, 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
Michaëlle Petion, AICP, City Planning
Michelle Beamon Robinson, AICP, City Planning
TeNeika Neasman, City Planning
Jacques Coulon, City Planning
Wes Shaffer, City Planning
Terrence Miller, City Planning
Christopher DeLoatche, City Planning
Doug Metzger, AICP, City Planning



Dean Grandin, AICP, Executive Secretary

Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
Sarah Taitt, City Attorney's Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
Olivia Boykin, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Brian Ford, Housing & Community Development
Manuel Ospina, GIS Assistant
Kim King, Business Development
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities
Mike Rhodes, Economic Development



Lourdes Diaz, MPB Recording Secretary