

MEETING  
INFORMATIONLocation

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

Time

8:30 a.m.

Members Present

Karen Anderson,  
Chairperson [8/1]

Mark Suarez, Vice-  
Chairperson [8/1]

Bakari Burns [7/2]

Claudia Ray [8/1]

Jill Rose [6/0]

Jason Searl [8/1]

Jennifer S. Tobin [7/2]

Picton Warlow [9/0]

Members Absent

Timothy Baker [8/1]

OCPS Representative  
(Tyrone Smith) – Non-Voting  
[4/5]

## MINUTES

★★★★★

JUNE 20, 2017

## OPENING SESSION

- ♦ Chairperson Anderson, 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 May 16, 2017.

**Board member Burns MOVED approval of the Municipal Planning Board Meeting Minutes of May 16, 2017, as written. Board member Tobin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.**

## PUBLIC COMMENTS

- ♦ A speaker request was received for item #4 on the Consent Agenda (2425 E. South Alcohol Distance Separation). This item was moved to the Regular Agenda for discussion.

## CONFLICT DECLARATIONS

- ♦ Tobin – Item #8 (East Park PD Amendment)
- ♦ Searl – Items #7 (City Furniture Master Plan) and #8

The above mentioned Board members 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, PROJECT 566

Applicant: John McReynolds, Sr. – Universal Parks Resorts

Owner: Universal Studios Water Parks Florida

Location: 6200 International Dr. (multiple parcels are included in this request), the properties are generally located south of International Dr., to the east and west of Universal Blvd. (± 64.716 acres)

District: 6

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

**A) ABN2017-00001\*** Abandonment request for a portion of Precision Drive.

**B) ZON2017-00017\*\*** Framework PD request for the redevelopment of the former Wet N' Wild water park site with a hotel, attraction, and resort uses.

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

### 2. RECOMMENDED APPROVAL, ORLANDO SCIENCE SCHOOL PHASE III

Applicant: Dr. Yalcin Akin – Orlando Science Schools

Owner: Marilyn Stoudt, Inv. Mgr., Aetna Life Ins. Co.

Location: 2600 Technology Dr., south side of Technology Dr., east of N. John Young Pkwy., and northwest of the terminus of Technology Dr. (±4.28 acres).

District: 3

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

**CUP2017-00007\*\*** Conditional Use Permit to redevelop an existing 3-story office/college building to further accommodate an existing K-12<sup>th</sup> grade charter school (building will be used for middle/high school students).

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

### 3. RECOMMENDED APPROVAL, AMBULATORY SURGI-CENTER

Applicant: James J. Ronzo, DO – RBC Medial, LLC

Owner: MF Trust, LLC

Location: 3902 Millenia Blvd., south of Millenia Blvd., west of Tradition Pkwy., east of Millenia Blvd. and north of Conroy Rd. (±3.00 acres).

District: 4

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

**CUP2017-00008\*\*** Conditional Use Permit request to allow an ambulatory surgery center in the Belle Terre PD, O-2 zoning district.

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

**4. 2425 E. SOUTH ALCOHOL DISTANCE SEPARATION – PULLED TO REGULAR AGENDA**

**5. RECOMMENDED APPROVAL, METROWEST DRI DEVELOPMENT ORDER RESCISSION**

Applicant: Tara Tedrow, Esq. – Lowndes, Drosdick, Doster, Kantor and Reed, PA

Owner: Metrowest Master Association

Location: North and east of the Florida Turnpike, south of Old Winter Garden Rd., east of S. Apopka Vineland Rd., and west of S. Kirkman Rd. ( $\pm 1,785$  acres).

District: 6

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

**DRI2017-00001\*** Request to rescind the Metrowest Development of Regional Impact (DRI) Development Order (DO).

Recommended Action: Approval of the request.

**6. RECOMMENDED APPROVAL, LDC AMENDMENT FOR COMMERCIAL AND MULTI-FAMILY RECYCLING**

Applicant/Owner: City of Orlando

Location: Citywide

District: All

Project Planners: Joseph England (407-246-4977, joseph.england@cityoforlando.net)  
Jason Burton (407-246-3389, jason.burton@cityoforlando.net)

**LDC2016-00510\*** Land Development Code Amendment for a new non-residential (commercial and multi-family) recycling bin ordinance; simultaneous amendment to City Code Chapter 28 for commercial and multi-family recycling requirements.

Recommended Action: Approval of the request.

**7. RECOMMENDED APPROVAL, CITY FURNITURE MASTER PLAN**

Applicant: Edgardo Garcia-Luna – Lochrane Engineering

Owner: Scott Fish – UP Fieldgate US Investments

Location: 4751 Vineland Rd., southeast side of Vineland Rd., between Conroy Rd. and Radenbaugh Way, in the Millenia neighborhood ( $\pm 5.91$  acres).

District: 4

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

**MPL2017-00024\*\*** Master Plan request to develop a  $\pm$ 120,000 sq. ft. furniture store, with vacant space for future outparcels to the northeast.

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

## 8. RECOMMENDED APPROVAL, EAST PARK PD AMENDMENT

Applicant: Kathy Hattaway – Poulos and Bennett, LLC

Owner: DR Horton, Inc.

Location: 10192 Dowden Rd., south of Dowden Rd., west of SR 417 and east of Lake District Ln. ( $\pm$ 7.3 acres).

District: 1

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

**ZON2017-00010\*\*** Request to amend the East Park PD to replace the previously approved 54 residential (triplex) units with 60,000 sq. ft. of office use and 10,000 sq. ft. of commercial use.

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

**Vice-Chairperson Suarez moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained on Item #8; Searl abstained on Items #7 and 8).**

## REGULAR AGENDA

### 4. RECOMMENDED APPROVAL, 2425 E. SOUTH ALCOHOL DISTANCE SEPARATION

Applicant: Joel Setzer – Whippoorwill Group, LLC

Owner: Darland Bakery Inc.

Location: 2425 E. South St., south of E. Jackson St., west of S. Graham Ave., east of S. Bumby Ave. and north of E. South St. ( $\pm$ 0.66 acres).

District: 4

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

**CUP2017-00009\*\*** Conditional Use Permit request to allow a bar to operate in an existing multi-tenant building, 850 ft. from an existing church.

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

This item was presented by Michaëlle Petion, Planner III, AICP, Land Development Studio, City Planning Division. Using the staff report, Ms. Petion presented the proposed project, and staffs' conditions and recommendation. She noted that the only issue was the distance from the church. She stated that this was a multi-tenant building and that the applicant exceeded the amount of parking spaces required by City code.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Tyler Lower, Whippoorwill Beer House, 2423 E. South St., Orlando 32803. Mr. Lower noted that the establishment would only sell wine and beer. There would be no liquor sales and no live music. He clarified that they were not affiliated with the Southern Nights, located on a separate parcel to the northwest. Mr. Lower stated that they would be restriping the parking lot.

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

- 1) Daniel Ruiz, 2421 E. Jackson St., Orlando 32803. His main concern was insufficient parking in the area.

Ms. Petion reiterated that the applicant did meet the parking requirements. Mr. Dean Grandin, City Planning Division Manager, noted that staff did not receive any objections from the church located within 850 ft. from the establishment.

Mr. Lower noted that during the majority of their hours of operation, all the other establishments within the building would be closed, which would increase parking availability for his patrons.

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

**Vice-Chairperson Suarez moved APPROVAL of the request, CUP2017-00009, subject to the conditions in the staff report. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## OLD BUSINESS

- None

## NEW BUSINESS

- Ian Sikonia, AICP, Bicycle & Pedestrian Coordinator –Mr. Sikonia gave a PowerPoint presentation updating the Board on the City of Orlando's Bicycle Plan.
  - ♦ Vice-Chairperson Suarez pointed out some parts of the trails that could use better connections.
  - ♦ Mr. Sikonia noted that a grant for bike studies was received and they will be looking into those areas.

## ANNOUNCEMENTS

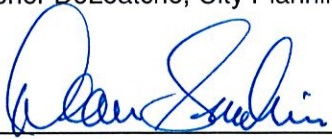
- Reminder to the Municipal Planning Board members that 2016 Financial Disclosure Forms are due to be filed by July 1, 2017.

## ADJOURNMENT

- Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 10:20 a.m.

## STAFF PRESENT

Dean Grandin, AICP, City Planning  
Paul Lewis, FAICP, City Planning  
Karl Wielecki, AICP, City Planning  
Elisabeth Dang, 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, AICP, City Planning  
Michelle Beamon Robinson, AICP, City Planning  
Kathleen Magruder, City Planning  
Jacques Coulon, City Planning  
Wes Shaffer, City Planning  
Christopher DeLoatche, City Planning



Dean Grandin, AICP, Executive Secretary

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  
Thea Walker, Permitting Services  
John Groenendaal, Permitting Services  
John Rhoades, Transportation Planning  
Nancy Ottini, Transportation Planning  
Gus Castro, Transportation Planning  
Ian Sikonia, Transportation Planning  
Brian Ford, Housing & Community Development  
Laura Carroll, Real Estate



Lourdes Diaz, MPB Recording Secretary