

MEETING
INFORMATIONLocation

City Council Chambers
1st Floor, City Hall
One City Commons
400 South Orange Avenue

Time

8:30 a.m.

Members Present

Karen Anderson,
Chairperson [6/1]

Timothy Baker [6/1]

Bakari Burns [6/1]

Jonathan Huels [7/0]

Morgan Lea [7/0]

Claudia Ray [6/1]

Jill Rose [6/1]

Picton Warlow [6/1]

OCPS Representative
(Tyrone Smith) – Non-Voting
[3/4]

Members Absent

Mark Suarez, Vice-
Chairperson [6/1]

MINUTES ★★★★★ APRIL 17, 2018

OPENING SESSION

- Chairperson Karen Anderson, called the meeting to order at 8:37 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of March 20, 2018.

Board member Baker MOVED approval of the Municipal Planning Board Meeting Minutes of March 20, 2018, as written. Board member Lea SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- None

PUBLIC COMMENTS

- No speaker requests were received.

CONFLICT DECLARATIONS

- Jonathan Huels – Item #5 (Starwood PD Amendment)
- Claudia Ray – Items #7 (OBT Next Master and Implementation Plan Subarea Policies) and #9 (Housing Element Policy Amendment)

The above mentioned Board members filed the appropriate Conflict Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers) with the MPB Recording Secretary. They abstained from voting on the above mentioned items.

AGENDA REVIEW

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

CONSENT AGENDA

1. RECOMMENDED APPROVAL, MCDONALD'S AT S. SEMORAN BLVD.

Applicant: Leopoldo J. Ayala, P.E. – CPH, Inc.

Owner: McDonald's Restaurants of Florida, Inc.

Location: 5685 S. Semoran Blvd., north of Hoffner Ave., east of S. Semoran Blvd., and west of Commander Dr. (±1.59 acres)

District: 2

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

CUP2017-10009** Conditional Use Permit request for a knock-down rebuild of the ±5,200 sq. ft. restaurant with dual drive-through lanes.

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

2. RECOMMENDED APPROVAL, EDGEWATER HS AGRICULTURAL EDUCATION CENTER

Applicant: Tyrone K. Smith, AICP – Orange County Public Schools

Owner: School Board of Orange County Florida

Location: 901 Maury Rd., north of Maury Rd., south of Dowd Ave., and west of Edgewater Dr. (±1.15 acres).

District: 3

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

CUP2018-10001** Conditional Use Permit request to establish a high school agricultural education facility, a public benefit use in the R-3A residential zoning district.

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

3. RECOMMENDED APPROVAL, CONROY PERSONAL STORAGE

Applicant: Alan Charron, Pres. – Real Property Specialists, Inc.

Owner: Christensen Family, LTD (Lot 3); ARM Investments, LLC (Lot 4)

Location: 5874 Michelle Lee Ln., south side of Michelle Lee Ln., south of Conroy Rd., north of the Florida Turnpike and west of S. Kirkman Rd. (±1.7 acres).

District: 6

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

CUP2018-10002** Conditional Use Permit request to allow a ±91,350 sq. ft. self-storage with additional retail, eating and drinking or personal service use on vacant land west of the Kirkman Shoppes (retail plaza).

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

4. RECOMMENDED APPROVAL, DOWNTOWN AREA-WIDE DRI RESCISSION AND GMP FLU POLICY AMENDMENTS

Applicant: City of Orlando

Owner: N/A

Location: Generally located south of Lake Ivanhoe, north of Gore Ave., east of Parramore Ave. and South Division Ave., and west of North Summerlin Ave. and Highland Ave. (\pm 1,185 acres).

District: 3, 4 and 5

Project Planner: Paul Lewis (407-246-3358, paul.lewis@cityoforlando.net)

A) DRI2018-10000* Rescind the Downtown Area-Wide Development of Regional Impact (DRI) Development Order.

B) GMP2018-10004* Amend GMP Future Land Use Element Policies 1.1.6, 2.1.6, Objective 5.2 and Policies 5.2.1 and 5.2.2, and add new Figure LU-2E "Downtown School Concurrency Exemption Area", to address vested rights for school concurrency, provide guidance regarding assignment of concurrency through the Concurrency Management process, as well as a tracking and reporting requirement that can be provided to Orange County Public Schools upon request.

Recommended Action: Approval of the requests.

5. RECOMMENDED APPROVAL, STARWOOD PD AMENDMENT

Applicant: Sarah Maier – Dewberry Engineers, Inc.

Owner: Beachline South Residential, LLC

Location: Generally south of SR 528 and east of SR 417 (\pm 2,558.2 acres).

District: 1

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

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

A) GMP2018-10003* Growth Management Plan amendment to change 21.45 acres from Office Low Intensity to Conservation, change 54.01 acres from Office Low Intensity to Public Recreational Institutional, change 41.52 acres from Office Low Intensity to Commercial Activity Center, change 0.94 acres from Commercial Activity Center to Office Low Intensity, change 7.96 acres from Conservation to Public Recreational Institutional, change 13.51 acres from Conservation to Office Low Intensity, change 17.58 acres from Industrial to Office Low Intensity and change 3.17 acres from Industrial to Public Recreational Institutional.

B) ZON2018-10002** PD amendment to shift the land use categories of the PD, and to address signage and additional development standards.

Recommended Action: Approval of the growth management plan amendment request, subject to the conditions in the staff report; and deferral of the PD amendment, per applicant's request.

6. RECOMMENDED APPROVAL, MERCY DRIVE VISION PLAN FLU SUBAREA POLICY S.3.6

Applicant: City of Orlando

Owner: N/A

Location: Generally south of Silver Star Rd., north of W. Colonial Dr., and east and west of Mercy Dr. (±400 acres).

District: 5

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

GMP2018-10005* Growth Management Plan amendment to establish a new Subarea Policy to address the Mercy Drive Vision Plan area and plan recommendations, which include both Vision Plan infrastructure and programmatic elements.

Recommended Action: Approval of the request.

7. RECOMMENDED APPROVAL, OBT NEXT MASTER AND IMPLEMENTATION PLAN SUBAREA POLICIES

Applicant: City of Orlando

Owner: N/A

Location: Orange Blossom Trail area, generally located south of SR 50, west of I-4, east of Tampa Ave. and north of West Kaley Ave. (±950 acres).

District: 5 and 6

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

GMP2018-10006* Amend Future Land Use Element to incorporate new subarea policies that implement the OBT Next Master Plan.

Recommended Action: Approval of the request.

8. RECOMMENDED APPROVAL, CONSERVATION AND WETLANDS GMP AMENDMENTS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2018-10007* Amend the Conservation Element, the Future Land Use Element and the Recreation and Open Space Element to amend objectives and policies to address conservation, trees and open space.

Recommended Action: Approval of the request.

9. RECOMMENDED APPROVAL, HOUSING ELEMENT POLICY AMENDMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Jessica Frye (407-246-3413, jessica.frye@cityoforlando.net)

GMP2018-10008* Amend the Housing Element to incorporate policies regarding recommendations presented by the Regional Housing Initiative, the Affordable Housing Workgroup 2017 Final Report, and the Affordable Housing Advisory Committee.

Recommended Action: Approval of the request.

10. RECOMMENDED APPROVAL, RECREATION ELEMENT GMP AMENDMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2018-10009* Amend Recreation Element Figures R-1A and R-1B to update the boundaries of Neighborhood Park Service Areas and Community Park Sectors.

Recommended Action: Approval of the request.

11. RECOMMENDED APPROVAL, AMENDMENTS TO THE WIRELESS COMMUNICATIONS FACILITIES IN THE RIGHT-OF-WAY REGULATIONS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Doug Metzger (407-246-3414, douglas.metzger@cityoforlando.net)

LDC2017-10015* Proposed amendments to Chapter 58 of the Land Development Code; and Chapter 66 – Definitions to bring the City's existing Wireless Communication Facilities in the Right-of-Way codes in compliance with recently adopted Florida Statutes.

Recommended Action: Approval of the request.

12. RECOMMENDED APPROVAL, MCDONALD'S AT S. ORANGE AVE.

Applicant: Leopoldo J. Ayala, P.E. – CPH, Inc.

Owner: McDonald's Corp.

Location: 2504 S. Orange Ave., southwest intersection of S. Orange Ave. and W. Crystal Lake St. (± 1.01 acres).

District: 4

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

MPL2017-10027** Master Plan request to knock-down and rebuild the existing McDonald's. The eating and drinking use is proposed at $\pm 4,500$ sq. ft. with a dual drive-thru lane.

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

Secretary Note for the Record: 1 letter of concern was received for the above case and distributed to all Board members.

13. RECOMMENDED APPROVAL, RACETRAC GAS STATION #1315

Applicant: Bryan Potts, P.E. – Tannath Design, Inc.

Owner: Cusson Marion Judge Tr.

Location: 6803 Conway Rd., southeast of the intersection of Judge Rd. and Conway Rd. (± 16.83 acres).

District: 1

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

MPL2018-10006** Specific Parcel Master Plan (SPMP) request for the 3rd phase of the Judge Meadow PD, for a $\pm 5,400$ sq. ft. RaceTrac.

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

14. RECOMMENDED APPROVAL, VIB BEST WESTERN HOTEL

Applicant: Shakeel Syed – SAAR International Hotels, LLC

Owner: Ifly Orlando LLC

Location: 6805 Visitors Cir., south of Interstate 4, west of Universal Blvd., east of Visitors Cir., and north of International Dr. (± 1.07 acres).

District: 6

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

MPL2018-10009** Master Plan request for a new 7-story, ± 120 -rooms hotel development on the former I-Fly site.

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

15. RECOMMENDED APPROVAL, 849 POST LANE PLAT WITH MODS

Applicant/Owner: C. Beau Rowland – Yazoo Holdings, Inc.

Location: 849 Post Ln., west side of Post Ln., west of Greens Ave., on Little Lake Fairview (±0.74 acres).

District: 3

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

SUB2018-10001 Plat with Modification of Development Standards to allow a new house to be built on Post Ln. a 20-ft. wide ingress-egress easement (non City-standard street).

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

16. RECOMMENDED DEFERRAL, EAST PARK VILLAGE CENTER 3 AMENDMENT

Applicant/Owner: John C. Reich – Reich Properties

Location: 10150 Dowden Rd., west of SR 417, south of Dowden Rd., and north of Green Ivy Ln. (±3.56 acres).

District: 1

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

ZON2017-10016** Request to amend the East Park Planned Development ordinance to allow up to 25,000 sq. ft. of non-residential floor area on the subject property within Village Center 3, for possible mix of eating/drinking, retail/commercial, office, and daycare uses.

Recommended Action: Deferral to the October 16, 2018 MPB Hearing, per the applicant's request.

Secretary Note for the Record: 1 letter of opposition was received for the above case and distributed to all Board members.

Board member Burns moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained on item #5 and Ray abstained on items # 7 and 9).

REGULAR AGENDA

➤ None

OLD BUSINESS

➤ None

NEW BUSINESS

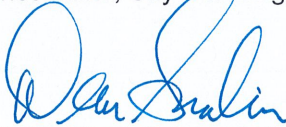
➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 8:55 a.m.

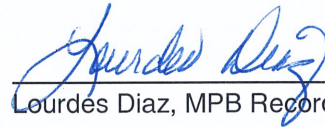
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Elisabeth Dang, AICP, 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
Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Wes Shaffer, City Planning
Terrence Miller, 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
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Jessica Frye, Housing & Community Dev.
Ken Pelham, Families, Parks & Recreation
Laura Carroll, Real Estate
Caylah Hall, Business Development



Lourdes Diaz, MPB Recording Secretary