

**MEETING
INFORMATION**Location

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

Time

8:30 a.m.

Members Present

Karen Anderson,
Chairperson [7/1]

Mark Suarez, Vice-
Chairperson [7/1]

Timothy Baker [7/1]

Jonathan Huels [8/0]

Morgan Lea [8/0]

Claudia Ray [7/1]

Jill Rose [7/1]

Picton Warlow [7/1] – left the
meeting at 12:30 p.m.

OCPS Representative (Jamie
DiLuzio Boerger) – Non-
Voting [4/4]

Members Absent

Bakari Burns [6/2]

MINUTES

★★★★★

MAY 15, 2018

OPENING SESSION

- ◆ Chairperson Anderson, called the meeting to order at 8:45 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of April 17, 2018.

Board member Warlow MOVED approval of the Municipal Planning Board Meeting Minutes of April 17, 2018, as written. Board member Baker SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ◆ None

PUBLIC COMMENTS

- ◆ Speaker requests were received for the following items on the Consent Agenda. These items were moved to the Regular Agenda to allow for public comments and discussion:
 - Item #4 – Trinity Christian Academy Pre-School @ Former Reeves Methodist Church
 - Item #12 – Thornton-Park 11 PD

CONFLICT DECLARATIONS

- ◆ Jonathan Huels – Items #3 (Youth Hostel) and #14 (Golden Sparrow)
- ◆ Karen Anderson – Item #13 (Nona Cove PD)
- ◆ Timothy Baker – Item #14 (Golden Sparrow)

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

- ◆ Jason Burton, Acting Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED DEFERRAL, RANDAL PARK CELL TOWER

Applicant: Mattaniah S. Jahn, Esq. – Coral Tower, LLC

Owner: Mattamy Partnership

Location: South of SR 528, west of SR 417, east of Narcoossee Rd., and north of Dowden Rd. (±0.15 acres)

District: 1

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

CUP2017-10011** Conditional Use Permit request to construct a 152 ft. flagless flagpole style communication tower, with all antennas and cabling contained within the structure (per the 2010 Randal Park PD Ordinance).

Recommended Action: Deferral to the August 21, 2018 MPB Hearing, per the applicant's request.

2. RECOMMENDED APPROVAL, PASADENA VILLAS RESIDENTIAL TREATMENT FACILITY EXPANSION

Applicant: David Bell – Renaissance Healthcare Group, LLC

Owner: Colonialtown Properties, LLC

Location: 119 Pasadena Pl., south of Weber St., north of Pasadena Pl., east of N. Magnolia Ave., and west of Irma Ave. (±0.41 acres).

District: 3

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

CUP2018-10003** Conditional Use Permit request to expand the existing mental treatment facility.

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

3. RECOMMENDED APPROVAL, YOUTH HOSTEL

Applicant: Marcos Bravos

Owner: Hesam Aldin Sahraian

Location: 6811 Visitors Cir., southeast of Interstate 4, north of International Dr., and west of Universal Blvd. (±0.76 acres).

District: 6

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

CUP2018-10004** Conditional Use Permit request to occupy a portion of the existing building with a youth hostel via high-intensity group housing.

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

4. PULLED TO REGULAR AGENDA – TRINITY CHRISTIAN ACADEMY PRE-SCHOOL @ FORMER REEVES METHODIST CHURCH

5. RECOMMENDED APPROVAL, GOLDENROD COMMERCE CENTER STORAGE & RESTAURANT/RETAIL

Applicant: Phillip C. Hollis, PE

Owner: Monty Titling Trust 1 (a Delaware Statutory Trust)

Location: South Goldenrod Rd., west side of S. Goldenrod Rd., south of Marketplace Dr., in Orlando Corporate Center (±3.6 acres).

District: 1

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

A) CUP2018-10006** Conditional Use Permit and Master Plan Amendment request to locate a 3-story
B) MPL2018-10016** 103,142 sq. ft. self/personal storage use and a ±1,500 sq. ft. restaurant/retail use on the southern portion of the Goldenrod Commerce Center (Master Planned) parcel within the Orlando Corporate Center PD.

C) SUB2018-10019 Replat with Modification of Standards to allow the above self/personal storage facility to front onto a less than City-standard width ingress/egress easement, where all development must front onto a dedicated/platted public or private street.

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

6. RECOMMENDED APPROVAL, PHARMACEUTICAL COMPOUNDING FACILITY

Applicant: Charles Hobus – PBC Construction

Owner: Central FL Educators Federal Credit Union

Location: 5954 Metrowest Blvd., south side of Metrowest Blvd., between S. Kirkman Rd. and Wilshire Dr., in Metrowest (±1.98 acres).

District: 5

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

CUP2018-10007** Conditional Use Permit request to locate a 2-story 25,200 sq. ft. pharmaceutical compounding facility (light industrial use) in the AC-2 zoning district.

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

7. RECOMMENDED DEFERRAL, POITRAS EAST PD

Applicant: Heather Isaacs – Tavistock Development Company

Owner: City of Orlando/GOAA

Location: West of Narcoossee Rd., north and east of Boggy Creek Rd., and south of the Lake Nona property (\pm 1,854 acres).

District: 1

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

- A) **GMP2017-00012*** Amend Growth Management Plan (GMP) Future Land Use (FLU) map to revise Conservation boundaries;
- B) **GMP2017-00013*** Update Subarea Policy S.38.1, including revision of open space requirements; and
- C) **ZON2017-00011**** Rezone subject property as PD/AN (Planned Development with Aircraft Noise Overlay) to allow 2,734 residential units, 100,000 sq. ft. of non-residential uses, and a school.

Recommended Action: Deferral to the June 19, 2018 MPB Hearing, per the applicant's request.

8. RECOMMENDED APPROVAL, 409 N. MAGNOLIA REDEVELOPMENT

Applicant: April Fisher – Fisher Planning & Development

Owner: Anne M. Ward Trust 1/3 Int., et al

Location: 409 N. Magnolia Ave., at the northeastern corner of N. Magnolia Ave. and E. Livingston St. (\pm 1.08 acres).

District: 4

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

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

- A) **GMP2018-10011*** Request to amend the future land use of the subject property from Office-High to D-AC.
- B) **GMP2018-10012*** Adopt a subarea policy for the subject property to address height and transition of the site to the Historic District to the east.
- C) **ZON2018-10005**** Rezone a \pm 1.01 acre portion of the property from O-3/T to AC-3A/T and the remaining 0.07 acre from MXD-2/T/HP and R-2B/T/HP to AC-3A/T/HP. Proposed amendments are geared toward the redevelopment of the property for a new hotel.

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

Note: A speaker request was received for this item by Mr. Steven C. Sailer, 38641 Lakeview Walk, Lady Lake, FL 32159. Since Mr. Sailer was not opposed to the project and only requested information, he did not speak and agreed to meet with staff after the meeting, for which the item remained on Consent for approval.

9. RECOMMENDED APPROVAL, LDC AMENDMENT – CONWAY ROAD SPECIAL PLAN

Applicant: City of Orlando

Owner: N/A

Location: Conway Rd. corridor

District: 1, 2, 4

Project Planner: Shannan Stegman (407-246-2861, shannan.stegman@cityoforlando.net)

LDC2018-10006* Request to amend Land Development Code Section 62.498 – Conway Road Special Plan by limiting the hours of operation of food trucks and other mobile vending uses.

Recommended Action: Approval of the request.

10. RECOMMENDED APPROVAL, GORDON LOT RE-PLAT WITH MODS

Applicant: Andy Katzman – Rare Builders

Owner: Jeanne Gordon

Location: 1410 N. Westmoreland Dr., west side of N. Westmoreland Dr., between Shady Lane Dr. and Golfview St., in College Park (±0.34 acres).

District: 3

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

SUB2018-10020 Plat with Modification of Development Standards to replace an existing house on existing platted lots with two (2) new homes on 51-ft. wide X 144.3 ft. deep lots in the R-1/T zoning district (where minimum requirements are 55 ft. width X 110 ft. depth).

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

(Secretary Note for the Record: One (1) letter of opposition and 5 letters of support were received for the above case and distributed to all Board members.)

11. RECOMMENDED APPROVAL, LAKE NONA PD SIGNAGE AMENDMENT

Applicant: Heather Isaacs – Tavistock Development Co., LLC

Owner: Lake Nona Land Co., LLC

Location: South of Dowden Rd., west of Narcoossee Rd., and east of Orlando International Airport (±6,968.7 acres).

District: 1

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

ZON2018-10003** Planned Development Amendment to modify signage requirement for the Lake Nona PD.

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

12. PULLED TO REGULAR AGENDA – THORNTON-PARK 11 PD**18. (MOVED TO CONSENT FROM REGULAR AGENDA) RECOMMENDED DEFERRAL, LDC AMENDMENT – BONUSES FOR AFFORDABLE HOUSING**

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

LDC2018-10005* Request to amend Land Development Code Chapter 58, Parts 6A, 6B and 6D and associated sections to require all residential bonus requests to include an affordable housing component and update the associated development standards.

Recommended Action: Deferral to the June 19, 2018 Hearing, per staff's request.

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

Vice-Chairperson Suarez 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 #3).

REGULAR AGENDA**4. RECOMMENDED APPROVAL, TRINITY CHRISTIAN ACADEMY PRE-SCHOOL @ FORMER REEVES METHODIST CHURCH**

Applicant: Stacie Wilson – Trinity Christian Academy Pre-School

Owner: Reeves Memorial United Methodist Church

Location: 1100 N. Fern Creek Ave., west side of N. Fern Creek Ave., between Lake Highland Ave. and Oregon St., in Colonialtown North (±1.97 acres).

District: 4

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

CUP2018-10005** Conditional Use Permit request to relocate an existing childcare from Trinity Christian Church (at 2113 E. South St.) to Reeves Memorial Methodist Church. Initial enrollment is 75 children, with an anticipated maximum enrollment of up to 150 children, ages up to 5 years old.

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

(Secretary Note for the Record: 3 letters of opposition, 29 letters of support, and 6 letters of concern were received for the above case and distributed to all Board members.)

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

Chairperson Anderson opened the hearing to the public. The following speakers appeared before the Board:

Speaker Name	Speaker Address	Proponent / Opponent / For Information	Concerns / Requests
1) Erin Hearn	1417 Oregon St. Orlando 32803	Proponent	Add sidewalk on right-of-way of Spokane Ave.
2) Angela Stanley	1414 Oregon St. Orlando 32803	Opponent	a) Traffic - require Daycare to provide traffic study. b) Require City conduct building inspection for Termites at Church. c) Add sidewalk on Spokane Ave.
3) Bob Bushong (District Superintendent - East Central District United Methodist Church)	831 Collie Lane, Maitland 32751	Proponent	Addressed issues mentioned. Stated a facility management company has secured the property and is taking care of the maintenance and termite issue.
4) Barry Warren	1714 Oregon St., Orlando 32803	Proponent	No issues.
5) Sandra Greer	1504 Canton St., Orlando 32803	Proponent	a) Traffic – request to redirect flow of traffic. b) Exterminate termites. c) Have interior construction inspected. d) Add sidewalk on Spokane Ave. e) Written confirmation that CUP is only for Daycare and Church will need new CUP for additional uses. f) Area not ADA compliant.
6) Scott Webber	1901 Oregon St., Orlando 32803	For Information	Require approval be contingent of getting proper permits for this project.
7) John Deamud	1328 Morris Ave., Orlando 32803	Proponent	Concerned contractor might not follow all Code requirements.
8) William Mallahan	1712 Weber St., Orlando 32803	Opponent	a) Maintenance of building. b) TCA website indicates there will be other developments. c) Have developer meet with neighborhood.
9) Stacie Wilson (Applicant)	Trinity Christian Academy 2113 E. South St. Orlando	Proponent	Addressed issues mentioned. Agreed a sidewalk was needed. Will work with community to address issues like changing traffic pattern.
10) Robert Fournier	1336 Spokane Ave., Orlando 32803	Opponent	Traffic concerns and insufficient parking.

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

Discussion ensued among the Board members and staff regarding the addition of a sidewalk on the right-of-way of Spokane Ave. and in regards to parking spaces on the property. Mr. Burnett noted that the applicant was meeting Code requirements for parking spaces.

Chairperson Anderson re-opened the Public Hearing to discuss the sidewalk issue with the applicant.

Applicant Stacie Wilson agreed that the sidewalk was needed and would promote more people walking their kids to school, but could not commit to being responsible for adding the sidewalk. She noted that there was a company overseeing the property and the decision would be up to higher management.

Board member Lea expressed her disapproval to impose such condition on Trinity Christian Academy since they were the tenants. She noted that such condition should be imposed on the property owner or the City. Mr. Burton confirmed that conditions should be imposed on property owners and not tenants. Board member Huels noted that the increased traffic would warrant a sidewalk and it should be left up to the tenant and property owner to decide who would pay for it.

Near the end of Board discussion Ms. Nancy Christian, 1027 Golfside Dr., Winter Park 32792, stood up and began to speak in opposition of the request. Chairperson Anderson then granted her permission to speak and requested she fill out a speaker request form for the record. Ms. Christian stated that the area could not support the traffic due to their narrow streets with no alternative avenues.

John Rhoades, Project Manager II, Transportation Planning Division, noted that per the City's traffic grid system, this was an appropriate location for the daycare. In regards to the sidewalk, he noted that although the City does have a program to fill in missing sidewalk segments throughout the city, this is prioritized through the Public Works Dept. A discussion also ensued regarding the relatively small amount of traffic produced by the daycare, which occurs over several hours.

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

Vice-Chairperson Suarez moved APPROVAL of the request, CUP2018-10005, subject to the conditions in the staff report, with the additional condition to add a sidewalk on the right-of-way of Spokane Ave. Board member Baker SECONDED the MOTION.

After a brief discussion regarding the added sidewalk condition, the MOTION was VOTED upon and PASSED by a 7-1 vote, with Lea voting Nay.

12. RECOMMENDED APPROVAL, THORNTON-PARK 11 PD

Applicant: Mark Kinchla

Owner: Jack F. Jr. Durie Trust 75% Int / Park Residential Rentals LLC

Location: 1000 E. Robinson St. & 211 N. Hyer Ave., southeast intersection of N. Hyer Ave. and E. Robinson St. (±0.70 acres).

District: 4

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

ZON2018-10006** PD rezoning to allow an 11-unit rear-loaded townhome development and a duplex.

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

(Secretary Note for the Record: 10 letters of opposition and 3 letters of support were received for the above case and distributed to all Board members.)

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

Chairperson Anderson opened the hearing to the public.

Applicant Mark Kinchla, 609 E. Ridgewood St., Orlando 32803 gave an overview of the development. He noted that he met with and received a letter of support from Lake Lawsona Fern Creek Historic Neighborhood Association.

The following speakers appeared before the Board:

Speaker Name	Speaker Address	Proponent / Opponent / For Information	Concerns / Requests
1) Primila Raja – spoke on behalf of Theodore Rognes	8614 Vedder Ln., Orlando 32832 Rognes address: 1005 E. Jefferson St., Orlando	Opponent	a) Will affect historic nature of neighborhood. b) Possible decline of property values. c) Porch of tandem on the east would infringe on privacy of Mr. Rognes' backyard. d) Possibility of properties being subleased. e) May affect quality of life due to noise.
2) Dyna Stephens (gave PowerPoint presentation) – representing some neighbors and business owners in Thornton Park	201 N. Mills Ave., Orlando 32801	Opponent	a) Will affect historic nature of neighborhood. b) Parking issues. c) Traffic issues.
3) Natalie Auth	1611 E. Jefferson St., Orlando 32803	For Information	a) Parking issues b) Traffic overflow
4) Jennifer Sanguiliano	127 N. Thornton Ave., Orlando 32801	Opponent	Did not speak. Had left the meeting.
5) Eric Younggren	131 Kennison Dr., Orlando 32801	Opponent (not of the project, but of the location)	a) Not sure location is good for this project. b) Traffic flow c) Parking issues
6) Renée Snapp	1101 E. Jefferson St., Orlando 32801	Unknown (Did not specify on the form)	Did not speak. Had left the meeting.
7) Nabil Dajani	1001 E. Jefferson St., Orlando 32801	Opponent	a) Parking issues. b) Suggested only 8 units be developed.
8) Brooks Shroeder	203 N. Mills Ave., Orlando 32801	Opponent	a) Parking issues. b) Development not compatible with neighborhood.
9) Armando Payas	1014 & 1018 E. Robinson St., Orlando 32801	Opponent	a) Architectural design does not blend with lots east of it. b) Parking issues – possible liability issues with people using Payas' parking lot at night.

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

Discussion ensued among the Board members, City staff and the applicant in regards to parking, adding a buffer on the southern portion of the property, location of the duplex 2nd floor porch, and compatibility of the proposed

project with the neighborhood. Mr. Kinchla and staff noted that he was exceeding the parking requirements under City code, and is creating additional on-street parking. Mr. Kinchla agreed to flip the porch to the northern side of the duplex building in order to relieve the neighbor's concerns of privacy. He also agreed to add a 6 ft. fence as a buffer to the adjacent single family home, to the request of Board member Ray. Board member Huels noted he believed the project was compatible with the neighborhood and was willing to support it with some conditions.

Board member Huels moved APPROVAL of the request, ZON2018-10006, subject to the conditions in the staff report, and the following added conditions:

- A) Add a 6 ft. tall fence on the southern boundary; and**
- B) Flip the porches to the north side of the duplex building.**

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

Chairperson Anderson called for a break at 11:06 a.m. At this moment, Ms. Stephens approached the dais and addressed the Chair, expressing her frustration for the recommendation of approval. Mr. Burton informed her that she was out of order, at which moment she left the room.

Chairperson Anderson reconvened the meeting at 11:16 a.m.

13. RECOMMENDED APPROVAL, NONA COVE PD

Applicant: Robert Ziegenfuss – Z Development

Owner: Lake Nona Neighborhood Center LLC / Boggy Creek Commercial Owners Assn., Inc.

Location: 14768 & 14806 Narcoossee Rd. and 19463 & 19451 Boggy Creek Rd., northwest of intersection of Narcoossee Rd. and Boggy Creek Rd. (±10.9 acres).

District: 1

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

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

- A) GMP2018-10010*** Request to change the future land use designation from Neighborhood Activity Center to Mixed Use Corridor-Medium Intensity; and
- B) ZON2018-10004**** Planned Development rezoning for a new development comprised of 260 multi-family units, ±124,000 sq. ft. self-storage, and ±45,000 sq. ft. commercial.

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

This item was presented by Michaëlle Petion, AICP, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion presented the proposed project, and staffs' conditions and recommendation. Ms. Petion pointed out that Condition # 7 (Phasing), under the Land Development conditions of approval, should be corrected to read as follows (deleting the verbiage with strikethrough and adding the verbiage in red):

- 7. Phasing. The property may be developed in multiple phases. Each phase must be developed in a manner that allows the individual phases to function independently of each other. Master Plan approval by the MPB shall be required for ~~each phase~~ **amendments relating to substantial building shifts or change in architecture otherwise a Planning Official Letter of Determination is required per building, prior to submitting for permits.**

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Bob Ziegenfuss, 708 E. Colonial Dr. #100, Orlando 32803, as the developer; and Doug Anderson, 1525 Cardinal Rd. Orlando 32803, as the architect for the multi-family portion of the project. Mr.

Ziegenfuss gave an overview and history of the project. Mr. Anderson presented the Board with new renderings which he stated were completed "last night." Both Mr. Ziegenfuss and Mr. Anderson stated they were in agreement with the staff report, except for the following conditions, which they could not reach an agreement with Staff, and requested the Board approve the conditions be revised as follows (deleting the verbiage with strikethrough and adding the verbiage in red):

Page 21, under Land Development, Condition #10 Height:

10. Height. The maximum permitted building height is 70 ft. Personal storage is further limited to a height of 58 ft. and all buildings located within ~~435 ft.~~ **85 ft.** of the western property boundary are limited to a height of ~~35 ft.~~ **50 ft. with additional architectural details up to 55 ft. in height.**

Page 22, under Land Development, Condition #15 Bufferyard:

15. Bufferyard. A densely landscaped, 25 ft. wide, bufferyard C, to include an ~~8 ft.~~ **6 ft.** tall wall, is required between the self-storage site and the residential neighborhood to the west.

Page 25, under Landscape & Fencing, Condition #10:

10. Fence located at the rear of the residential properties must be that of a masonry wall. Masonry wall must be at minimum ~~8 ft.~~ **6 ft.** tall. Fencing spanning over 30 ft. must include articulation such as columns to match the principal architecture and style of the building or have a similar design.

They also requested to remove the following conditions:

Page 24, under Architecture: Multi-family, Condition #2 Materials:

~~2. Materials – Durable materials such as stone, brick, pre-cast concrete or limestone are required at the water table at a minimum 36 in. at ground level. Stucco may be appropriate on upper levels, but not at the base of any building.~~

Page 25, under Architecture: Multi-family, Condition #4 Articulation:

~~4. Articulation – Not more than 30 feet of any exterior façade shall be unbroken by architectural changes such as materials, colors, patterns, windows, columns, canopies, recesses, projections, etc. Each window must be recessed 1 to 3 inches to create shadow lines and to create additional architectural detail.~~

Discussion ensued among the Board members, Staff and the applicants regarding the requested changes to the conditions of approval. After much deliberation, all parties reached an agreement to revise the conditions of approval requested as follows in the below Motion; however, Staff did explain that the height limitations proposed were their practice in ensuring compatible transitions with neighborhoods.

Having no other speaker requests, Chairperson Anderson closed the public hearing and opened it up for further Board discussion and/or a motion.

Board member Huels moved APPROVAL of the requests, GMP2018-10010 and ZON2018-10004, subject to the conditions in the staff report and the following changes to the conditions of approval (deleting the verbiage with strikethrough and adding the verbiage in red):

Page 21, under Land Development, Condition #7 Phasing, shall read as follows:

7. Phasing. The property may be developed in multiple phases. Each phase must be developed in a manner that allows the individual phases to function independently of each other. Master Plan approval by the MPB shall be required for each phase ~~amendments relating to substantial building shifts or change in architecture otherwise a Planning Official Letter of Determination is required per building, prior to submitting for permits.~~

Page 21, under Land Development, Condition #10 Height, shall read as follows:

10. Height. The maximum permitted building height is 70 ft. Personal storage is further limited to a height of 58 ft. and all buildings located within ~~435-ft.~~ **85 ft.** of the western property boundary are limited to a height of ~~35-ft.~~ **50 ft. with additional architectural details up to 55 ft. in height.**

Page 22, under Land Development, Condition #15 Bufferyard, shall read as follows:

15. Bufferyard. A densely landscaped, 25 ft. wide, bufferyard C, to include an ~~8-ft.~~ **6 ft.** tall wall, is required between the self-storage site and the residential neighborhood to the west.

Page 24, under Architecture: Multi-family, Condition #2 Materials, shall read as follows:

2. Materials - Durable materials such as stone, brick, pre-cast concrete or limestone are required at the water table at a minimum 36 in. at ground level. Stucco may be appropriate on upper levels, but not at the base of any building. **An alternative to these requirements may be approved as part of the Final Appearance Review or by the Planning Official.**

Page 25, under Architecture: Multi-family, Condition #4 Articulation, shall read as follows:

4. Articulation - Not more than 30 feet of any exterior façade shall be unbroken by architectural changes such as materials, colors, patterns, windows, columns, canopies, recesses, projections, etc. Each window must be recessed 1 to 3 inches to create shadow lines and to create additional architectural detail. **An alternative to these requirements may be approved as part of the Final Appearance Review or by the Planning Official.**

Page 25, under Landscape & Fencing, Condition #10 shall read as follows:

10. Fence located at the rear of the residential properties must be that of a masonry wall. Masonry wall must be at minimum ~~8-ft.~~ **6 ft.** tall. Fencing spanning over 30 ft. must include articulation such as columns to match the principal architecture and style of the building or have a similar design.

Vice-Chairperson Suarez **SECONDED** the MOTION, which was VOTED upon and PASSED by a 5-1 vote, with Rose voting Nay (Anderson abstained; Warlow was not present for this vote).

14. RECOMMENDED APPROVAL, GOLDEN SPARROW

Applicant:	Rebecca Wilson – Lowndes, Drosdick, Doster, Kantor & Reed
Owner:	Midtown Opportunities XIII B, LLC
Location:	434 N. Orange Ave., south of Amelia St., north of W. Livingston St., and east of N. Garland Ave. (±3.57 acres).
District:	5
Project Planner:	Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
MPL2018-10017**	Master Plan amendment to MPL2012-00027 and request for framework Master Plan approval for a three phase, three tower, 889-unit, multi-family complex with up to 120,000 sq. ft. of commercial space. This includes a request for a density bonus and the final Master Plan request for Phase 1.

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

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

The applicant was represented by Noah Gottheb, the developer, 308 W. Eric # 400, Chicago, IL 60654; Adam Berkelleamer, the architect, PO Box 20040, Palo Alto, CA 94309; and Rebecca Wilson, the applicant, from Lowndes, Drosdick, Doster, Kantor & Reed. Mr. Gottheb gave an overview of the development company and their many projects around the country; and Mr. Berkelleamer and Ms. Wilson gave an overview of the proposed project. Ms. Wilson noted that they met the requirements for the density bonus request.

Chairperson Anderson opened the hearing to the public. The following speakers appeared before the Board:

Speaker Name	Speaker Address	Proponent / Opponent / For Information	Concerns / Requests
1) Cecelia Bonifay, Esq.- Akerman LLP, spoke in representation of 480 N Orange Ave. Apartments Investors LLC	420 S. Orange Ave. Ste. 1200, Orlando 32801	Opponent	a) Proposed building height will overshadow Central Station Apartments (which is the adjacent 6 story apartments). b) Some Central Station units will have the parking garage as their front view. c) Maintenance of proposed green wall. d) Scale and compatibility. e) Traffic
2) Jeff Reine – Spoke in representation of Lynx	455 N. Garland Ave., Orlando 32801	Proponent	Would like to work with the developer to repurpose some adjacent Lynx property.

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

Discussion ensued among the Board members, City staff, and the applicant regarding the previous mentioned concerns. Mr. Berkelleamer noted that the proposed architecture would assure that each phase could stand on its own and the project would look complete. He also noted that the green wall would reduce energy consumption and would be designed as maintenance free as possible.

Board member Ray sympathized with the opponent due to the large scale of the proposed project, and also noted that this was a missed opportunity to take advantage of providing some affordable units.

Discussion continued regarding parking spaces. Mr. Berkelleamer noted that the proposed design for the parking lot would allow flexibility to convert some parking spaces into other uses, if certain amount of spaces were not needed in the future. Vice-Chairperson Suarez expressed concern in regards to insufficient parking for bicycles and asked Mr. Berkelleamer if he was willing to add 50% more bike parking spaces than what is required by code. Ms. Magruder noted that 50 bike parking spaces were required by code. If the applicant agreed to the 50% more, it would increase the total to 75 bike parking spaces, to which the applicant agreed.

Vice-Chairperson Suarez moved APPROVAL of the request, MPL2018-10017, subject to the conditions in the staff report, and the added condition to provide 50% more bicycle parking spaces than required by City code. Chairperson Anderson SECONDED the MOTION, which was VOTED upon and PASSED by a 4-1 vote, with Ray voting Nay (Huels and Baker abstained; Warlow was not present for this vote).

Board member Ray requested Item 17 be presented prior to Items 15 and 16.

17. RECOMMENDED APPROVAL, LDC AMENDMENT – ACCESSORY DWELLING UNITS (ADUs)

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Mark Cechman (407-246-2078, mark.cechman@cityoforlando.net)

LDC2018-10004* Request to amend Land Development Code Chapter 58, Part 3A and associated sections to allow accessory dwelling units on most single family lots and update the associated development standards.

Recommended Action: Approval of the request.

This item was presented by Mark Cechman, AICP, Chief Planner, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Cechman presented the proposed Land Development Code Amendment, and responded to Board questions.

Having no speaker requests for this item, Chairperson Anderson called for Board discussion and/or a motion.

Vice-Chairperson Suarez moved APPROVAL of the request, LDC2018-10004. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Warlow was not present for this vote).

15. RECOMMENDED APPROVAL, LDC AMENDMENT – TOWNHOMES

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

LDC2018-10002* Request to amend Land Development Code Chapter 58, Part 3B and associated sections to allow more flexible development standards for townhomes.

Recommended Action: Approval of the request.

This item was presented by Elisabeth Dang, AICP, Chief Planner, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Dang presented the proposed Land Development Code Amendment, and responded to Board questions.

Having no speaker requests for this item, Chairperson Anderson called for Board discussion and/or a motion.

Board member Baker moved APPROVAL of the request, LDC2018-10002. Vice-Chairperson Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Warlow was not present for this vote).

16. RECOMMENDED APPROVAL, LDC AMENDMENT – MULTIFAMILY

Applicant: City of Orlando

Owner:	N/A
Location:	Citywide
District:	All
Project Planner:	Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
LDC2018-10003*	Request to amend Land Development Code Chapter 58, Parts 3H & 3I and associated sections to allow more flexible development standards for small apartment buildings (up to 8 units) and larger apartment developments.

Recommended Action: Approval of the request.

This item was presented by Katy Magruder, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed Land Development Code Amendment, and responded to Board questions.

Having no speaker requests for this item, Chairperson Anderson called for Board discussion and/or a motion.

Board member Baker moved APPROVAL of the request, LDC2018-10003. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Warlow was not present for this vote).

18. LDC AMENDMENT – BONUSES FOR AFFORDABLE HOUSING – MOVED TO CONSENT AGENDA FOR DEFERRAL

OLD BUSINESS

- ◆ None

NEW BUSINESS

- ◆ Due to the fact that both the Chair and Vice-Chair will be unable to attend the June 19, 2018 MPB Hearing, a vote was requested to name a temporary Chair to preside the June MPB Hearing. **Board member Ray nominated Board member Huels as temporary Chair. Board member Lea seconded the nomination, which was VOTED upon and PASSED by unanimous voice vote (Warlow was not present for this vote).**

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 2:40 p.m.

STAFF PRESENT

Mark Cechman, AICP, City Planning
 Paul Lewis, FAICP, City Planning
 Karl Wielecki, AICP, City Planning
 Elisabeth Dang, AICP, City Planning
 Shannan Stegman, AICP, City Planning
 Jim Burnett, AICP, City Planning
 Mary-Stewart Droege, AICP, City Planning

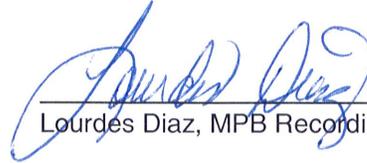
Colandra Jones, AICP, City Planning
 Michaëlle Petion, AICP, City Planning
 Michelle Beamon Robinson, AICP, City Planning
 TeNeika Neasman, City Planning
 Kathleen Magruder, City Planning
 Jacques Coulon, City Planning
 Wes Shaffer, City Planning

Terrence Miller, City Planning
Christopher DeLoatche, City Planning
Richard Forbes, AIA, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
Keith Grayson, Permitting Services

John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ken Pelham, Families, Parks & Recreation
Caylah Hall, Business Development
Kathy Devault, Strategic Partnerships
Sherry Gutch, Economic Development
Brooke Bonnett, Economic Development



Jason Burton, AICP, Acting Executive Secretary



Lourdes Diaz, MPB Recording Secretary