

**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, Chairperson
[2/0]

Jonathan Huels, Vice-
Chairperson [2/0]

Karen Anderson [2/0]

Timothy Baker [1/1]

Morgan Lea [2/0]

Jill Rose [2/0]

Kathleen Shannon [2/0]

Picton Warlow [2/0]

(1 Vacancy)

Members Absent

OCPS Representative (Jamie
DiLuzio Boerger) – Non-
Voting [0/2]

MINUTES * * * NOVEMBER 20, 2018

OPENING SESSION

- ♦ Chairperson 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 October 16, 2018.

Board member Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of October 16, 2018, as written. Board member Lea SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ None

PUBLIC COMMENTS

- ♦ Speaker requests were received for item #3 on the Consent Agenda (Zoi House Orlando). This item was moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- ♦ Baker – Items #3 (Zoi House Orlando), and #7 (Bishop Moore PD)
- ♦ Huels – Items #1 (14-ft. Alley ROW Abandonment), #3, #4 (Sabin-Boyland PD Amendment & Master Plans), and #5 (The Packing District)
- ♦ Shannon – Item #7

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, 14-FT. ALLEY OFF W. COPELAND DR. (ABANDONMENT)

Applicant: Melissa Battles – Mateer & Harbert PA

Owner: Orlando Health, Inc.

Location: East of 1325 Sligh Blvd., north of Copeland Dr. (± 0.05 acres)

District: 4

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

ABN2018-10001* Request to abandon an un-named 14-ft. wide alley in the Orlando Regional Health Campus.

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

2. RECOMMENDED DEFERRAL, LEGENDS ACADEMY EXPANSION

Applicant/Owner: Charles Rowe – The Hope Church of Orlando

Location: 1001 S. Goldwyn Ave., south of Piedmont St., north of Monte Carlo Trl., east of S. Goldwyn Ave., and west of S. John Young Pkwy. (± 2.63 acres)

District: 6

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

CUP2018-10015** Conditional Use Permit request to amend CUP2011-00018 to allow the existing 7 and 3 new modular units to remain on-site.

Recommended Action: Deferral to the December 18, 2018 hearing, per staff's request.

3. ZOI HOUSE ORLANDO – PULLED TO REGULAR AGENDA

4. RECOMMENDED APPROVAL, SABIN PD MASTER PLANS FOR PHASES 2B/C & PD AMENDMENT FOR HOTELS

Applicant: Garth Ritter, PE – Donald W. McIntosh Assoc., Inc. & Mitch Collins, P.E.

Owner: Mark Vierck, Boyland Properties Millenia Palms Dr. LLC

Location: 4811 Millenia Blvd., west side of Millenia Blvd., south of I-4 and east of FL Turnpike (±22.93 acres).

District: 4

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

A) MPL2018-10067** Framework Master Plan for Phase 2B/2C of the Sabin/Boyland PD, including Specific Parcel Master Plan for a 31,653 sq. ft. auto sales & service facility and associated infrastructure;

- B) ZON2018-10024**** Planned Development amendment to allow stand-alone hotel uses (currently only allowed if accessory to an office use); and
- C) MPL2018-10068**** Specific Parcel Master Plan to allow a 6-story, 129-room Hilton Garden Hotel on a 2.45-acre parcel in the front portion of the Sabin/Boyland PD.

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

5. RECOMMENDED APPROVAL, THE PACKING DISTRICT

Applicant: Andrew McCown – GAI Consultants

Owner: Dr. Phillips Inc.

Location: Multiple properties generally located along W. Princeton Street and Orange Blossom Trail between the CSX rail line and John Young Parkway. The subject properties include the existing boundaries of the Princeton Commerce Center PD and 1625 W. Princeton St. and 16-22-29-0000-00-018, and remove 1924 W. Princeton St. and 15-22-29-4215-00-020 (+100.1 acres).

District: 3

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

ZON2018-10023** Request for an amended and restated Planned Development for the previously approved Princeton Commerce Center to alter the boundaries and update the master development plan to allow a maximum of 8,658 dwelling units and 3,736,045 sq. ft. of existing industrial and new commercial development.

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

6. RECOMMENDED APPROVAL, FLORIDA HOSPITAL PD SIGNAGE

Applicant: Adrienne Downey-Jacks – Davis & Associates

Owner: Adventist Health System/Sunbelt Inc.

Location: East of I-4, west of Mills Ave., and south of Wilkinson St. (±115 acres).

District: 3

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

ZON2018-10025** Planned Development amendment to modify signage requirements for the Florida Hospital PD due to hospital rebranding.

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

Board member Baker moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendum. Board member Warlow SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained on items 1, 4 and 5).

REGULAR AGENDA

3. RECOMMENDED APPROVAL, ZOI HOUSE ORLANDO

Applicant: RJ de Varona – MEC Equity Partners LLC

Owner: Mazal Holdings Group, LLC

Location: 30 E. Livingston St. & 367 N. Orange Ave., southeast corner of S. Orange Ave. and W. Livingston St. (±1.03 acres).

District: 5

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

MPL2018-10066** Master Plan request for a mixed-use development with 300 multi-family units, 10,000 sq. ft. of commercial use, 130,000 sq. ft. of office use and other associated amenities. Request also includes an intensity and density bonus and a Modification for the rear yard setback.

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

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

Chairperson Suarez opened the hearing to the public.

The applicant was represented by the following:

- 1) Becky Wilson, Lowndes-Law, 215 N. Eola, Orlando 32801. Ms. Wilson stated the applicant was contacted by the owner of the property located to the east of the subject property. Their property is a parking lot which can be accessed from Livingston St. and also from a 14 ft. brick alleyway that currently exists in the property, and they wanted to make sure they could continue to have that access to their property. Ms. Wilson noted that the applicant was proposing to change the brick alleyway to a 30 ft. access drive in order to allow for two-way traffic. She requested that the following statement be added as a Condition of Approval in order to address that property owner's concern:

"Applicant will ensure vehicular access through the alleyway at a quality no lesser than what currently exists to the property located at 332 & 326 N. Magnolia Ave. to the satisfaction of the owner as evidenced in writing by the owner."

- 2) Norm Nash, Attorney, 332/120 Building Partnership LLP, 332 N. Magnolia Ave., Orlando 32801. Mr. Nash confirmed Ms. Wilson's statement and also thanked Ms. Petion for all her help and hard work.

Having no other speakers, Chairperson Suarez closed the public hearing and opened it up for Board discussion and/or a motion.

Board member Anderson moved APPROVAL of the request, MPL2018-10066, subject to the conditions in the staff report, and additional condition as stated above by Ms. Becky Wilson. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Baker and Huels abstained).

7. RECOMMENDED APPROVAL, BISHOP MOORE PD

Applicant: Albert Bustamante, Esq. – Baker Hostetler, LLP

Owner: Diocese of Orlando

Location:	3901 Edgewater Dr., north of Dowd Ave., east of Edgewater Dr., and west of Rockmont Ct. (± 0.73 acres)
District:	3
Project Planner:	Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
ZON2018-10015**	Request for a new framework PD for the Bishop Moore Campus for the reorganization and expansion of multiple components to include the church, schools, ancillary athletic facilities, parking and office uses.
	<i><u>Recommended Action:</u> Approval of the request, subject to the conditions in the staff report.</i>

Secretary Note for the Record: Six (6) letters of opposition were received for the above case and distributed to all Board members.

This item was presented by Michaëlle Petion, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion presented the proposed project, staffs' conditions and recommendation, emphasizing on the following 4 points which the Board requested clarification during the past October 16, 2018 hearing:

1. Height of garage building – proposed height was reduced from 60 ft. to 45 ft.
2. Parking requirements – minimum required, at build out, would be 767. They are proposing 1,285 spaces.
3. Phasing – the anticipated sequencing of construction, subject to funding, would be as follows:
 - a. The field house
 - b. The arts building & parking garage
 - c. The administration building & parking, etc.
4. Rockmont Ct. access – there will be 2 vehicular gates restricting access to and from the campus and pick-up and drop-off will be prohibited from Rockmont Ct.

Chairperson Suarez opened the hearing to the public.

The following speakers appeared before the Board in opposition of the request. They were opposed to the garage building height of 45 ft. and requested it remain at 35 ft. as allowed by City code. Other main concerns were potential impact to the waterway, drainage, light pollution from the parking garage, and maintenance of the vegetation and trees along the lake line:

- 1) Julia Leissing, 912 Rockmont Ct., Orlando 32804
- 2) Ann van den Berg, 849 Greens Ave., Orlando 32804
- 3) Dale Cree, 914 Rockmont Ct., Orlando 32804
- 4) Daniel Wolfe, 846 Post Ln., Orlando 32804
- 5) Nicholas Francisco, 150 Conrad Ct., Winter Park 32789

The applicant was represented by the following:

- 1) Applicant Albert Bustamante, Baker Hostetler, LLP, 17761 Deer Isle Cir. Winter Garden 34787
- 2) Jean Abi-Aoun, Florida Engineering Group, 5127 S. Orange Ave., Ste. 200, Orlando 32809
- 3) Wayne Dunkelberger, Baker Barrios Architects, 2096 Hartz Alley, Orlando 32801
- 4) Thomas Doyle, President of Bishop Moore Catholic High School, 3901 Edgewater Dr., Orlando 32804

Mr. Bustamante addressed the concerns of the speakers. He noted that the proposed 45 ft. garage wouldn't go too far over the tree line. He ensured that the top floor garage lights would be down lights and would have controlled timers and sensors to avoid light pollution. Mr. Bustamante also stated that they would provide a green screen to better shield the view of the building to the lakefront. They will reorient security lights so they won't shine towards the neighbors. In regards to water retention, he noted that they would comply with all current standards required.

Mr. Abi-Aoun confirmed that they were abiding and complying with all drainage and water quality rules and regulations.

Mr. Doyle noted that the parking lot off of Rockmont Ct. would only be used by the administrative building staff.

Mr. Dunkelburger stated that they were adding a typical boxed green screen to cover the walls of the garage. He also confirmed that the parking garage lighting would only be within and would not pollute outside of the parking garage.

Discussion continued between the applicant, City staff and the Board members regarding the height and screening of the garage building. Chairperson Suarez noted that since the height was still an estimate, the Board could consider approving the height limit to 35 ft. and the applicant would have to come back to MPB if they needed any changes.

Ms. Petion suggested to add as a condition of approval that the road improvements to Rockmont Ct. would include curb and sidewalks along Rockmont Ct., and language restricting Rockmont Ct. access during special events.

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

Vice-Chairperson Huels moved APPROVAL of the request, ZON2018-10015, subject to the conditions in the staff report and below added conditions:

- a) **Garage building height will be limited to 35 ft. An increase to 45 ft. would need to come back to MPB for approval.**
- b) **Road improvements to Rockmont will be through the entire road segment from Edgewater Dr. throughout, to include curb and sidewalk.**
- c) **Special event access is prohibited on Rockmont Ct., with parking to be limited to staff only.**

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

OLD BUSINESS

- ♦ None

NEW BUSINESS

- ♦ Nomination and voting for MPB representative to HRC/AHAC (Affordable Housing Advisory Committee) – **Board member Lea MOTIONED to nominate herself as the MPB representative for HRC/AHAC. Huels SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

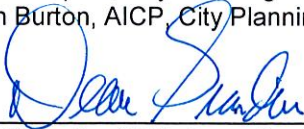
ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Suarez adjourned the meeting at 10:05 a.m.

See next page for Staff Present

STAFF PRESENT

Dean Grandin, AICP, City Planning
Paul Lewis, FAICP, City Planning
Elisabeth Dang, AICP, City Planning
Shannan Stegman, AICP, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, AICP, City Planning
TeNeika Neasman, City Planning
Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Terrence Miller, City Planning
Christopher DeLoatche, City Planning
Megan Barrow, City Planning
Manuel Ospina, City Planning
Jason Burton, AICP, City Planning



Dean Grandin, AICP, Executive Secretary

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
Yameli Herschelman, Permitting Services
John Groenendaal, Permitting Services
Nancy Ottini, Transportation Planning
David A. Breitrick, Wastewater Eng. & Mapping Works
David Bass, Wastewater-Public Works
Jessica Frye, Housing & Community Dev.
Ken Pelham, Families, Parks & Recreation
Laura Carroll, Real Estate
Caylah Hall, Business Development
Jamilah Aminah Felix, Communications



Lourdes Diaz, MPB Recording Secretary