



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
[6/0]

Karen Anderson [6/0]

Morgan Lea [6/0]

Jill Rose [6/0]

Kathleen Shannon [6/0]

Picton Warlow [6/0]

(1 Vacancy)

Members Absent

Jonathan Huels, Vice-
Chairperson [5/1]

Timothy Baker [3/3]

OCPS Representative (Jamie
DiLuzio Boerger) – Non-
Voting [0/6]

MINUTES

* * *

MARCH 19, 2019

OPENING SESSION

- ♦ Chairperson Mark Suarez, called the meeting to order at 8:36 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of February 19, 2019.

Board member Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of February 19, 2019, 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 for items on the Consent Agenda.

CONFLICT DECLARATIONS

- ♦ Karen Anderson – Item #6 (Addison @ Gateway Apartments)

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

AGENDA REVIEW

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

CONSENT AGENDA

1. RECOMMENDED DEFERRAL, PALMER'S GARDEN AND GOODS

Applicant/Owner: Jeffrey Palmer – Palmer's Sunshine Day Dream, Inc.

Location: 1809 Woodlawn Dr., and 2605, 2611, 2615 Corrine Dr., north of Corrine Dr., west of Lake Sue Dr., and south of Boyd Ave. (± 0.67 acres)

Districts: 3

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

CUP2018-10022** Conditional Use Permit (CUP) to expand a nonconforming use to add accessory alcohol sales along with a request for alcohol sales and onsite consumption within 500 – 1,000 ft. of the Audubon Park K-8th grade school.

Recommended Action: **Deferral** to the April 16, 2019 MPB Hearing, per the applicant's request.

2. RECOMMENDED APPROVAL, MILLENIA DRI RESCISSION

Applicant: James G. Willard – Shutts & Bowen, LLP

Owner: Schrimsher Land Fund VII, Ltd. (Master Developer)

Location: East of Vineland Rd., north of Shingle Creek and west of S. John Young Pkwy. (± 374 acres).

Districts: 4 and 6

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

DRI2019-10001* DRI amendment to rescind the Millenia Development of Regional Impact (DRI).

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

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

3. RECOMMENDED APPROVAL, OUC LAKE HIGHLAND SUBSTATION EXPANSION

Applicant: Kathy Hattaway – Poulos & Bennett

Owner: Orlando Utilities Commission (OUC)/City of Orlando

Location: 1020 Highland Ave., west side of Highland Ave., north side of Weber St., east side of N. Magnolia Ave., all south of the FDOT/Sunrail tracks (± 6.7 acres).

District: 3

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

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

- A) GMP2018-10041*** Growth Management Plan amendment to change future land use designation from Urban Village to Public/Recreational/Institutional, and move the boundary of Subarea Policy S.14.5;
- B) ZON2018-10037**** Rezoning from PD/T/SP to P/T/SP; and
- C) CUP2018-10025**** Conditional Use Permit request to expand an existing electrical substation.

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

4. RECOMMENDED APPROVAL, 2018 GROWTH INDICATORS REPORT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

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

GMP2019-10001* Annual report to provide 2018 growth indicators as required by GMP Future Land Use Policy 1.5.1.

Recommended Action: Approval of the request.

5. RECOMMENDED APPROVAL, KENNEDY INDUSTRIAL CAMPUS

Applicant: Deborah Gackenback – Harris Civil Engineers

Owner: Kennedy Campus LLC

Location: 07-23-29-0000-00-010 &-020, south of Metrowest Blvd., north of L. B. McLeod Rd., west of President Barack Obama Pkwy., and east of S. Kirkman Rd. (±66 acres).

District: 6

Project Planner (A&B): Megan Barrow (407-246-3363, megan.barrow@cityoforlando.net)

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

A) GMP2019-10002* Amend Public/Recreational & Institutional with Resource Protection Overlay future land use to Industrial;

B) ZON2019-10002** Rezone Public Use with Resource Protection Overlay to Industrial Park, and rezone areas of I-P to C and vice versa; and

C) MPL2018-10086** Master Plan request for the development of a four (4) warehouse industrial park totaling 404,800 sq. ft. of building area.

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

6. RECOMMENDED APPROVAL, ADDISON @ GATEWAY APARTMENTS

Applicant: Jennifer Stickler – Kimley-Horn

Owner: JBL Gateway

Location: 7200 N. Frontage Rd., west of N. Frontage Rd. and east of Shadowridge Dr. (± 10.8 acres).

District: 1

Project Planner: Chris DeLoatche (407-246-3624, chris.deloatche@cityoforlando.net)

MPL2019-10000** Master Plan request for the development of a 323-unit multi-family apartment complex in the Orlando Gateway/Airport North neighborhood.

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

7. RECOMMENDED DEFERRAL, 319 N. MAGNOLIA MIXED USE HOTEL

Applicant: Meghan Dietz – Baker Barrios

Owner: Magnolia Palmetto Holdings LLC

Location: 319 N. Magnolia Ave., south of E. Livingston St., north of E. Robinson St., west of Palmetto Ave., and east of N. Magnolia Ave. (± 0.58 acres).

District: 5

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

MPL2019-10003** Master Plan request for a mixed-use development to include a 256 room hotel, $\pm 5,000$ sq. ft. ground floor retail and 40 multi-family units, and at a proposed height of ± 216 ft. The request includes an intensity bonus.

Recommended Action: **Deferral** to the April 16, 2019 MPB Hearing, per the applicant's request.

8. RECOMMENDED APPROVAL, REPUBLIC SQUARE APARTMENTS

Applicant: Jon Wood – Legacy Partners
Jose Perez – Dwell Design Studio, LLC

Owner: Republic Properties, Inc.

Location: 7430 & 7488 Universal Blvd., southwest corner of Universal Blvd. and Carrier Dr., between N. International Dr. and S. Kirkman Rd. (± 11.4 acres).

District: 6

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

MPL2019-10005** Master Plan request to redevelop the site into a 350-unit 4-story multi-family apartment complex.

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

9. RECOMMENDED APPROVAL, SIDEWALKS – CITY CODE REVISIONS

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide
 District: All
 Project Planner: John Rhoades (407-246-2293, john.rhoades@cityoforlando.net)

LDC2019-10001* This revision will remove the regulations for sidewalk installation from Chapter 61 and Chapter 64 of the Land Development Code to Chapter 54, Article 3. Updates to Code will include: addition of a second level of appeal for decisions regarding sidewalk construction; clarification of where and when sidewalks must be constructed, addition of ADA standards as a consideration for sidewalk construction; definition on where funds paid in lieu of sidewalk construction may be spent; and updates and clarification of the cost calculations for funds paid in lieu of construction.

Recommended Action: Approval of the request.

Board member Lea moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendum. Board member Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Anderson abstained on Item #6).

REGULAR AGENDA

10. RECOMMENDED APPROVAL, TREE PRESERVATION UPDATES TO THE LAND DEVELOPMENT CODE

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide
 District: All
 Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

LDC2018-10019* Updates to the Land Development Code in regards to tree preservation efforts including: References in code to specific tree diameters, appeals process for tree removal/encroachment permits; submittal requirements in regards to tree surveys and tree preservation plans; and clarifying exceptions when alternative review conditions and requirements may be applied.

Recommended Action: Approval of the request.

This item was presented by Jacques Coulon, Planner II, Community Planning Studio, City Planning Division. Using PowerPoint, Mr. Coulon presented the proposed updates to the Land Development Code regarding tree preservation. Ken Pelham, Landscape Architect, Families Parks and Recreation, and Mr. Coulon responded to Board questions.

Having no speaker requests for this item, Chairperson Suarez opened it up for Board discussion and/or a motion.

Board member Anderson moved APPROVAL of the request, LDC2018-10019. Board member Shannon SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

11. RECOMMENDED APPROVAL, SODO DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Applicant: City of Orlando

Owner: N/A

Location: SODO District, south of Gore St., east of Interstate 4 and bounded by properties fronting Orange Ave. and Michigan St. to the City limits.

District: 4

Project Planner: Jason Burton (407-246-3389, jason.burton@cityoforlando.net)

A) LDC2019-10000* Land Development Code amendment to implement Development Standards and Guidelines for the SODO District, including the creation of a town design review committee for the District (aka Orange/Michigan Special Plan overlay expansion and revisions).

B) GMP2019-10004* Amend GMP Future Land Use Element Subarea Policies S.12.8, S.12.9, and S.12.9.1 to eliminate the requirement to rezone to PD and reference the SODO Zoning Overlay.

Recommended Action: Approval of the requests.

This item was presented by Jason Burton, Chief Planner, Community Planning Studio, City Planning Division. Using PowerPoint, Mr. Burton presented the proposed Land Development Code and GMP/FLU Subarea Policies amendments. Martin Hudson, Downtown Neighborhood Project Manager, Business Development Division, and Mr. Burton responded to Board questions.

Having no speaker requests for this item, Chairperson Suarez opened it up for Board discussion and/or a motion.

Board member Anderson moved APPROVAL of the requests, LDC2019-10000 and GMP2019-10004. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

- ♦ None

NEW BUSINESS

- ♦ None

ADJOURNMENT

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

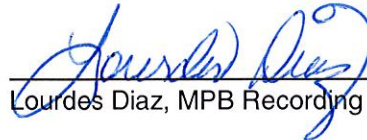
STAFF PRESENT

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
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, AICP, City Planning
Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Terrence Miller, City Planning
Christopher DeLoatche, City Planning
Megan Barrow, City Planning
Yolanda Ortiz, City Planning
Manuel Ospina, City Planning
Doug Metzger, AICP, City Planning



Dean Grandin, AICP, Executive Secretary

Jason Burton, AICP, City Planning
Martin Hudson, Downtown Neighborhood
Lourdes Diaz, City Planning
Sarah Taitt, City Attorney's Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
Olivia Boykin, Permitting Services
John Groenendaal, Permitting Services
Nancy Ottini, Transportation Planning
Vibhuti Patel, Transportation Engineering
Cade Braud, Transportation Engineering
Jessica Frye, Housing & Community Dev.
Ken Pelham, Families Parks & Recreation
Laura Carroll, Real Estate
Caylah Hall, Business Development
Cindy Light, Neighborhood Relations



Lourdes Diaz, MPB Recording Secretary