



MEETING
INFORMATION

Location

In-Person: City Hall,
400 S Orange Ave.,
Council Chambers

Virtually via Zoom:
[orlando-gov/zoom.us/j/95054325064](https://orlando-gov.zoom.us/j/95054325064)

Or by phone:

312.626.6799
929.205.6099
253.215.8782
301.715.8592
346.248.7799
669.900.6833

Webinar ID:
950 5432 5064.

Time

8:30 a.m.

Members Present

Kathleen Shannon,
Chairperson [1/0]

Blake Drury, Vice-
Chairperson [1/0]

Timothy Baker [1/0]

Justin Hannah [1/0]

Jonathan Huels, [1/0]

Lara Lee [1/0]

Yasmin Moreno [1/0]

Ryan Seacrist [1/0]

OCPS Representative
(Christopher Mills) – Non-
Voting [1/0]

Members Absent

Morgan Lea [0/1]

MINUTES



OCTOBER 19, 2021

OPENING SESSION

- ♦ Chairperson Shannon, called the meeting to order at 8:32 a.m., after determination of a Quorum.
- ♦ The meeting was opened with the Pledge of Allegiance.
- ♦ Consideration of Minutes for Meeting of September 21, 2021.

Board member Huels MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of September 21, 2021, and to approve as written. Board member Seacrist SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- Welcomed new Board member Yasmin Moreno.

PUBLIC COMMENTS

- ♦ No speaker requests were received.

CONFLICT DECLARATIONS

- ♦ Item #1 – Centerline Dr. Cul-De-Sac Abandonment - Drury
- ♦ Item #2 – 317 N. Orange Ave. Alcohol Beverage Sales – Huels
- ♦ Item #11 – International Festival Plaza Framework PD – Huels

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 (attached); and abstained from voting on the above-mentioned items.

AGENDA REVIEW

- ♦ Elisabeth Dang, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, CENTERLINE DR. CUL-DE-SAC ABANDONMENT

Applicant: Scott Grossman, PSM – DWMA

Owner: Lake Nona Land Company, LLC

Location: Cul-de-sac portion of Centerline Dr., south of Laureate Blvd., northeast of the Orlando VA Medical Center and northwest of Kellogg Ave. (± 0.3 acres)

District: 1

Project Planner: Jim Burnett, (407.246.3609, james.burnett@orlando.gov)

ABN2021-10002* Abandonment of the north part of the Centerline Dr. cul-de-sac, to allow extension of Centerline Dr. to the southeast.

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

2. RECOMMENDED APPROVAL, 317 N. ORANGE AVE. ALCOHOL BEVERAGE SALES

Applicant: Rebecca Wilson – Lowndes Law Firm

Owner: Speedy Downtown LLC

Location: 317 N. Orange Ave., north of E. Robinson St., west of N. Magnolia Ave., east of N. Orange Ave., and south of E. Livingston St. (± 0.12 acres)

District: 5

Project Planner: Rosemary Culhane, (407.246.3422, rosemary.culhane@orlando.gov)

CUP2021-10013** Conditional Use Permit for an indoor bar within 1,000 ft. from an established church.

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

3. RECOMMENDED APPROVAL, BEAUTY SALON SPORTS MASSAGE & SPA

Applicant/Owner: Trevor & Alexandra Leagas

Location: 1515 Park Center Dr., west of Valencia College Dr., east of Park Center Dr., and north of Metrocenter Blvd. (± 3.3 acres)

District: 5

Project Planner: Rosemary Culhane (407.246.3422, rosemary.culhane@orlando.gov)

CUP2021-10014** Conditional Use Permit to allow a beauty salon, sports massage, and spa (personal service use).

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

4. RECOMMENDED APPROVAL, 501 E. LIVINGSTON ST. EVENT HALL USE EXPANSION

Applicant: Emily Brown – Maury L. Carter & Associates

Owner: Livingston 501 LLC

Location: 501 E. Livingston St., south of Harwood St., west of Cathcart Ave., north of E. Livingston St., and east of Broadway Ave. (\pm 0.9 acres)

District: 4

Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@orlando.gov)

CUP2021-10015** Conditional Use Permit to allow expansion of event venue (indoor recreation) accessory use on the residential zoned lot.

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

5. RECOMMENDED APPROVAL, TRUCKAR DEALERSHIP EXPANSION

Applicant: Joao Vito Carvalho Taurisano – Truckar USA LLC

Owner: Jamestown Chase LLC

Location: 2525 W. Colonial Dr., north of W. Colonial Dr., east of N. John Young Pkwy., and west of N. Texas Ave. (\pm 1.6 acres)

District: 3

Project Planner: Manuel Ospina (407.246.3235, manuel.ospina@orlando.gov)

CUP2021-10016** Conditional Use Permit Amendment to allow the expansion of an existing vehicle sales.

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

6. RECOMMENDED APPROVAL, CORTLAND ON ORANGE HIGH-RISE SIGNS

Applicant: Karen Wilson – Wilson Permits, Inc.

Owner: Cortland/ECCO on Orange LLC

Location: 3203 S. Orange Ave., east side of S. Orange Ave., south of E. Pineloch Ave., north of Butler Dr., and west of Oak Pl. (\pm 3.7 acres)

District: 4

Project Planner: Jim Burnett (407.246.3609, james.burnett@orlando.gov)

CUP2021-10017** Conditional Use Permit Amendment to change the existing high-rise signs for Cortland on Orange Apartments.

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

7. RECOMMENDED APPROVAL, DOWNTOWN HISTORIC DISTRICT UPDATES

Applicant: City of Orlando

Owner: N/A

Location: Downtown Historic District

District: 5

Project Planner: Jason Burton (407.246.3389, jason.burton@orlando.gov)

LDC2021-10017* Amendment to the Land Development Code, Sections 62.709 and 65.732, to allow recommendations on post-demolition site improvements for non-contributing or non-landmarked structures within the Downtown Historic District.

Recommended Action: Approval of the request.

8. RECOMMENDED APPROVAL, LAND DEVELOPMENT CODE TRANSPORTATION AMENDMENTS

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Gus Castro (407.246.3385, gustavo.castro@orlando.gov)

LDC2021-10018* Amendment to the Land Development Code, Chapters 58, 59, and 60 in response to corresponding amendments to the Transportation Element in the City's Growth Management Plan.

Recommended Action: Approval of the request.

9. RECOMMENDED APPROVAL, I-DRIVE RESORT MULTI-FAMILY SPMP

Applicant: Kathy Hattaway – Poulos and Bennett, LLC

Owner: I Drive Investors LLC

Location: 5001 Vanguard St., north of Vanguard St., south of W. Oak Ridge Rd., east of International Dr., and west of the Florida Turnpike (±9.5 acres)

District: 6

Project Planner: Manuel Ospina (407.246.3235, manuel.ospina@orlando.gov)

MPL2021-10049** Specific Parcel Master Plan for a ±308 unit, 5-story multi-family development with parking garage.

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

10. RECOMMENDED APPROVAL, 1314 & 1316 N. FERN CREEK REZONING

Applicant: Michael Rasmussen

Owner: Urbanside Partners LLC

Location: 1314 & 1316 N. Fern Creek Ave., south of Virginia Dr., north of Montana St., east of Spokane Ave., and west of N. Fern Creek Ave. (\pm 0.34 acres)

District: 4

Project Planner: Rosemary Culhane (407.246.3422, rosemary.culhane@orlando.gov)

ZON2021-10015** Rezoning from PD to R-2A/T/SP/AN to allow two single-family dwellings.

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

11. RECOMMENDED APPROVAL, INTERNATIONAL FESTIVAL PLAZA FRAMEWORK PD

Applicant: Kathryn Smith – Lowndes Law Firm

Owner: Martni Grand National LLC

Location: 6620 Grand National Dr., west of Grand National Dr., north of International Dr., and east of S. Kirkman Rd. (\pm 18.9 acres)

District: 6

Project Planner: Jim Burnett (407.246.3609, james.burnett@orlando.gov)

ZON2021-10019** Framework Planned Development (PD) for the International Festival Plaza properties relative to future redevelopment and expansion.

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

Vice-Chairperson Drury moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendum. Board member Lee SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (previously mentioned Board members abstained from indicated cases as reflected under the Conflict Declarations section).

REGULAR AGENDA

➤ None

OTHER BUSINESS

- Paul Lewis, FAICP, Chief Planning Manager – Update on Appeals
 - ♦ 1375 S. Semoran Blvd. Alcohol Beverage Sales Exemption – the Quasi-Judicial hearing was held on August 19, 2021. The hearing officer upheld MPB's recommendation of denial. On October 11, 2021, City Council adopted the hearing officer's recommendation, upholding MPB's recommendation of denial.

- ♦ RoseArts District Mixed Use Development – the Legislative Appeal went to City Council on August 23, 2021. City Council upheld MPB's recommendation of approval. The Quasi-Judicial hearing for the PD (Planned Development) was held on September 23, 2021. The hearing officer's recommended order was received October 13, 2021 with a recommendation to uphold MPB's recommendation of approval. The recommended order will go to City Council for final approval on November 8, 2021.
- Michaëlle Petion, AICP, Planning Manager, Comprehensive Planning Studio
 - ♦ Presentation – Washington Shores Special Plan

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Shannon adjourned the meeting at 9:17 a.m.

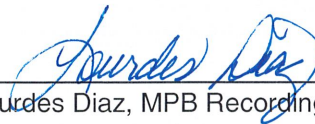
STAFF PRESENT (In-person and via ZOOM)

Elisabeth Dang, AICP, City Planning
 Mark Cechman, AICP, City Planning
 Paul Lewis, FAICP, City Planning
 Karl Wielecki, 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
 Terrence Miller, City Planning
 Christopher DeLoatche, City Planning
 Megan Barrow, City Planning
 Yolanda Ortiz, City Planning
 Manuel Ospina, City Planning
 Lucky Carson, City Planning
 Rosemary Culhane, City Planning
 John Berry, City Planning
 Richard Forbes, AIA, City Planning
 Doug Metzger, AICP, City Planning
 Heather Bonds, City Planning
 Fernanda Paronetto, City Planning

Jason Burton, AICP, City Planning
 Lourdes Diaz, City Planning
 Jacques Coulon, Transportation Planning
 Melissa Clarke, City Attorney's Office
 Sarah Taitt, City Attorney's Office
 George McGowan, City Attorney's Office
 Audra Rigby, Orlando Police Department
 Thea Walker, Permitting Services
 Keith Grayson, Permitting Services
 Vincent Gramaglia, Permitting Services
 Gus Castro, Transportation Planning
 Jessica Frye, Housing & Community Dev.
 Ken Pelham, Families, Parks & Recreation
 Evan Magley, Parking Administration
 Caylah Hall, Business Development
 Tammy Hughes, Fire Department
 Candace Cardillo, City Clerk's Office
 Alina Camp, City Clerk's Office
 Tim Johnson, Economic Development
 Officer Rosado, Sergeant at Arms



Elisabeth Dang, AICP, Executive Secretary



Lourdes Diaz, MPB Recording Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME DRURY ANTHONY BLAKE		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE MUNICIPAL PLANNING BOARD	
MAILING ADDRESS 3062 LEAHY ALLEY		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY ORLANDO	COUNTY ORANGE	NAME OF POLITICAL SUBDIVISION: ORLANDO	
DATE ON WHICH VOTE OCCURRED OCTOBER 19, 2021		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Blake Drury, hereby disclose that on October 19, 20 21:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of Tavistock Development / Uk Nona Land Co, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

(1) CENTERLINE DRIVE CUL-DE-SAC ABANDONMENT
Owner Uk Nona Land Co is client of my firm, GAI Consultants.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

October 19, 2021
Date Filed

Blake Drury
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Huels Jonathon Philip		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Municipal Planning Board	
MAILING ADDRESS 2006 Ivonhoe Road		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Orlando	COUNTY Orange	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 10/19/21		NAME OF POLITICAL SUBDIVISION: Orlando	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

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PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jonathan Philip Huels, hereby disclose that on October 19, 2021:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of a client of my law firm, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Agenda No.

Name

2

317 N. Orange Ave. Alcohol Bev. Sales

11

International Festival Plaza Framework PD

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

10/19/21

Date Filed

Signature

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