



MEETING INFORMATION

Location

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

Virtually via Zoom:
[orlando-qov/zoom.us/j/95054325064](https://orlando-qov.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 [10/0]

Blake Drury, Vice-
Chairperson [9/1]

Timothy Baker [8/2]

Justin Hannah [10/0]

Jonathan Huels, [8/2]

Morgan Lea [8/2]

Lara Lee [9/1]

Yasmin Moreno [8/2] (Virtual)

Ryan Seacrist [9/1]

OCPS Representative
(Christopher Mills) – Non-
Voting [10/0]

Members Absent

None

MINUTES



#

JULY 19, 2022

OPENING SESSION

- ♦ Chairperson Shannon, 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 June 21, 2022.

Board member Huels MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of June 21, 2022, and to approve as written. Board member Seacrist SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Resolution presented to Board Member Tim Baker for serving the Municipal Planning Board for six years.
- ♦ Farewell to Lourdes Diaz (retiring) after serving as the Municipal Planning Board Recording Secretary for 11 years, and the City of Orlando for 26 years.

PUBLIC COMMENTS

- ♦ Speaker requests were received for item #1 – (Maxine's Expansion) on the Consent Agenda. This item was moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- ♦ None

AGENDA REVIEW

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

CONSENT AGENDA

1. MAXINE'S EXPANSION – PULLED TO REGULAR AGENDA

2. RECOMMENDED DEFERRAL – HYDROPONIC LETTUCE PRODUCTION

Applicant: Neta Ravid – Kalera, Inc.

Owner: Prologis, LP

Location: 6843 Conway Rd., east of Conway Rd., south of Judge Rd., and north of Seminole Dr., (±15.8 acres)

District: 1

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

CUP2022-10012** Conditional Use Permit to operate a hydroponic lettuce production and shipping facility, from an existing ±101,385 sq. ft. industrial warehouse.

Recommended Action: Deferral to the August 16, 2022 MPB Hearing, per Staff's request.

3. RECOMMENDED APPROVAL – POLLO CAMPERO–SODO

Applicant: Linda Nunn – NunnCo, Inc.

Owner: Dhingra Brothers LP

Location: 2520 S. Orange Ave., west of S. Orange Ave., north of W. Jersey St., south of W. Crystal Lake Dr., east of Taylor Ave. (±0.6 acres)

District: 4

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

CUP2022-10014** Conditional Use Permit to convert the existing restaurant into a new restaurant with drive-thru.

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

4. RECOMMENDED APPROVAL – ADMINISTRATIVE OFFICIAL DETERMINATIONS CODE AMENDMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Karl Wielecki (407.246.2726, karl.wielecki@orlando.gov)

LDC2022-10013* Amendment to Chapter 65, Part 2L to clarify applicability and review process for Administrative Official Determinations.

Recommended Action: Approval of the request.

5. RECOMMENDED APPROVAL – RALEIGH AND KIRKMAN MIXED USE WITH DRIVE-THROUGH

Applicant: Brent Lenzen, PE – Kimley-Horn & Associates

Owner: Hiawassee, Inc.

Location: 5641 Raleigh St., northeast corner of S. Kirkman Rd. and Raleigh St., on the south side of Preferred Pkwy. (±1.1 acres)

District: 5

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

A) MPL2022-10049** Master Plan for a ±8,860 sq. ft. mixed-use commercial building; and

B) CUP2022-10011** Conditional Use Permit for a drive-through window.

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

6. RECOMMENDED APPROVAL – VISTA COMMERCE PARK MASTER PLAN PHASE 1

Applicant: Jared Wynn, PE – Kimley-Horn & Associates

Owner: First Park 417, LLC

Location: 8113 Vista Reserve Blvd., south of Leevista Blvd., east of SR417, and west of the City Landfill (±243 acres)

District: 1

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

MPL2022-10052** Master Plan for Vista Commerce Park Phase 1, for the construction of two warehouses totaling ±818,600 sq. ft.

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

7. RECOMMENDED APPROVAL – GRACE DEV. VINELAND RD. REZONING

Applicant: John Drake – Green Apple Architecture

Owner: Grace Developers, LLC

Location: South side of Vineland Rd., southwest of Radebaugh Way, and north of Interstate 4 (±0.9 acres)

District: 6

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

ZON2022-10018** Rezoning from R-3B to MU-2 for the development of a small three-story office building and parking.

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

Vice-Chairperson Drury moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Lee SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

REGULAR AGENDA

1. RECOMMENDED APPROVAL – MAXINE’S EXPANSION

Applicant/Owner: Howard Allen – 337 Shine Ave., LLC

Location: 337 Shine Ave., east of Shine Ave., south of E. Livingston St., and north of Ridgewood St. (±0.1 acres)

District: 4

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

CUP2022-10010** Conditional Use Permit for the expansion of a non-conforming use with shared parking agreement.

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

Secretary Note for the Record: 34 public comments were received for the above case as well as a Petition for Approval with 114 signatures, which were all uploaded to the MPB webpage for all Board members to review.

This item was presented by Manuel Ospina, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Ospina presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions regarding notifications for special events, trash collection, parking and parking agreements.

Chairperson Shannon opened the hearing to the public.

The following speakers appeared before the Board:

- 1) Lisa Polanik (via Zoom), 1242 E. Ridgewood St., Orlando 32803, spoke on her behalf and on behalf of seven affected homeowners, three of them living adjacent to the subject property, in opposition of the request. Main concerns were safety issues due to not enough parking, offsite parking is too far from the site, and ADA requirements are not being met.
- 2) Mary Ann Steltenkamp (in-person), 332 N. Shine Ave., Orlando 32803, spoke on her behalf in support of the request, stating that she lived across the street from the site and what made Maxine’s special was the walkability and camaraderie. She also noted that Maxine’s has always adhered by the City’s rules.

Mr. Ospina clarified that ADA parking is not required by State regulations if there is no parking on the site.

The applicant was represented by:

- 1) Howard Allen (in-person), 31 Westview Ln., Cocoa Beach 32931, representing 337 Shine Ave., LLC. Mr. Allen addressed the parking requirements, explained the parking agreements and noted that there were also over 100 public spaces on the road for parking.
- 2) Maxine Earhart (in-person), 113 S. Lakewood Cir., Maitland 32751, owner of Maxine's restaurant, stated that she counted about 120 parking spots within one block radius of the restaurant. Mrs. Earhart also noted that many of the neighbors have expressed they are happy to have a restaurant they can walk to, be outside and feel safe.
- 3) Kirt Earhart (in-person), 113 S. Lakewood Cir., Maitland 32751, owner of Maxine's restaurant, addressed Board questions. Regarding public notices for special events, he stated they would distribute flyers to people's homes and noted he was open to recommendations from the Board. Regarding way-finding for the remote parking, Mr. Earhart stated he would put signs at the off-site parking locations and would also notice it on their website as well as on Facebook.

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

Discussion ensued regarding the method of noticing the properties within 150 ft. of the site whenever there would be a special event.

Board member Lea moved APPROVAL of the request, CUP2022-10010, subject to the conditions in the staff report, with Condition of Approval #3 under the Land Development Studio Conditions of Approval- Required, on Page 10 of the Staff Report, to be revised as follows (added verbiage in Red and deleted verbiage with strike through):

3. Special Events - Limited outdoor special events limited to once a quarter and at least 30 days apart are allowed. ~~Written~~ Notice to properties within 150 ft. of the subject site must be ~~done before~~ **provided at least one week in advance of** any event **that** occurs. Outdoor loudspeaker permit through OPD may be approved, yet shall meet the 65 dbc level at the property line.

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

OTHER BUSINESS

- Natasha Williams, Chief Assistant City Attorney
 - ◆ Sunshine Law Training
- Paul Lewis, Chief Planning Manager, City Planning Division
 - ◆ Livable Orlando: An Age-Friendly Initiative Action Plan 2022-2025 – Paul Lewis
 - ◆ No Appeal Updates
- Reminder – Nominations for Chair and Vice-Chair for next month's voting – Board members were advised to contact Mrs. Dang (elisabeth.dang@orlando.gov) or Mr. Ed Petersen (edward.petersen@orlando.gov) with their nominations.

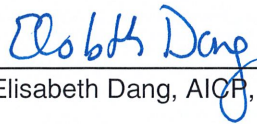
ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Shannon adjourned the meeting at 11:34 a.m.

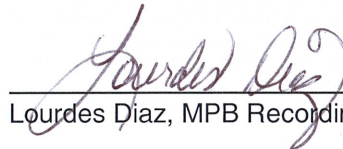
STAFF PRESENT (IN-PERSON AND VIA ZOOM)

Elisabeth Dang, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Karl Wielecki, AICP, City Planning
Shannan Stegman, AICP, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, AICP, City Planning
Rosemary Culhane, City Planning
Manuel Ospina, City Planning
Fernanda Paronetto, City Planning
Michele Gibbs, City Planning
Richard Forbes, AIA, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Jacques Coulon, Transportation
Jennifer Fritz-Hunter, Historic Preservation
Mary Stewart-Droege, CRA/DDB
Melissa Clarke, City Attorney's Office
Natasha Williams, City Attorney's Office

Terrence Miller, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
Vincent Gramaglia, Permitting Services
Yesenia Martinez, Permitting Services
Nancy Ottini, Transportation
Richard Allen, Public Works
Nat Prap, Public Works
Kim King, Business Development
Jessica Frye, Housing & Community Dev.
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities
Caylah Hall, Business Development
Raquel Sisson, Economic Development
Carmen Oliveros, Economic Development
Lillian Scott-Payne, Economic Development
Sherry Gutch, Economic Development
Candace Cardillo, Clerk's Office
Casey Billings, Clerk's Office
Tamiya Paul, Clerk's Office
Sergeant at Arms, OPD



Elisabeth Dang, AICP, Executive Secretary



Lourdes Diaz, MPB Recording Secretary