OPENING SESSION

- Chairperson Drury 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 17, 2023

Board Member Brown MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of October 17, 2023, and to approve as written. Vice Chairperson Seacrist SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- None.

PUBLIC COMMENTS

- No speaker requests were received for the items on the Consent Agenda.

CONFLICT DECLARATIONS

- Item #1 – Seven 41 WP Apartments – Mid-Rise Sign – Kendig-Schrader

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. SEVEN 41 WP APARTMENTS – MID-RISE SIGN
   Applicant: Michael Levine – The Praedium Group
   Owner: Clay Street Owner, LLC
   Location: 741 Clay St., north of Crandon Ave., east of Formosa Ave., south of Oglesby Ave., west of Clay St. (±4.1 acres)
   District: 3
   Project Planner: Jim Burnett (407.246.3609, james.burnett@orlando.gov)
   CUP2023-10018** Conditional Use Permit for a mid-rise sign within 1,000 feet of R-1 & R-2 zoned properties.
   Recommended Action: Approval of the request, subject to the conditions in the staff report.

2. 215 W. GRANT ST – INDOOR/OUTDOOR RECREATION FACILITY
   Applicant: Gregory D. Lee – Baker & Hostetler, LLP
   Owner: Hughes, Inc.
   Location: 215 W. Grant St., north of W. Grant St., east of S. Hughey Ave., south of W. Kaley St., west of Lucerne Ter. (±6.0 acres)
   District: 4
   Project Planner: Manny Ospina (407.246.3235, manuel.ospina@orlando.gov)
   CUP2023-10020** Conditional Use Permit for a facility including pickleball courts with an accessory restaurant and light retail.
   Recommended Action: Approval of the request, subject to the conditions in the staff report and addendum.

3. TOWN OAKS MULTI-FAMILY DEVELOPMENT
   Applicant: Aaron Vargas – ECG Town Oaks, LP
   Owner: Richard Freyer
   Location: 1140 S. Parramore Ave., north of Columbia St., east of S. Lee Ave, south of Citrus St., west of S. Parramore Ave. (±2.9 acres)
   District: 6
   Project Planner: Michele Gibbs (407.246.3355, michele.gibbs@orlando.gov)
   A) CUP2023-10022** Conditional Use Permit for a 4-story multi-family building exceeding the allowed height in R-3B and;
B) MPL2023-10064** Master plan for a 62-unit affordable housing development with a bonus.

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

4. **CHAPTER 62 & 64 SIGN CODE AMENDMENT**

   Applicant: City of Orlando
   Owner: N/A
   Location: Citywide
   District: All
   Project Planner: Shannan Stegman (407.246.2861, shannan.stegman@orlando.gov)

   **LDC2023-10009** Amendment to Land Development Code Chapter 62 – Part 4 (Specially Planned Areas) and 64 (Signs), clarifying sign regulations, ensuring consistency, and adding sign allowances for certain uses.

   *Recommended Action:* Approval of the request.

5. **CHAPTER 58 INTENSITY AND DENSITY BONUS CODE AMENDMENT**

   Applicant: City of Orlando
   Owner: N/A
   Location: Citywide
   District: All
   Project Planner: Shannan Stegman (407.246.2861, shannan.stegman@orlando.gov)

   **LDC2023-10010** Amendment to Land Development Code Chapter 58, Sec. 58.1133 Intensity Bonuses for Low and Very Low Income Housing Contribution, updating the Available Bonuses table to include density and intensity bonuses for the O-1, O-2, O-3, MU-1, MU-2, AC-N, AC-1, AC-3 and AC-3A zoning districts.

   *Recommended Action:* Approval of the request.

*Board Member Brown moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board Member Hall SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.*

**REGULAR AGENDA**

- None.

**OTHER BUSINESS**

- Update on Appeals – Paul Lewis
  - 1155 N. Orange Ave – Amendment to Growth Management Plan and Amendment to Land Development Code (GMP2023-10022 & LDC2023-10006), was appealed by Attorney Allison Yurko, attorney for Carol Hendren. Oral presentations were made to City Council on November 13, 2023. Council denied the
appeal but determined that the property should remain in the Virginia Drive Special Plan (SP). The Land Development Code SP ordinance is to be updated to allow the 14-story building.

- Amherst Oaks PD Amendment – Amendment to the Amherst Oaks Planned Development (PD) to allow a free-standing Emergency Room (ZON2023-10012) was appealed by S. Brent Spain, attorney for Joe Seagle and Philip Richardson filed a Quasi-Judicial Appeal on October 23, 2023. On November 7, 2023 a petition was filed by the Applicant. More updates to follow.

- 2023 AARP Community Challenge Grant – ADU Education & Outreach Campaign – PowerPoint presentation given by Paul Lewis, Chief Planning Manager, City Planning Division

- 2023 Wetlands Study Workshop – PowerPoint presentation given by Michâelle Petion, Planning Manager, Comprehensive Planning Studio, City Planning Division; Mark D. Sees, Wetlands Manager, Water Reclamation Division; and James Hartsfield, VHB

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Drury adjourned the meeting at 9:52 a.m.

STAFF PRESENT (IN PERSON AND VIA ZOOM)

Elisabeth Dang, AICP, City Planning
Tim McClendon, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Michaëlle Petion, AICP, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Manuel Ospina, City Planning
Michele Gibbs, City Planning
Seán Elordi, City Planning
Jonathan Torres, City Planning
Betsy Herwig, City Planning
Yesenia Martinez, Economic Development
Rosemary Culhane, Housing & Community Dev.
Yolanda Ortiz, City Planning
Shannan Stegman, City Planning

Nikki Palacios, City Planning
Denise Riccio, Parks & Special Facilities
Doug Metzger, AICP, City Planning
Richard Forbes, AIA, City Planning
Melissa Clarke, City Attorney’s Office
Casey Billings, Clerk’s Office
Jacques Coulon, AICP, Transportation
Megan Barrow, AICP, Transportation
Carmen Oliveros, Economic Development
Nancy Ottini, Economic Development
Fernanda Paronetto, AICP, Economic Development
Vincent Gramaglia, Permitting Services
Mark Sees, Water Reclamation
Guy Adkins, Public Works
Sergeant at Arms, Orlando Police Department

Elisabeth Dang, AICP, Executive Secretary

Betsy Herwig, MPB Recording Secretary
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.

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

Julie Kerbitz-Schade hereby disclose that on Nov. 19, 2023, 20:

(a) A measure came or will come before my agency which (check one or more)
- [ ] incurred to my special private gain or loss;
- [ ] incurred to the special gain or loss of my business associate;
- [ ] incurred to the special gain or loss of my relative;
- [ ] incurred to the special gain or loss of The Praedium Group, by
  whom I am retained; or
- [ ] incurred 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:

My law firm, Greenberg Traurig, represents The Praedium Group on unrelated matters. Praedium is the applicant.

Consent agenda, item #1, CUP 2023 - Seven 41 UWP Apartments - 1001B

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.

Date Filed 11/14/23

Signature

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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.