



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

Blake Drury, Chairperson [6/0]
Ryan Seacrist, Vice
Chairperson [6/0]
Phillip Brown [6/0]
Trevor Hall [6/0]
Julie Kendig-Schrader [5/1]
Yasmin Moreno [5/1]

OCPS Representative
(Christopher Mills) – Non-
Voting

Members Absent

Rick Baldocchi [4/2]
Alfredo Barrott, Jr [4/2]
Carrie Read [5/1]

MINUTES

MARCH 19, 2024

OPENING SESSION

- ◆ Chairperson Drury called the meeting to order at 8:38 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of February 20, 2024.

Board Member Brown MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of January 16, 2024, and to approve as written. Board Member Kendig-Schrader SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ◆ None.

PUBLIC COMMENTS

- ◆ Speaker requests were received for item #5 – Mobile Vending & Services Code Amendment. This item was moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- ◆ Item #1 – Abandonment – Portion of W. Hollenbeck St. and Kuhl Ave. – Drury

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 – ABANDONMENT – PORTION OF W. HOLLENBECK ST. AND KUHL AVE.

Applicant: Andrew McCown – GAI Consultants

Owner: Orlando Health, Inc.

Location: Segment of W. Hollenbeck St. and small segment of Kuhl Ave., north of W. Hollenbeck St., east of Kuhl Ave., south of Lake Beauty Dr., west of S. Orange Ave. (±0.1 acres)

District: 4

Project Planner: Nikki Palacios (407.246.3422, nicole.palacios@orlando.gov)

ABN2023-10003* Abandonment of a segment of W. Hollenbeck Street and small segment of Kuhl Avenue to accommodate future development of Orlando Health Children's Pavilion and Parking Garage.

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

2. RECOMMENDED APPROVAL – STARBUCKS WALK-UP WINDOW

Applicant: Michael Martin – State Permits, Inc.

Owner: Robert P. Gray and Judith A. Gray Revocable Trust

Location: 1915 Edgewater Dr., north of Stetson St., east of Edgewater Dr., south of W. Yale St., west of University Dr. (± 0.1 acres)

District: 3

Project Planner: Michele Gibbs (407.246.3355, michele.gibbs@orlando.gov)

CUP2023-10030** Conditional Use Permit to allow two walk-up windows at an existing restaurant.

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

3. RECOMMENDED APPROVAL – BRUTON BLVD. SELF STORAGE

Applicant: Tahesha Silva – Larson Design Group

Owner: Evergreen Rove, LLC

Location: 3092 Bruton Blvd., north of LB McLeod Rd., east of Mary Church Ct., south of Prince Hall Blvd., west of Bruton Blvd. (±2.2 acres)

District: 6

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

CUP2023-10032** Conditional Use Permit for new self-storage use.

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

4. RECOMMENDED APPROVAL – 2023 GROWTH INDICATORS REPORT

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Colandra Jones (407.246.3415, colandra.jones@orlando.gov)
GMP2024-10000* Annual report to provide 2023 growth indicators as required by GMP Future Land Use Policy 1.5.1.

Recommended Action: Approval of the request.

5. PULLED TO THE REGULAR AGENDA – MOBILE VENDING & SERVICES CODE AMENDMENT

6. RECOMMENDED APPROVAL – MINH REPLAT WITH MODIFICATIONS

Applicant: Austin Hammonds – Saha Development Group, LLC
Owner: Minh Nguyen
Location: 1401 Dolive Dr., north of Dolive Dr., east of N. Mills Ave., south of Lakeshore Dr., west of N. Forest Ave. (±0.3 acres)
District: 3
Project Planner: Jim Burnett (407.246.3609, james.burnett@orlando.gov)
SUB2024-10004** Replat with Modifications to retain existing home and recorded driveway easement on a lot without street frontage.

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

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

REGULAR AGENDA

5. RECOMMENDED DEFERRAL – MOBILE VENDING & SERVICES CODE AMENDMENT

Applicant: City of Orlando
Owner: N/A
Location: Citywide

District:	All
Project Planner:	Manny Ospina (407.246.3235, manuel.ospina@orlando.gov)
LDC2023-10001*	Amendment to Land Development Code Chapter 58, Parts 4C and 4D, regarding mobile vending and services, Chapter 62, Part 4, North International Drive Special Plan, and Chapter 66, Part 2, Definitions.

Recommended Action: *Approval of the request.*

This item was presented by Manny Ospina, Planner II, City Planning. Using PowerPoint Mr. Ospina presented the proposed amendment and recommendation. Mr. Ospina fielded board questions regarding real estate tax assessment for food trucks and clarified the definition of stationary relative to the type of use and approval process.

The following speakers appeared before the Board:

- 1) Jordan Eichenblatt, 2680 N. Orange Ave., Orlando FL 32804, spoke in opposition to the request. Mr. Eichenblatt stated that he felt the amendment was confusing and had concerns with the Business Tax Receipt rules. He asked for an open session with staff and food truck owners, event coordinators and other affected parties to discuss the amendment prior to its adoption.
- 2) Eliot Hillis, 217 Hibiscus Ct., Orlando FL 32801, spoke in opposition to the request. Mr. Hillis felt that food trucks brought traffic to neighborhoods and businesses and had a positive effect. He also believed that additional conversation between staff and affected parties was necessary.
- 3) Saeng Khouvongsanh, 3320 Deep Water Ct., Orlando FL 32826, spoke in opposition to the request. Mr. Khouvongsanh asked for a meeting with staff to clarify the language in the amendment.
- 4) Adam Milsom, 6717 Magnolia Pointe Cir., Orlando FL 32810, spoke in opposition to the request. Mr. Milsom felt that the language in the amendment was vague and created confusion. He asked for more involvement between staff and those operating affected businesses prior to the approval of the amendment.

Chairperson Drury closed the public hearing and opened it up for Board discussion and/or a motion. He asked staff if the amendment were to be deferred would food truck owners be subject to the current rules in place? Mr. Ospina told the board that the current rules would apply if the request was deferred.

Chairperson Drury moved DEFERRAL of the request, to the April 16, 2024 MPB Meeting, Board Member Hall
SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OTHER BUSINESS

➤ None

ADJOURNMENT

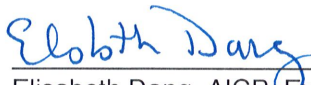
Having no other matters to bring before the Board, Chairperson Drury adjourned the meeting at 9:25a.m.

STAFF PRESENT ON NEXT PAGE

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
Karl Wielecki, AICP, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Manuel Ospina, City Planning
Deidre Oge, City Planning
Michele Gibbs, City Planning
Sean Elordi, City Planning
Jonathan Torres, City Planning
Betsy Herwig, City Planning
Shannan Stegman, City Planning
Tamira Farmer-Nawoola, City Planning
Guy Adkins, Public Works
Richard Allen, Public Works

Laura Carroll, Real Estate
Brooke Bonnett, Economic Development
Carmen Oliveros, Economic Development
Nancy Ottini, Economic Development
Melissa Clarke, City Attorney's Office
Casey Billings, Clerk's Office
Keith Grayson, Permitting Services
Olivia Boykin, Permitting Services
Thea Walker, Permitting Services
Gus Castro, Transportation
Jacques Coulon, AICP, Transportation
Megan Barrow, AICP, Transportation
Maria Cortes, Transportation
Eric Ushkowitz, Business Development
Caylah Hall, Business Development
Kim King, Business Development
Terrence Miller, Families, Parks and Recreation
Sergeant at Arms, Orlando Police Department



Elisabeth Dang, AICP, Executive Secretary



Betsy Herwig, 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:	
CITY ORLANDO	COUNTY ORANGE	<input checked="" type="checkbox"/> CITY	<input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 3/19/24		NAME OF POLITICAL SUBDIVISION: ORLANDO	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

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, Anthony B. Drury, hereby disclose that on March 19, 20 24:

(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 Orlando Health Inc., by
whom I am retained; or my firm
- ☐ 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) Abandonment - Portion of W. Hollenbach St & Kohl Ave
my firm, B&I Consultants, is applicant for
owner Orlando Health, Inc.

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

3/19/24

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.