CITY OF ORLANDO

# MUNICIPAL PLANNING BOARD

## MEETING INFORMATION

### Location

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

**Virtually via Zoom**: 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 [7/0]
Alfredo Barrott, Jr [5/2]
Phillip Brown [7/0]
Trevor Hall [7/0]
Julie Kendig-Schrader [6/1]
Yasmin Moreno [6/1]
Carrie Read [6/1]

OCPS Representative (Christopher Mills) – Non-Voting

### Members Absent

Ryan Seacrist, Vice Chairperson[6/1]
Rick Baldocchi [4/3]

# MINUTES APRIL 16, 2024

## OPENING SESSION

- Chairperson Drury 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 March 19, 2024.

***Board Member Brown MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of March 19, 2024, and to approve as written. Board Member Barrott SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.***

## ANNOUNCEMENTS

- None.

## PUBLIC COMMENTS

- Speaker requests were received for item #3 – Come One, Come All Church and item #6 – Southport Beazer Homes. This item was moved to the Regular Agenda to allow for public comments and discussion.

## CONFLICT DECLARATIONS

- Item #6 – Southport Beazer Homes. – Kendig-Schrader
- Item #8 – Wewahootee PD – Alcohol Sales – Kendig-Schrader

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 (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 – HARBOR PRESCHOOL ACADEMY

| | |
|---|---|
| Applicant: | Ana Costa – Harbor Academy |
| Owner: | Leonidas Silva |
| Location: | 4390 35th St., north of 36th St., east of Maggie Blvd., south of 35th St., west of St. Valentine Way (±0.2 acres) |
| District: | 6 |
| Project Planner: | Michele Gibbs (407.246.3355, michele.gibbs@orlando.gov) |
| **CUP2024-10002**** | Conditional Use Permit for a child daycare facility. |
| | *Recommended Action: Approval of the request, subject to the conditions in the staff report.* |

## 2. RECOMMENDED APPROVAL – CITITOWER COMMERCIAL DWELLING UNITS

| | |
|---|---|
| Applicant: | Rebecca Wilson – Lowndes, Drosdick, Doster, Kantor & Reed, P.A. |
| Owner: | Snell Citi Tower, LLC |
| Location: | 101 Lake Ave., north of E. Church St., east of Lake Ave., south of E. Pine St., west of S. Osceola Ave. (±0.7 acres) |
| District: | 4 |
| Project Planner: | Nikki Palacios (407.246.3422, nicole.palacios@orlando.gov) |
| **CUP2024-10003**** | Conditional Use Permit for 11 commercial dwelling units. |
| | *Recommended Action: Approval of the request, subject to the conditions in the staff report.* |

## 3. PULLED TO THE REGULAR AGENDA – COME ONE, COME ALL CHURCH

## 4. RECOMMENDED APPROVAL – TRADERS EXCHANGE

| | |
|---|---|
| Applicant: | Peter Misseldine – Regency Furniture International |
| Owner: | Broadway One, LLC |
| Location: | 4700 N. Orange Blossom Trl., north of N. John Young Pkwy., east of Parkway Commerce Blvd., south of Parkway Center Ct., west of N. Orange Blossom Trl. (±2.2 acres) |
| District: | 3 |
| Project Planner: | Deidre Oge (407.246.3624, deidre.oge@orlando.gov) |
| **A) GMP2023-10000*** | Change Future Land Use designation from Community Activity Center to Industrial and; |
| **B) ZON2023-10000**** | Rezoning from Community Activity Center with the Wekiva Overlay (AC-1/W) to Industrial Park with the Wekiva Overlay (I-P/W). |

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

## 5. RECOMMENDED APPROVAL – ASSEMBLY PUBLIC BENEFIT USES CODE AMENDMENT

| | |
|---|---|
| Applicant: | City of Orlando |
| Owner: | N/A |
| Location: | Citywide |
| District: | All |
| Project Planner: | Shannan Stegman (407.246.2861, shannan.stegman@orlando.gov) |
| **LDC2024-10002*** | Amendment to the Land Development Code Figure-2B.LDC – Table of Allowable Uses, and Section 58.811, Assembly Public Benefit Uses: Classification, Where Permitted to create a new Local Facility classification. |

*Recommended Action: Approval of the request.*

## 6. PULLED TO THE REGULAR AGENDA – SOUTHPORT BEAZER HOMES

## 7. RECOMMENDED APPROVAL – MERIDIAN PARKS (STARWOOD) N-2

| | |
|---|---|
| Applicant: | Dan Turner – Donald W. McIntosh Assoc. |
| Owner: | Beachline South Residential, LLC |
| Location: | Wewahootee Rd., north of Launch Point Rd., east of Dowden Rd., south of State Road 528, west of Monument Pkwy. (±94.3 acres) |
| District: | 1 |
| Project Planner: | Michele Gibbs (407.246.3355, michele.gibbs@orlando.gov) |
| **MPL2024-10009**** | Master Plan for 340 dwelling-units, consisting of 189 single-family homes and 151 townhomes. |

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

## 8. RECOMMENDED APPROVAL – WEWAHOOTEE PD – ALCOHOL SALES

| | |
|---|---|
| Applicant: | Rebecca Wilson – Lowndes, Drosdick, Doster, Kantor & Reed, P.A. |
| Owner: | Moss Park Properties, LLLP |
| Location: | 12501 Wewahootee Rd., northwest of Dowden Rd., east of State Road 417, south of State Road 528 (±537.9 acres) |
| District: | 1 |
| Project Planner: | Sean Elordi (407.246.4257, sean.elordi@orlando.gov) |
| **ZON2024-10001**** | Wewahootee Planned Development amendment to generally allow alcoholic establishments except for nightclubs, within 1,000 ft. of a church or school. |

*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

## 3. RECOMMENDED APPROVAL – COME ONE, COME ALL CHURCH

| | |
|---|---|
| Applicant: | Errol & Latoya Green – Come One Come All Church |
| Owner: | 4300 Clarcona Prop., LLC |
| Location: | 4300 Clarcona Ocoee Rd., north of Worth St., east of Long Rd., south of Clarcona Ocoee Rd., west of N. Orange Blossom Trl. (±7.0 acres) |
| District: | 3 |
| Project Planner: | Jim Burnett (407.246.3609, james.burnett@orlando.gov) |
| **CUP2024-10004**** | Conditional Use Permit for Neighborhood Assembly Public Benefit Use (Church/Ministry) at the Clarcona Crossings Shopping Plaza. |

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

The Board received a speaker request in advance of the meeting for this item. The requestor was not present in person or on Zoom.

***Chaiperson Drury moved APPROVAL of the request, Board Member Kendig-Schrader SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.***

## 6. RECOMMENDED APPROVAL – SOUTHPORT BEAZER HOMES

| | |
|---|---|
| Applicant: | Doug Kelly – ETM, Inc. Engineers-Planners |
| Owner: | City of Orlando |
| Location: | 8479 Daetwyler Dr., east of Boggy Creek Rd., south of Landstreet Rd., west of Orlando International Airport (± 126.0 acres) |
| District: | 1 |
| Project Planner: | Colandra Jones (407.246.3415, colandra.jones@orlando.gov) |
| **A) ZON2023-10026**** | Rezoning from Public Use (P) and Public Use with the Aircraft Noise Overlay (P/AN) to Planned Development (PD) and Planned Development with the Aircraft Noise Overlay (PD/AN) for a 550-unit residential development in the Southport area which was formerly the Orlando Naval Training Center McCoy Annex and; |
| **B) MPL2023-10079**** | Specific Parcel Master Plan (SPMP) for Phase 1 of the Southport residential development which is comprised of 145 townhomes and 25 bungalows for a total of 170 units. |

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

This item was presented by Colandra Jones, Planner III, City Planning. Using PowerPoint Ms. Jones presented the proposed project and staff recommendation. Ms. Jones fielded board questions regarding traffic control systems and affordable housing. Laura Carrol, Real Estate, explained the affordable housing contract details to the Board and responded to Board questions regarding the future development of the middle parcel (the City-owned land between the north and south parcels of this development project).

The applicant was represented by:

1) Chris Warshaw, 1411 Edgewater Dr., Orlando FL 32804, spoke as the applicant in support of the request. Mr. Warshaw answered Board questions about stormwater issues and the use of the south parcel. He stated that the intent of the pond is not to impact the wetlands and would be built around them.
2) Joseph Shaffer, 2905 Clever Ln., Winter Park FL 32792, spoke as the applicant in support of the request. Mr. Shaffer answered Board questions regarding the affordable housing component of the project.

The following speakers appeared before the Board:

1) Angie Sheridan, 3141 Cashmere Dr., Orlando FL 32827, spoke in opposition to the request. Ms. Sheridan had concerns regarding traffic congestion, impact to roads and flooding. She believed that the proposed pond would affect the wetlands and asked the Board to postpone the project.

Chairperson Drury closed the public hearing and opened it up for Board discussion and/or a motion. He believed that if the project does not move forward the flooding in the area will continue.

***Chaiperson Drury moved APPROVAL of the request, 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 9:14 a.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
Doug Metzger, AICP, City Planning
Lillian Scott-Payne, Economic Development
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Manuel Ospina, City Planning
Nikki Palacios, City Planning
Deidre Oge, City Planning
Michele Gibbs, City Planning
Sean Elordi, City Planning
Jonathan Torres, City Planning
Yolanda Ortiz, City Planning
Betsy Herwig, City Planning
Guy Adkins, Public Works
Laura Carroll, Real Estate
Nancy Ottini, Economic Development
Melissa Clarke, City Attorney's Office
Casey Billings, Clerk's Office
Keith Grayson, Permitting Services
Vincent Gramaglia, Permitting Services
John Groenendaal, Permitting Services
Evan Novell, Public Works
Megan Barrow, AICP, Transportation
Maria Cortes, Transportation
Rosemary Culhane, Housing and Community Development
Eric Ushkowitz, Business Development
Caylah Hall, Business Development
Kim King, Business Development
Yesenia Martinez, Business Development
Vanessa Grullon, Communications and Neighborhood Relations
Denise Riccio, Families, Parks and Recreation
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<br>Rendig-Schrader Julie Pauline | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br>Municipal Planning Board |
| MAILING ADDRESS<br>2387 Upper Park Road | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:<br>☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY |
| CITY Orlando COUNTY Florida Orange | NAME OF POLITICAL SUBDIVISION: City of Orlando |
| DATE ON WHICH VOTE OCCURRED<br>April 16, 2024 | MY POSITION IS: ☐ ELECTIVE ☒ 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, Julie Pauline Kordij-Schrader, hereby disclose that on April 16, 2024:

(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 Greenberg Traurig, 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:

#6, Zon2023-10026 and MPL2023-10079, Southport Beazer Homes, City of Orlando, ETM. Greenberg Traurig represents the owner on other matters, Owner is a client of the firm.

#8, Zon2024-10001, Wekahootee PD - Owner is a client of Greenberg Traurig

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.

April 16, 2024
Date Filed

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.