



**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

9:00 a.m.

Members Present

Blake Drury, Chairperson [11/0]
Ryan Seacrist, Vice
Chairperson[10/1]
Rick Baldocchi [8/3]
Alfredo Barrott, Jr [9/2]
Phillip Brown [11/0]
Trevor Hall [11/0]
Yasmin Moreno [9/2]
Carrie Read [10/1]

OCPS Representative
(Christopher Mills) – Non-
Voting

Members Absent

Julie Kendig-Schrader [9/2]

MINUTES 

AUGUST 20, 2024

OPENING SESSION

- ◆ Chairperson Drury called the meeting to order at 9:01 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of July 16, 2024.

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

ANNOUNCEMENTS

- ◆ None.

PUBLIC COMMENTS

- ◆ Speaker requests were received for Item #7 – Mobile Vending & Services Code Amendment and Item #9 – Vista Park Phase 4A & Passaic Parkway Extension. These items were moved to the Regular Agenda to allow for public comment and discussion.

CONFLICT DECLARATIONS

- ◆ Item #9 – Vista Park Phase 4A & Passaic Parkway Extension – 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 – HOURGLASS TOWNHOMES

Applicant: Robert Ziegenfuss – Z Development Services
 Owner: East West Place LLC & FL Acquisition LLC
 Location: 1411 & 1415 Clark St., 2601, 2605 & 2615 Raehn St., north of Raehn St., east of Russell Ave., south of Vine St., west of Winn Ave. (±2.1 acres)
 District: 4
 Project Planner: A, B, C) Jonathan Torres (407.246.2120, jonathan.torres@orlando.gov)
 D, E) Manny Ospina (407.246.3235, manuel.ospina@orlando.gov)

- A) ANX2024-10000*** Annex the subject properties into the city limits of Orlando and;
- B) GMP2024-10001*** Change the Future Land Use designation from Orange County’s Low Density Residential (LDR) designation to the City’s Residential Medium (RES-MED) designation and;
- C) ZON2024-10002**** Establishing an initial zoning of R-3B and;
- D) ABN2024-10003*** Abandonment of a portion of Winn Ave. and;
- E) MPL2024-10010**** Master Plan with Modifications for front yard setbacks for a 36-unit townhome development.

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

Secretary Note for the Record: One public comment was received for the above case and uploaded to the MPB webpage for all Board members to review.

2. RECOMMENDED APPROVAL – BACHATA BREEZE NIGHTCLUB

Applicant: Wanda Rivera
 Owner: AKM Management
 Location: 5773 Curry Ford Rd., north of Curry Ford Rd., east of S. Semoran Blvd., south of Lacosta Urban Wetlands, west of S. Oxalis Ave. (±3.1 acres)
 District: 2
 Project Planner: Sean Elordi (407.246.4257, sean.elordi@orlando.gov)

- CUP2024-10014**** Conditional Use Permit to allow a nightclub to operate within 1,000 ft. of a church.

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

3. RECOMMENDED APPROVAL – CHASE METROWEST BANK DRIVE-THROUGH

Applicant: Michael Pannell
 Owner: Orlando Kirk 4621BM, LLC
 Location: 4621 S. Kirkman Rd., north of Conroy Rd., east of S. Kirkman Rd., south of Pine

Shadows Pkwy., west of Middlebrook Rd. (±0.6 acres)

District: 5

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

CUP2024-10017** Conditional Use Permit for a bank with a 24-hour ATM drive-through.

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

4. RECOMMENDED APPROVAL – 2024 CIE – CAPITAL IMPROVEMENTS ELEMENT

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Yolanda Ortiz (407.246.3792, yolanda.ortiz@orlando.gov)

GMP2024-10007* Amend Figure CI-14 and Policy 2.2.30 of the Capital Improvements Elements (CIE) to reflect the FY2024-2025 to FY2028-2029 Capital Improvements Program (CIP) and Recommend that the City Council include the CIE projects in the 2024/25 - 2028/29 CIP.

Recommended Action: Approval of the request.

5. RECOMMENDED APPROVAL – ORLANDO UNION RESCUE MISSION

Applicant: Michael J. Grindstaff – Shutts & Bowen, LLP

Owner: Orlando Union Rescue Mission (OURM) Inc.

Location: 1525 W. Washington St., north of W. Washington St., east of N. Tampa Ave., south of Rock Lake, west of N. Orange Blossom Trl. (±15.9 acres)

District: 5

Project Planner: A) Jonathan Torres (407.246.2120, jonathan.torres@orlando.gov)
B) Jim Burnett (407.246.3609, james.burnett@orlando.gov)

A) GMP2024-10008* Change the Future Land Use designation from RES-LOW (Residential Low Intensity) and MUC-MED (Mixed Use Corridor, Medium Intensity) to an overall RES-MED (Residential Medium Intensity) designation and;

B) ZON2024-10008** Amend the existing Planned Development to allow up to 108 new residential units in 3-story buildings on the western side of the campus.

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

6. RECOMMENDED APPROVAL – CAPACITY AVAILABILITY REPORT

Applicant: City of Orlando

Owner: N/A

Location: Citywide
 District: All
 Project Planner: Colandra Jones (407.246.3415, colandra.jones@orlando.gov)
GMP2024-10010* Annual report to demonstrate the ability to meet the City’s adopted level of service standards.

Recommended Action: Approval of the request.

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

8. RECOMMENDED APPROVAL – BACKYARD CHICKENS CODE AMENDMENT

Applicant: City of Orlando
 Owner: N/A
 Location: Citywide
 District: All
 Project Planner: Sean Elordi (407.246.4257, sean.elordi@orlando.gov)
LDC2024-10005* Amendment to Land Development Code to remove the limit on number of backyard chicken permits citywide.

Recommended Action: Approval of the request

9. PULLED TO THE REGULAR AGENDA – VISTA PARK PHASE 4A & PASSAIC PARKWAY EXTENSION

10. RECOMMENDED APPROVAL – 9560 HOENSTINE AVE. REPLAT WITH MODS

Applicant: Sissy Sanchez, BBW Group, LLC
 Owner: MHM Realty Investment Corporation
 Location: 9560 Hoenstine Ave., northeast of Violet Dr., south of 4th St., west of Lupine Ave. (±0.3 acres)
 District: 1
 Project Planner: Nikki Palacios (407.246.3422, nicole.palacios@orlando.gov)
SUB2024-10045** Replat from one single-family lot to two single-family lots, with Modification of Development Standards to allow 42.5 ft. building site frontage for each lot.

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

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

REGULAR AGENDA

7. RECOMMENDED APPROVAL – 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 Chapter 58, Parts 1B, 4C and 4D of the Land Development Code to provide regulations for mobile vending and services, Chapter 62, Part 4, N International Drive SP, and Chapter 66, Part 2, Definitions.

Recommended Action: Approval of the request.

This item was presented by Manuel Ospina, Planner III, City Planning. Using PowerPoint, Mr. Ospina presented the proposed project and staff recommendation.

The following speakers appeared before the Board:

- 1) Jordan Eichenblatt, 2680 N. Orange Ave., Orlando FL 32804, spoke in opposition of the request. Mr. Eichenblatt thanked City Staff for holding public meetings on the amendment. He stated that he was okay with the amendment, but wanted the definition of tents, regarding mobile vending, to be included in the amendment.

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

Elisabeth Dang, Planning Division Manager, City Planning responded to board questions regarding health department requirements of food trucks.

Chairperson Drury moved APPROVAL of the request, LDC2023-10001, subject to the conditions in the staff report, Board Member Brown SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

9. RECOMMENDED APPROVAL – VISTA PARK PHASE 4A & PASSAIC PARKWAY EXTENSION

Applicant: Dan Turner – Donald W. McIntosh Assoc., Inc.
 Owner: Beachline North Residential, LLC
 Location: State Road 417, West side of S. Econ Trail, east of Lee Vista Blvd. and Narcoossee Rd., north of SR528 and west of SR417 (±68.4 acres).
 District: 1
 Project Planner: Jim Burnett (407.246.3609, james.burnett@orlando.gov)

MPL2024-10038** Master Plan for new Vista Park Phase 4A (102 residential lots) and the Passaic Pkwy. Extension within the Vista Park PD.

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

This item was presented by Jim Burnett, Planner III, City Planning. Using PowerPoint, Mr. Burnett presented the proposed project and staff recommendation. Mr. Burnett responded to board questions regarding the proximity of a landfill and environmental concerns. Megan Barrow, Senior Planner, Transportation Planning, addressed board questions regarding the traffic study and the threshold requirements for new signal installation.

The applicant was represented by:

- 1) Chris Wrenn, 4901 Vineland Rd., Orlando, FL 32811, spoke as the applicant in support of the request. He addressed board questions regarding the nearby landfill and disclosures made to buyers regarding those issues. Mr. Wrenn stated that there were no long-term environmental concerns. He informed the board that the signal warrant study would likely be completed within the next month and that they were actively working on other roadway connections regarding this project.

The following speakers appeared before the Board:

- 1) Carla Daly, 8679 Warwick Shore Crossing, Orlando FL 32829, spoke in opposition to the request. Ms. Daly expressed concerns about public notices for the project and traffic concerns. She requested that a roundabout or stop sign be installed at the entrance of Warwick.
- 2) Paula Edwards, 8762 Warwick Shore Crossing, Orlando FL 32829, spoke in opposition to the request. Ms. Edwards told the board that she did receive notice of the hearing. She was concerned about the impact to traffic this project would cause.
- 3) Cynthia Finsie, 8524 Corinth Pointe Ct., Orlando FL 32829, spoke in opposition to the request. Ms. Finsie requested a roundabout or traffic light at Passaic Parkway and an extension of Econlochatchee to Hazeltine.

Vice-Chairperson Seacrist closed the public hearing and opened it up for Board discussion and/or a motion. Mr. Wrenn addressed additional board questions regarding initial public outreach conducted for the overall Vista Park project.

Board Member Hall moved APPROVAL of the request, MPL2024-10038, subject to the conditions in the staff report with the following conditions added:

- 1) Applicant to have traffic study include the timing of a signal installation at Passaic Parkway and Leevista Blvd.
- 2) Applicant to inquire as to the feasibility of an intelligent traffic signal for the installation.

Board Member Baldocchi SECONDED the MOTION, which was VOTED upon and PASSED by a unanimous vote (Drury abstained).

Secretary Note for the Record: Twelve public comments were received for the above case and uploaded to the MPB webpage for all Board members to review.

OTHER BUSINESS

- Nominations for Chairperson and Vice-Chairperson
 - ◆ **Chairperson Drury moved for Ryan Seacrist to be the new Chairperson. Board member Baldocchi seconded the motion, which passed by unanimous voice vote.**
 - ◆ **Board member Barrott moved for Carrie Read to be the new Vice-Chairperson. Board member Moreno seconded the motion, which passed by unanimous voice vote.**

Congratulations to new Chairperson Seacrist and Vice-Chairperson Read!

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Drury adjourned the meeting at 10:22 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
Karl Wielecki, AICP, City Planning
Michaëlle Petion, AICP, City Planning
Richard Forbes, AIA, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Manuel Ospina, City Planning
Nikki Palacios, City Planning
Jacob Ballard, City Planning
Deidre Oge, City Planning
Yolanda Ortiz, City Planning
Michele Gibbs, City Planning
Sean Elordi, City Planning
Lillian Scott-Payne, Economic Development
Tamira Farmer-Nawoola, City Planning
Jonathan Torres, City Planning
Betsy Brown, City Planning

Miric Massaquoi, City Planning
Eric Ushkowitz, Business Development
Caylah Hall, Business Development
Denise Riccio, Families, Parks & Recreation
Melissa Clarke, City Attorney's Office
Casey Billings, Clerk's Office
Ariana Hernandez, Clerk's Office
Jessica Frye, AICP, Housing & Community Dev.
Gus Castro, Transportation Planning
Jacques Coulon, AICP, Transportation Planning
Megan Barrow, AICP, Transportation Planning
Michael Zayas, Transportation Planning
Maria Cortes, Transportation Planning
Michelle Dawsey, Code Enforcement
Nancy Ottini, Economic Development
Tim Johnson, Economic Development
Vanessa Grullon, Neighborhood Relations
John Groenendaal, Permitting Services
Audra Rigby, OPD Planning
Sergeant at Arms, Orlando Police Department



Elisabeth Dang, AICP, Executive Secretary



Betsy Brown, 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 COUNTY ORLANDO ORANGE	NAME OF POLITICAL SUBDIVISION: ORLANDO
DATE ON WHICH VOTE OCCURRED 8/20/24	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, Blake Drury, hereby disclose that on August 20, 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 PULTE HOMES, 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:

[9] Vista Park Phase 4A and Passaic Play Extension
MPL 2024-10038 - Developer is a client of my firm, GAI Consultants, 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.

8/20/24
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.