



**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

Ryan Seacrist, Chairperson [11/1]
Carrie Read, Vice
Chairperson [11/1]
Rick Baldocchi [9/3]
Alfredo Barrott, Jr [10/2]
Phillip Brown [12/0]
Blake Drury [12/0]
Trevor Hall [12/0]
Julie Kendig-Schrader [10/2]
Yasmin Moreno [10/2]

OCPS Representative
(Christopher Mills) – Non-
Voting

Members Absent

None

MINUTES  SEPTEMBER 17, 2024

OPENING SESSION

- ◆ Chairperson Seacrist called the meeting to order at 9:00 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of August 20, 2024.

Board Member Brown MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of August 20, 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 #8 – 1120 N. Mills Avenue Restaurant. This item was moved to the Regular Agenda to allow for public comment and discussion.

CONFLICT DECLARATIONS

- ◆ Item #6 – Sunbridge Business Park Warehouse Parcel 3 – Drury
- ◆ Item #9 – 1049 W. Anderson Street Revert to Plat – 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 – FIRST HAITIAN FREE CHURCH OF NAZARENE BY FAITH FELLOWSHIP HALL

Applicant: Humberto Ramos – RamosMartinez Architects
Owner: First Haitian Free Church of Nazarene by Faith Inc
Location: 1314 W. Church St., north of W. South St., east of S. Norton Ave., south of W. Church St, west of S. Orange Blossom Trl. (±0.5 acres)
District: 5
Project Planner: Nikki Palacios (407.246.3422, nicole.palacios@orlando.gov)
CUP2023-10019** Conditional Use Permit for a new Fellowship Hall for Congregation as a Community Public Benefit Use.

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

2. RECOMMENDED APPROVAL – LAKEHURST DRIVE MONOPOLE CELL TOWER

Applicant: Jamie Maier, Esq. – Hill Ward Henderson, PA
Owner: Public Storage Florida One Lakehurst, Inc.
Location: 6040 Lakehurst Dr., northwest of S. Kirkman Rd., east of Universal Blvd., south of Carrier Dr. (±6.2 acres)
District: 6
Project Planner: Jim Burnett (407.246.3609, james.burnett@orlando.gov)
CUP2024-10005** Conditional Use Permit for a 195 ft.-tall communications tower with a reduced south lot line setback and waiver from landscape buffer requirements.

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

3. RECOMMENDED APPROVAL – PADEL COURTS

Applicant: Carlos Noguera – Mimeca Construction Group
Owner: 1000 W. Central Blvd. LLC
Location: 1000 & 1014 W. Central Blvd., north of W. Pine St., east of S. Orange Blossom Trl., south of W. Central Blvd., west of S. Westmoreland Dr. (±0.7 acres)
District: 5
Project Planner: Manny Ospina (407.246.3235, manuel.ospina@orlando.gov)
CUP2024-10016** Conditional Use Permit for an Outdoor Recreation use (padel courts).

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

4. RECOMMENDED APPROVAL – STANTON PLANT

Applicant/Owner: City of Orlando

Location: 5200 S. Alafaya Trl., north of S. Alafaya Trl., east of Halsey St., south of Pope St., west of Troutman St. (±3,327.7 acres)

District: 1

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

A) GMP2024-10011* Change the Future Land Use designation from Orange County's Institutional (INST) designation to the City's Public-Recreational and Institutional (PUB-REC-INST) with Resource Protection overlay (RES-PRO) and;

B) ZON2024-10009** Establishing an initial zoning of Public Use (P) with Resource Protection overlay (RP).

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

5. RECOMMENDED APPROVAL – MILLS AVENUE FOOD HALL

Applicant: Kiana Nieves – Kimley Horn

Owner: Dang Wynn Medical LLC

Location: 611 N. Mills Ave., north of E. Concord St., east of N. Mills Ave., south of Hillcrest St., west of Shine Ave. (±0.8 acres)

District: 4

Project Planner: A-B) Deidre Oge (407.246.3624, deidre.oge@orlando.gov)
C) Manny Ospina (407.246.3235, manuel.ospina@orlando.gov)

A) GMP2024-10015* Change Future Land Use for 0.5 acres from Office-Low Intensity (OFFICE-LOW) to Community Activity Center (COMM-AC) and;

B) ZON2024-10013** Rezoning of 0.5 acres from Office Low Intensity (O-1/T) to Community Activity Center with the Traditional City overlay (AC-1/T) and;

C) MPL2024-10043** Master Plan with Modifications to buffers and a 5% parking reduction to allow a Restaurant (food hall).

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

6. RECOMMENDED APPROVAL – SUNBRIDGE BUSINESS PARK WAREHOUSE PARCEL 3

Applicant: Joseph Mulledy – McIntosh Associates, Inc.

Owner: Suburban Land Reserve, Inc

Location: north of Martin Anderson Beachline Expy., east of SR 434, southwest of Innovation Way (±3,183.3 acres)

District: 1

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

MPL2024-10040** Master Plan for a 1.93 million sq. ft. distribution warehouse in the Sunbridge Planned Development.

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

7. RECOMMENDED DEFERRAL – MERIDIAN PARKS (STARWOOD) N-6

Applicant: Sarah Maier – Dewberry

Owner: Beachline South Residential, LLC

Location: North of Launch Point Rd., east of Pergola Ave., south SR 528, west of Boggy Ranch (±201.3 acres)

District: 1

Project Planner: Sean Elordi (407.246.4257, sean.elordi@orlando.gov)

MPL2024-10042** Master Plan for a 264-dwelling unit development consisting of 139 single-family homes and 125 townhomes.

Recommended Action: Deferral of the request to the October 15, 2024 MPB Meeting, per Applicant request.

8. PULLED TO THE REGULAR AGENDA – 1120 N MILLS AVENUE RESTAURANT

9. RECOMMENDED APPROVAL – 1049 W. ANDERSON STREET REVERT TO PLAT

Applicant: Lucille Ghioto – Habitat for Humanity Greater Orlando & Osceola County, Inc.

Owner: Habitat for Humanity Greater Orlando & Osceola County, Inc.

Location: 1049 W. Anderson St., north of W. Anderson St., east of Woods Ave., south of Randall St., west of Albany Ave. (±0.2 acres)

District: 5

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

SUB2024-10056** Revert to the original plat with Modification of Standards in the Parramore Heritage Overlay District for setbacks to allow for the development of two single-family dwellings.

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

Board Member Drury 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

8. 1120 N MILLS AVENUE RESTAURANT

Applicant: George Fong – GDP DesignBuild, LLC

Owner:	Cultura Hospitality, LLC
Location:	1120 N. Mills Ave., north of Oregon St., east of N. Thornton Ave., south of Lake Highland Dr., west of N. Mills Ave. (±0.4 acres)
District:	4
Project Planner:	Nikki Palacios (407.246.3422, nicole.palacios@orlando.gov)
MPL2024-10046**	Master Plan for a new restaurant with a 16% parking reduction.

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

This item was presented by Nikki Palacios, Planner II, City Planning. Using PowerPoint, Ms. Palacios presented the proposed project and staff recommendation. She responded to Board questions regarding the hours of operation recommendations made by Staff.

The applicant was represented by:

- 1) Juan Rios, 1120 N. Mills Ave., Orlando FL 32803, spoke as the applicant in support of the request. Mr. Rios requested a modification to the hours of operation that were recommended by Staff. He asked to be allowed to operate until midnight daily. Mr. Rios clarified to the Board that the business would operate strictly as a restaurant, though they would have liquor sales. He stated that they were looking into opportunities for auxiliary parking.

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

Elisabeth Dang, Planning Division Manager, City Planning explained to the Board that sites within 300-ft. of residential neighborhoods that served alcohol received additional levels of review in terms of hours of operation. Ms. Dang responded to Board questions regarding parking requirements. Megan Barrow, Transportation Planning, told the Board that the alley behind the subject property was public right of way.

Board Member Moreno moved APPROVAL of the request, MPL2024-10046, subject to the conditions in the staff report except that Land Development Condition #1 should be revised to state:

- 1) Hours of Operation – The hours of operation shall be limited to closure at 12 am daily.

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

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.*

OTHER BUSINESS

- None.

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Seacrist adjourned the meeting at 9:38 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
Doug Metzger, AICP, City Planning
Richard Forbes, AIA, City Planning
Jennifer Fritz-Hunter, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Shannan Stegman, 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
Betsy Brown, City Planning

Brooke Rimmer-Bonnett, AICP, Economic
Development
Miric Massaquoi, City Planning
Keith Grayson, Permitting Services
Denise Riccio, Families, Parks & Recreation
Terrence Miller, Families, Parks & Recreation
Melissa Clarke, City Attorney'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
Vanessa Grullon, Neighborhood Relations
John Groenendaal, Permitting Services
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 PRURY 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
DATE ON WHICH VOTE OCCURRED SEPT 17, 2024		NAME OF POLITICAL SUBDIVISION: ORLANDO	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> 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, Blake Drury, hereby disclose that on September 17, 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 CLIENTS OF MY FIRM, 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] Swanbridge Business Park Warehouse Parcel 3 - owner is a client of my firm, GAI Consultants.
- [9] 1049 West Anderson Street Revert to Plat - owner is a client of my firm, GAI Consultants.

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.

9/17/24
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.