



MEETING INFORMATION

Virtual Meeting

Webinar link:

<https://zoom.us/j/95054325064>

Meeting call in phone
numbers:

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

Morgan Lea, Chairperson [1/0]

Kathleen Shannon Vice-
Chairperson [1/0]

Timothy Baker [1/0]

Blake Drury [1/0]

Justin Hannah [1/0]

Jonathan Huels [1/0]

Picton Warlow [1/0] (left
meeting at 12:15 p.m.)

OCPS Representative
(Christopher Mills) – Non-
Voting [1/0]

Members Absent

Lara Lee [0/1]

MINUTES

OCTOBER 20, 2020

OPENING SESSION

- ♦ Chairperson Lea, called the meeting to order at 8:32 a.m., after determination of a Quorum.
- ♦ Consideration of Minutes for Meeting of September 15, 2020.

Board member Huels MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of September 15, 2020, and to approve as written. Board member Warlow SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ♦ Board member Brian Weston submitted his resignation to the Board effective October 19, 2020. Ms. Dang thanked him for his service to the Board and the City of Orlando.

PUBLIC COMMENTS

- ♦ The following items were pulled to the Regular Agenda to allow for public comments and discussion:
 - Item #1 – North Nona Multi-Use Annexation
 - Item #2 – Beth Road Annexation
 - Item #5 – Alexan at Mills 50
 - Item #10 – Encore Narcoosee Apartments PD

CONFLICT DECLARATIONS

- ♦ Item #7 Pinecrest Collegiate Academy – Huels, Shannon
- ♦ Item #8 Best Western Premiere Hotel at Orlando International Airport – Huels

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. NORTH NONA MULTI-USE ANNEXATION – PULLED TO REGULAR AGENDA

2. BETH ROAD ANNEXATION – PULLED TO REGULAR AGENDA

3. RECOMMENDED APPROVAL, OWENS HIGH-RISE SIGN

Applicant: Kate Bastian – International Signs and Lighting

Owner: Og 1646 33rd Street, LLC

Location: 1646 33rd St., at the southwest corner of 33rd St. and S. Rio Grande Ave., south of Interstate 4 and west of S. Orange Blossom Trl. (±1.11 acres).

District: 4

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

CUP2020-10011** Conditional Use Permit for a new high-rise sign.

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

4. RECOMMENDED APPROVAL, BARKHAVEN DOG PARK AND BAR

Applicant: Bob Ziegenfuss – Z Development Services

Owner: Carlisle S. Craig – Pinkerton Law

Location: 724 Brookhaven Dr., south of Brookhaven Dr., east of Ferris Ave., and north of the Orlando Urban Trail (±0.49 acres).

District: 3

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

Project Planner (C): Katy Magruder (407.246.3355, kathleen.magruder@orlando.gov)

A) GMP2020-10010* Change the Future Land Use designation from Industrial (INDUST) designation to Mixed-Use Corridor Medium Intensity (MUC-MED);

B) ZON2020-10010** Rezoning from Industrial General/Traditional City/Special Plan overlay Districts (I-G/T/SP) to Medium Intensity Mixed Use Corridor/Traditional City/Special Plan overlay Districts (MU-1/T/SP); and

C) CUP2020-10006** Conditional Use Permit for alcohol sales within 1,000 ft. of a school for the development of a dog bar.

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

5. ALEXAN AT MILLS 50 – PULLED TO REGULAR AGENDA

6. RECOMMENDED APPROVAL, SILVERHILLS APARTMENTS PHASE II

Applicant: Seth Mendelsohn – Silver Hills Development

Owner: ESH Orlando LLC

Location: 5885 Lakehurst Dr., south of Carrier Dr., and east of Universal Blvd., on the west side of Lakehurst Dr. (±3.9 acres).

District: 6

Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@orlando.gov)

MPL2020-10055** Master Plan for a four-story, 166 unit multi-family development with a 1% parking reduction.

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

7. RECOMMENDED APPROVAL, PINECREST COLLEGIATE ACADEMY

Applicant: Jean M. Abi-Aoun, P.E. – Florida Engineering Group, Inc.

Owner: Bal Bay Realty LTD

Location: 8553 Narcoossee Rd., east side of Narcoossee Rd., between SR 528 Beachline Expwy. And Dowden Rd., far west portion of Torrey Preserve PD (±13.3 acres).

District: 1

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

MPL2020-10070** Master Plan for a grade K-12 charter school with four classroom buildings, gymnasium, and related parking.

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

8. RECOMMENDED APPROVAL, BEST WESTERN PREMIERE HOTEL @ ORLANDO INTERNATIONAL AIRPORT

Applicant: Jonathan Huels – Lowndes-Law

Owner: Conway Orlando Investments LLC

Location: 4315 McCoy Rd., northeast of the McCoy Rd. and Conway Rd. intersection (±2.69 acres).

District: 1

Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@orlando.gov)

A) MPL2020-10071** Master Plan for a four-story, 110-room hotel with parking deck; and

- B) CUP2020-10012**** Conditional Use Permit to allow for a 55 ft. maximum building height and two high-rise signs.

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

9. RECOMMENDED APPROVAL, PRINCETON DUPLEX MODIFICATION

Applicant/Owner: Jaime Rodriguez – Millenia Holding Group LLC

Location: 513, 521, and 529 W. Princeton St., on the north side of W. Princeton St., between Princeton Ct. and Ann Arbor Ave. (±0.41 acres).

District: 3

Project Planner: Chris DeLoatche (407.246.3624, chris.deloatche@orlando.gov)

- SUB2020-10053** Amendment to 515 W. Princeton St. Plat with Modifications (SUB2007-00009) to modify the architectural style and convert one lot from a duplex to a single-family dwelling.

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

10. ENCORE NARCOOSSEE APARTMENTS PD – PULLED TO REGULAR AGENDA

Vice-Chairperson Shannon moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Hannah SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (previously mentioned Board members abstained from indicated cases as reflected under the Conflict Declarations section).

REGULAR AGENDA

1. RECOMMENDED APPROVAL, NORTH NONA MULTI-USE ANNEXATION

Applicant: Stephen Allen – CivilCorp Engineering Inc.

Owners: Romesh & Sonal Panchal; Michael & Miriam Angela Strasberg; David & Margaret Geisler; Robert & Carole Meeks

Location: 11751, 11757, 11763 and 11809 Narcoossee Rd., north of the Novel Nona PD, east of Narcoossee Rd., south of Kirby Smith Rd., and west of Lake Whippoorwill (±17.8 acres).

District: 1

Project Planner: Megan Barrow, (407.246.3363, megan.barrow@orlando.gov)

- A) ANX2020-10006*** Annex the subject property into the city limits of Orlando;

- B) GMP2020-10020*** Change the Future Land Use designation from Orange County's Rural designation to the City's Urban Village and Conservation designations;

- C) GMP2020-10021*** Create Growth Management Plan Subarea Policy S.40.12, as required with the Urban Village designation; and

- D) ZON2020-10019**** Rezoning from Orange County's Country Estate District to the City's Planned Development for 28,150 sq. ft. commercial and office uses, 100 apartments and 103 hotel rooms.

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

This item was presented by Megan Barrow, Planner II, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Barrow presented the proposed project, staffs' conditions and recommendation.

Board member Hannah had requested to pull this item for clarification on the traffic impact analysis and compatibility with City and County land uses. Ms. Barrow's presentation covered his concerns satisfactorily.

No speaker requests from the public were received.

Chairperson Lea opened it up for Board discussion and/or a motion.

Vice-Chairperson Shannon moved APPROVAL of the requests, ANX2020-10006, GMP2020-10020, GMP2020-10021 and ZON2020-10019, subject to the conditions in the staff report. Board member Drury SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

2. RECOMMENDED APPROVAL, BETH ROAD ANNEXATION

- Applicant: Thomas Daly – Daly Design Group
- Owners: Ronald & Vivian Bennett; Warren Hok; Wayne C. Kasper; O'Hara/Kramer LLC; Margie N. Raim Trust
- Location: 6301 & 6347 Beth Rd., 6350 & 6351 New Hope Rd., and 14221 & 14262 Boggy Creek Rd., north of Beth Rd., east of Boggy Creek Rd., and west of Happy Ln. (±36.5 acres).
- District: 1
- Project Planner: Megan Barrow (407.246.3363, megan.barrow@orlando.gov)
- A) ANX2020-10007*** Annex the subject property into the city limits of Orlando;
- B) GMP2020-10022*** Change the Future Land Use designation from Orange County's Rural designation to the City's Urban Village designation;
- C) GMP2020-10023*** Create Growth Management Plan Subarea Policy S.38.2 as required with the Urban Village designation; and
- D) ZON2020-10020**** Rezoning from Orange County's Farmland Rural to the City's Planned Development with Aircraft Noise Overlay District for 78,700 sq. ft. non-residential uses, 380 multi-family units and 92 townhomes.

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

Secretary Note for the Record: *One letter of opposition was received for the above case and distributed to all Board members. Seven opposition letters were received after the 24 hour deadline to submit public comments, for which reason they could not be distributed for the Board's consideration. They were filed for the record.*

This item was presented by Megan Barrow, Planner II, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Barrow presented the proposed project, staffs' conditions and recommendation, and responded to Board questions regarding zoning and traffic impact analysis.

Chairperson Lea opened the hearing to the public.

The following speaker appeared virtually before the Board:

- 1) Sharon Trump, 14055 Bicky Rd. Orlando – spoke in opposition of the requests. Her main concerns were traffic congestion and drainage issues.

The applicant was represented by:

- 1) Thomas Daly, Daly Design Group, 913 N. Pennsylvania Ave., Winter Park. – Mr. Daly addressed Ms. Trump's concerns stating that the County was in the process of widening Boggy Creek Road to four lanes. Mr. Daly noted that the access roads for the proposed development will need to be improved to City standards. He added that the property will have to be brought up to standards for drainage and any other issues. Mr. Daly also responded to Board questions regarding stormwater.

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

Vice-Chairperson Shannon moved APPROVAL of the requests, ANX2020-10007, GMP020-10022, GMP2020-10023 and ZON2020-10020, subject to the conditions in the staff report. Board member Huels SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

5. RECOMMENDED APPROVAL, ALEXAN AT MILLS 50

Applicant:	James Berardinelli – Maple Multi-family Land SE, LP
Owners:	TC Two-Colonial LLC / TC Holdings-East Colonial LLC
Location:	1601 & 1615 E. Colonial Dr., 1610 & 1616 Woodward St., north of E. Colonial Dr., west of Altaloma Ave., east of N. Fern Creek Ave., and south of Woodward St., (±2.1 acres).
District:	4
Project Planner (A):	Yolanda Ortiz (407.246.3792, yolanda.ortiz@orlando.gov)
Project Planner (B):	Katy Magruder (407.246.3355, kathleen.magruder@orlando.gov)
A) GMP2020-10019*	Amendment to Growth Management Plan to create Subarea Policy S.15.13 to establish the base development capacity of the site; and
B) ZON2020-10018**	Rezoning from High Intensity Mixed Use Corridor in the Traditional City and Aircraft Noise Overlay Districts (MU-2/T/AN) and Low Intensity Office in the Traditional City, Colonialtown Special Plan, and Aircraft Noise Overlay Districts (O-1/T/SP/AN) to Planned Development for a five-story mixed-use building with 246 dwelling units, 15 live-work units, a dog park, and parking garage.

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

Secretary Note for the Record: One letter of opposition and one letter of concern were received for the above case and distributed to all Board members. 64 opposition letters, five support letters and two letters of concern were received after the 24 hour deadline to submit public comments, for which reason they could not be distributed for the Board's consideration. They were filed for the record.

This item was presented by Katy Magruder, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed project, staffs' conditions and recommendation, and responded to Board questions regarding live/work units, future land use compatibility and targeted market.

Chairperson Lea opened the hearing to the public.

The following speakers appeared virtually before the Board:

- 1) Reynaldo Barbon, 1615 N. Woodward St., Orlando (owns commercial property) – expressed his concerns regarding parking challenges and wanted to know what would be done to mitigate on-street parking.
- 2) Jason Arnold, 733 Altaloma Ave., Orlando – spoke in opposition of the requests. His main concerns were traffic, parking issues and density.
- 3) Robert Howland, 1603 Woodward St., Unit 20, Orlando – expressed his concerns regarding who would maintain the dog park, rules regarding noise at the dog park, parking issues, traffic issues, construction timeline, and environmental concerns. He also asked about the pricing for the units and if there would be a traffic light at the intersection of Woodward St. and N. Fern Creek Ave.

Ms. Magruder addressed the speakers concerns stating that although there would be a loss of on-street parking along Woodward St., more on-street parking would be added along Colonial Dr. In addition, parking at the proposed garage would be available for residents and commercial properties. Ms. Magruder stated that the dog park would be open to the public and would be the responsibility of the private owner. The property where a previous gas station was located has been through the permits and processes for remediation. This is required to meet state and federal requirements for remediation.

Jacques Coulon, Transportation Planning Project Coordinator, Transportation Planning Division, discussed the traffic impact analysis that was completed and responded to Board questions. He noted that the study indicated a count of 1 to 1.1 vehicles per minute in and out of the development and garage during peak hours.

The applicant was represented by James Berardinelli, 3715 Northside Pkwy., Atlanta GA. Mr. Berardinelli noted that the proposed project would provide more affordable units compared to downtown.

The following additional speaker appeared virtually before the Board:

- 4) Jake Romeo, 1517 Woodward St., Orlando – did not state he was in opposition, but expressed his concerns regarding increase in traffic and noise, drainage issues, parking and impact on property values.

Ms. Magruder stated that the proposed building would help reduce noise coming from Colonial Dr. into the neighborhood. She noted that alcohol sales would not be permitted in the live/work units. Ms. Magruder also pointed out that based on the Traffic Analysis Report, the Transportation Department supported the proposed project.

Mr. Coulon also noted that there was a very robust street network in that area and the total impact from the development wouldn't be more than the network could handle.

Mr. Berardinelli addressed the drainage concerns and noted that they would add water lines to run north and south of Fern Creek to serve the community. In regards to the live/work units, he stated that they would create several artist studios along Colonial Dr. and more of a professional use along Altaloma Ave. and Woodward St.

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

Discussion ensued among the Board members regarding using local artists for the artwork on the proposed building. Chairperson Lea strongly suggested the developer use local artists. Discussion continued regarding the need of a warrant analysis for the N. Fern Creek Ave. and Woodward St. intersection.

Board member Huels moved APPROVAL of the requests, GMP2020-10019 and ZON2020-10018, subject to the conditions in the staff report, with the added condition that a Warrant Analysis for the intersection of N. Fern Creek Ave. and Woodward St. be provided. Vice-Chairperson Shannon SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Chairperson Lea called for a 10 minute break at 10:58 a.m. The meeting reconvened at 11:08 a.m.

10. RECOMMENDED APPROVAL, ENCORE NARCOOSSEE APARTMENTS PD

Applicants: Jean Abi-Aoun – Florida Engineering Group, Inc.
Encore Multi-Family, LLC

Owner: 7567 LLC

Location: 7567 Narcoossee Rd., east of Narcoossee Rd., south of LeeVista Blvd., north of SR 528 Beachline Expwy., and west of SR 417 Central Florida Greenway (±14.54 acres).

District: 1

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

ZON2020-10011** Rezoning from Winston James PD to Encore Narcoossee Apartments PD, for a three-story multi-family project with 252 dwelling units and accessory commercial uses.

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

Secretary Note for the Record: One letter of support and one letter of opposition were received for the above case and distributed to all Board members.

This item was presented by Manuel Ospina, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Ospina presented the proposed project, staffs' conditions and recommendation, and responded to Board questions and noted the request was only for the rezoning and that the SPMP (Specific Parcel Master Plan) for the multi-family and future commercial development would have to come back before the Board for approval.

Chairperson Lea opened the hearing to the public.

The following speakers appeared before the Board:

- 1) John Daly, 8679 Woodward St. Crossing – spoke in representation of the Vista Lakes Home Owners' Association in opposition of the request. His main concerns were: not adequate public notice, the developer has not reached out to the community for input, lack of collaboration and transparency, Vista Lakes residents will have medium size apartments looking into their backyards, no physical buffer or barrier between neighborhoods, and lack of compatibility. Mr. Daly requested a deferral in order for the community to work with the developer to reach an agreement regarding reducing the size of the apartment building abutting to their neighborhood, keep some tree-line landscape and provide reasonable buffer between neighborhoods.
- 2) Joseph Torroco, 8660 Buccilli Ct., Orlando (unsure of the street name as speaker stated what sounded as Buccilli Court but it appears as Buccilli Dr. on the map. No speaker form was provided to confirm address). – spoke in opposition of the request. His main concerns were: lack of compatibility with the area, light intrusion from the proposed three-story apartment building, would like to see something more consistent with the current use.
- 3) Hector Ordoñez, 7258 Chelsea Harbour Dr., Orlando, spoke in opposition of the request. His main concerns were: he was against having the apartments looking over his property, a barrier is needed to buffer between properties, insufficient park space, traffic issues, endangered species on the land, proposed project not compatible with the community.

The applicant was represented by Jean Abi-Aoun, Florida Engineering Group, Inc., 5127 S. Orange Ave., Ste. 200, Orlando 32809. Mr. Abi-Aoun addressed the speakers' concerns and stated that he was willing to meet with the Vista Lakes residents. He stated that his team had worked with the City for almost 2 years and that the proposal was consistent with the City's future land use. In regards to the buffer concerns, he noted that between the first proposed building and the Vista Lakes subdivision there was a 50 ft. buffer on the east side followed by an almost 2 acre pond. Mr. Abi-Aoun stated that they would be adding more landscaping than what was shown on the plans. In regards to the removal of the tree-line, he pointed out that an environmental study was done and many of the

trees were found to be invasive exotic trees. The removal of the trees would be mitigated by landscaping. In regards to park space, he stated that there would be a walking trail around the pond accessible to the public. Mr. Abi-Aoun concluded by stating that they submitted a formal school capacity application which passed with no deficiencies.

Discussion ensued between staff and the Board regarding landscaping requirements and buffering.

Ms. Dang asked Mr. Abi-Aoun if he would agree to a deferral in order to have a Zoom community meeting first and provide more buffer.

Mr. Abi-Aoun stated he would prefer that the Board give their recommendation and allow the community meeting prior to the case going to Council for approval. He also noted that they would not object to the landscape enhancement.

Discussion continued among the Board regarding the landscaping enhancement request.

Chairperson Lea allowed for one more speaker to address the Board as she had not closed the public hearing yet.

Mr. Tony Cambell, stated he lives in Vista Lakes (did not provide address) – he noted that in addition to the enhanced landscape buffer, he would also like to see a wall. Mr. Cambell stated that even with enough buffer, the three story building would still be visible and requested the developer limit the apartment building to two stories.

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

Discussion ensued regarding the community meeting and public notices provided. Mrs. Clarke stated that City code requires an Ad in the newspaper. Courtesy notices were also mailed out to property owners within 400 ft. of the subject property and a placard was posted on the subject property.

Discussion continued regarding the buffer yard requirements and enhanced landscaping.

Mr. Ospina clarified that all the mentioned issues would be addressed during the submittal of the SPMP. He also clarified that the Environmental Report stated there were no endangered species identified.

Mr. Abi-Aoun stated he would commit to an enhanced landscaping. He also stated that they would work with the community.

After further discussion, Board member Huels moved APPROVAL of the request, ZON2020-10011, subject to the conditions in the staff report, and added condition that the applicant must hold a community meeting prior to any SPMP coming before the Board, and the rear buffer yard must have enhanced landscaping over and above what is required by a Type A buffer. Vice-Chairperson Shannon SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Warlow was not present for this vote).

OTHER BUSINESS

- ♦ Vision Plan Updates – Deferred to a future MPB meeting.
- ♦ Mrs. Dang stated that the location of our next MPB meeting would be at Council Chambers, City Hall.

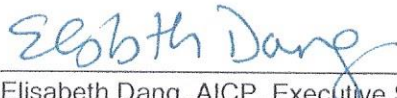
ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Lea adjourned the meeting at 12:33 p.m.

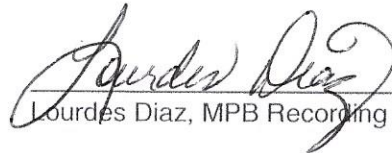
STAFF PRESENT

Elisabeth Dang, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Karl Wielecki, AICP, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, AICP, City Planning
TeNeika Neasman, City Planning
Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Terrence Miller, City Planning
Shannan Stegman, City Planning
Christopher DeLoatche, City Planning
Megan Barrow, City Planning
Yolanda Ortiz, City Planning
Manuel Ospina, City Planning
Richard Forbes, AIA, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning

Edward Petersen, City Planning
Melissa Clarke, City Attorney's Office
Sarah Taitt, City Attorney's Office
Indira Polanco, Legal
Gus Castro, Transportation Planning
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
Eric Kuritzky, Permitting Services
Evan Magley, Parking Administration
Christopher McCullion, Chief Financial Officer
Jessica Frye, Housing & Community Dev.
Ken Pelham, Families, Parks & Recreation
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities
Caylah Hall, Business Development
Mike Rhodes, Economic Development
Kim King, Business Development
Kyle Reynolds, Economic Development
Candace Cardillo, City Clerk's Office



Elisabeth Dang, AICP, Executive Secretary



Lourdes Diaz, MPB Recording Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Huels Jonathan Philip		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Municipal Planning Board	
MAILING ADDRESS 2006 Ivenhoe Road		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 Orlando	COUNTY Orange	NAME OF POLITICAL SUBDIVISION: Orlando	
DATE ON WHICH VOTE OCCURRED 10/20/2020		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, Jonathan Philip Huels, hereby disclose that on October 20, 20 20:

(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 an associate a client of my law 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:

Agenda No.
7.

Title Co
Pinecrest Allegiate Academy
(MPL 2020-10070)

8

Best Western Premiere
(MPL 2020-10071)
(CUP 2020-10012)

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.

10/20/20
Date Filed

[Signature]
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.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Shannon, Kathleen Nicole	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Municipal Planning Board
MAILING ADDRESS 225 E. Robinson St, Suite 300	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 Orlando	COUNTY FL
DATE ON WHICH VOTE OCCURRED 10.20.2020	NAME OF POLITICAL SUBDIVISION: City of 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, Kathleen Shannon, hereby disclose that on October 20, 20 20 :

(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 VHB, by _____ , 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:

Item #7 — PINECREST COLLEGIATE ACADEMY. Project is located in the TORREY.PRESERVE PD, for which my firm was the applicant.

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.

October 28, 2020

Date Filed

Kathleen Shannon

Signature

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