OPENING SESSION

- Jennifer Tobin, Chairperson, 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 January 21, 2014.

Board member Skidelsky MOVED approval of the Municipal Planning Board Meeting Minutes of January 21, 2014, as written. Board member Martin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- None

PUBLIC COMMENTS

- No speaker requests were received for items on the Consent Agenda.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL, ENGELWOOD COMMUNITY GARDEN

   Applicant: Denise Riccio – City of Orlando
   Owner: N/A
   Location: 6131 Appian Way, located north of Appian Way, west of S. Oxalis Ave., east of Engel Dr. and south of Lake Underhill Rd. (.10 acres).
   District: 2
   Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
   CUP2013-00018** Conditional Use Permit to allow a community garden within Engelwood Park.

   Recommended Action: Approval of the request, subject to the conditions in the staff report.
2. **RECOMMENDED APPROVAL, ORLANDO IMMUNOLOGY CLINIC (OIC) HIGH-RISE SIGNS**

   **Applicant:** Luis Gonzalez – J & K Investment Co. of Orlando  
   **Owner:** DeJesus OIC, LLC  
   **Location:** 1701 N. Mills Ave., located on the northeast corner of McCamy St. and N. Mills Ave., between E. Princeton St. and Virginia Dr. (±0.92 acres).  
   **District:** 3  
   **Project Planner:** Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)  
   **CUP2013-00019** Conditional Use Permit to place a pair of high-rise signs on a new medical office building in the Rowena Gardens neighborhood.  

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

3. **RECOMMENDED APPROVAL, UNIQUE BREWERY & BAR**

   **Applicant:** Patrick McPherson, President – Unique Brewing Co.  
   **Owner:** Charles Barnett – 1010 Virginia Dr. LLC  
   **Location:** 1010 Virginia Dr., located south of Virginia Dr., between Brookhaven Dr. and Lang Ave., all west of N. Mills Ave. (±0.7 acres).  
   **District:** 3  
   **Project Planner:** Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)  
   **CUP2013-00020** Conditional Use Permit to establish a bar/brewery within 1,000 ft. of a school in the Park Lake/Highland neighborhood.  

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

4. **RECOMMENDED APPROVAL, ORLANDO CORPORATE CENTRE DRI, GMP & PD AMENDMENT**

   **Applicant:** Miranda Fitzgerald – Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
   **Owner:** John Simmons – Attorney’s Title Insurance Fund, Inc.  
   **Owner:** Robert A. Bavar – Orlando Officenter, LLC  
   **Location:** North of LeeVista Blvd., west of Narcoossee Rd., south of Hoffner Ave. and east of Semoran Blvd. (±510 acres).  
   **District:** 1  
   **Project Planner:** Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)  
   **A) DRI2013-00006** Amend the Orlando Corporate Centre Development of Regional Impact (DRI) Development Order and Map H by adding multi-family units and decreasing office square footage, revise the land uses on certain parcels, revise the phases and build-out dates, and update various conditions;
B) GMP2013-00032* Growth Management Plan (GMP) amendment to change the future land use designation from Industrial and Industrial/Resource Protection to Office Low Intensity and Office Low Intensity/Resource Protection (+17.23 acres); and

C) ZON2013-00032** Amend the Orlando Corporate Centre Planned Development (PD) Master Development Plan by adding multi-family units and decreasing office square footage and revise the land uses on certain parcels.

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

5. RECOMMENDED APPROVAL, 801 VASSAR STREET

Applicant/Owner: William Vose
Location: 801 Vassar St., located north of Vassar St., east of Holly Ln., south of Rugby St., and west of Edgewater Dr. (+0.179 acres).
District: 3
Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

A) GMP2013-00031* Future land use amendment from Residential Medium Intensity to Office Low Intensity; and

B) ZON2013-00030** Rezoning from R-3B/T/W/SP/AR to O-1/T/W/SP/AR.

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

6. RECOMMENDED APPROVAL, ROSEMERE NEIGHBORHOOD FUTURE LAND USE SUBAREA POLICY S.13.7

Applicant: City of Orlando
Owner: N/A
Location: South of E. Princeton St., north of E. New Hampshire St., east of I-4, and west of N. Orange Ave. (+2.0 acres).
District: 3
Project Planners: Jason Burton (407-246-3389, Jason.burton@cityoforlando.net)
Mary-Stewart Droge (407-246-3276, mary-stewart.droege@cityoforlando.net)

GMP2013-00033* Request to create Future Land Use Element Subarea Policy S.13.7 to allow office uses, address development standards, establish transitions for certain property in the Rosemere neighborhood.

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

The following Board members declared conflict of interest:

1. Lewis & Searl – Item #4 – Orlando Corporate Centre DRI, GMP & Pd Amendment
2. Tobin – Item #7 – OLT PD Amendment – Citi Tower

Board member Anderson moved APPROVAL of the CONSENT AGENDA. Board member Buchanan SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Lewis & Searl abstained on Item #4).
REGULAR AGENDA

Chairperson Tobin recused herself for Item #7 due to conflict of interest. Vice-Chairperson Searl continued as Acting Chairperson during the presentation and discussion of said item.

7. RECOMMENDED APPROVAL, OLT PD AMENDMENT – CITI TOWER

Applicant: Wayne Dunkelberger – Baker Barrios Architects
Owner: Natalie Liberstein, Northwestern Mutual Life Insurance Company
Location: 115 Lake Ave., located north of E. Church St., south of E. Pine St., east of Lake Ave., and west of S. Osceola Ave. (+0.70 acres).
District: 4
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

ZON2013-00031** Request to amend Phase A of the Orlando Lutheran Towers (OLT) Planned Development (PD) to allow a 22-level, 233-unit multi-family building with 22,300 sq. ft. of commercial use. This request also proposes to increase, though a recalculation, the maximum allowed density for the overall PD to 710 units.

Recommended Action: Approval if the request, subject to the conditions in the staff report and addendum.

This item was presented by Michaëlle Petion, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion described the project location, land use and zoning, presented the history, phasing plan, elevations, notable conditions of approval and staff recommendations.

Vice-Chairperson Searl opened the hearing to the public.

Mr. Jim Willard, Northwestern Mutual Life Insurance, 300 S. Orange Ave., Orlando, FL 32801, spoke in representation of the owner. Mr. Willard stated that they were in agreement with City staff’s conditions and that he would be available to answer any questions.

Having no other speaker requests, Vice-Chairperson Searl closed the public hearing.

Board member Buchanan moved APPROVAL of the request, ZON2013-00031, subject to the conditions in the staff report and addendum. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Tobin abstained).

Ms. Tobin resumed her position as Chairperson. She thanked Mr. David Bass for filling in for Mr. Kyle Shephard as our Chief Assistant City Attorney.

OTHER BUSINESS

➢ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 8:50 a.m.
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, AICP, City Planning
Karl Wielecki, AICP, City Planning
Elisabeth Dang, AICP, City Planning
Holly Stenger, ALA, City Planning
Ken Pelham, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droge, AICP, City Planning
Colandra Jones, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, City Planning
Richard Forbes, AICP, City Planning
Doug Metzger, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
David Bass, City Attorneys' Office
Audra Nordaby, Orlando Police Department
Keith Grayson, Permitting Services
Olivia Boykin, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Gus Castro, Transportation Planning
Dolly Carwile, Public Works
Denise Riccio, Parks & Special Facilities

Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, MPB Recording Secretary