OPENING SESSION

- Jennifer Tobin, Chairperson, called the meeting to order at 8:35 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of July 21, 2015.

Board member Martin MOVED approval of the Municipal Planning Board Meeting Minutes of July 21, 2015, as written. Board member Skidelsky SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- A Resolution was presented to Board member Scott Skidelsky for his services rendered to the Municipal Planning Board from November 6, 2012 to August 18, 2015.

PUBLIC COMMENTS

- Speaker requests were received for items #3 (Princeton Oaks) and #6 (LDC Amendment for Accessory Structures) on the Consent Agenda. These items were moved to the Regular Agenda to allow for public comments.

AGENDA REVIEW

Dean Grandin, Executive Secretary, reviewed the Consent Agenda as follows:

CONSENT AGENDA

1. RECOMMENDED APPROVAL, EOLA FIVE

Applicant: Rose Melillo – City of Orlando
Owner: City of Orlando
Location: Generally located north of E. Central Blvd., south of E. Washington St., east of Lake Eola and N. Osceola Ave. and west of N. Eola Dr. (+1.35 acres).
District: 4
Project Planner: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)

A) GMP2015-00019* Request to change the future land use designation from Residential High Intensity to Public, Recreational and Institutional and move Future Land Use Subarea Policy S.7.1 to exclude the ±1.35 acre subject site and abutting park area (±4.9 acres); and
B) ZON2015-00016** Request to rezone the site from MXD-2/T to P (Public Use) with Traditional City (/T) overlay, consistent with property within Lake Eola Park.

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

2. RECOMMENDED APPROVAL, 907 S. RIO GRANDE DAYCARE

Applicant: Johnny Robinson – RCC of Florida
Owner: Josette & Licanes Thelusma
Location: 907 S. Rio Grande Ave., located north of Monte Carlo Trl., south of W. Gore St., east of S. Rio Grande Ave., and west of Mack Ave. (+0.14 acres).
District: 6
Project Planner: Mary-Stewart Droge (407-246-3276, mary-stewart.droege@cityoforlando.net)

A) GMP2015-00020* Request to amend the future land use of a +0.11 acre portion of larger +0.14 acre developed site from Residential Low Intensity to Office Low Intensity; and

B) ZON2015-00017** Request to rezone the subject property from R-2A to O-1 (+0.11 ac.), thereby creating consistent future land use and zoning on the entire +0.14 acre site to allow for future daycare use.

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

3. PRINCETON OAKS – MOVED TO REGULAR AGENDA

4. RECOMMENDED APPROVAL, CAPITAL IMPROVEMENTS SCHEDULE (FIGURE CI-14)

Applicant/Owner: City of Orlando
Location: Citywide
District: All
Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

GMP2015-00023* a) Amend Figure CI-14 and Policy 2.2.30 of the Capital Improvements Element (CIE) to reflect FY2015-2016 to FY2019-2020 Capital Improvements Program (CIP).

b) Recommend that the City Council include the CIE projects in the 2015-2016 to 2019-2020 CIP.

Recommended Action: Approval of the request.

5. 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@cityoforlando.net)

GMP2015-00024* Annual report to demonstrate the ability to meet the City’s adopted level of service standards.

Recommended Action: Approval of the request.
6. **LDC AMENDMENT FOR ACCESSORY STRUCTURES – MOVED TO REGULAR AGENDA**

7. **RECOMMENDED APPROVAL, MILLENIAS LAKES OFFICES IV & V**

   Applicant: David F. Glunt, PE – Madden, Moorhead & Glunt, Inc.
   Owner: CPF Millenia Office, LLC
   Location: 5450 Millenia Lakes Blvd., located on the southwest side of Millenia Lakes Blvd., south of Millenia Blvd. and north of Shingle Creek Elementary School (+12.8 acres).
   District: 4
   Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
   **MPL2015-00019**

   Master Plan request to construct two (2) 4-story, 131,000 sq. ft. office buildings and a 1,046-space surface parking lot.

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

8. **RECOMMENDED APPROVAL, 8301 MCCOY ROAD**

   Applicant: Anna Bungart – Reich Properties
   Owner: Nona Business Center, LLC
   Location: 8301 McCoy Rd., located west of Narcoossee Rd., on the north side of McCoy Rd. (+5.22 acres).
   District: 1
   Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)
   **ZON2015-00009**

   Planned Development request to assign zoning and development standards to develop 67,300 sq. ft. of non-residential use.

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

The following Board members declared a conflict(s) on the following cases and filed Conflict Form 8B with the Board secretary:

- Item #3 – Princeton Oaks – Searl and Tobin
- Item #7 – Millenia Lakes Offices IV & V – Searl
- Item #9 – Fern Creek 20 PD – Searl
- Item #11 – 319 Niblick Way Revert to Plat – Buchanan
- Item #12 – 520 E. Church St. PD – Searl and Skidelsky

*Board member Anderson moved APPROVAL of the CONSENT AGENDA. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained on Item #7)*.
REGULAR AGENDA

3. RECOMMENDED APPROVAL, PRINCETON OAKS

Applicant: Jim Hall – VHB
Owner: Rossman Nancy A Tr. & Gold H. Scott Tr.
Location: 3749 W. D. Judge Rd., located north of W. D. Judge Rd., west of N. John Young Pkwy., and south of W. New Hampshire St. (+123 acres).
District: 5
Project Planner: Michelle Beamon (407-246-3145, michelle.beamon@cityoforlando.net)

A) GMP2015-00022* Request to amend the future land use from Residential Low Intensity to Industrial;
B) GMP2015-00028* Amend GMP Subarea Policy S.3.3 to allow limited vehicular traffic to access the site from the south;
C) ZON2015-00021** Amend the existing Planned Development zoning to allow up to 1.03 million sq. ft. of industrial use within two phases; and
D) MPL2015-00020** Master Plan request to allow up to 1.03 million sq. ft. of Industrial use.

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

This item was presented by Michelle Beamon, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Beamon discussed the site location, requested actions, future land use, zoning, GMP Subarea Policy S.3.3, framework PD plan, master plan, phasing plan, building elevation, notable conditions of approval, addendum, roadway improvement phasing plan, and concluded her presentation with staff’s recommendation. Ms. Beamon noted that prior to obtaining building permits, an Appearance Review would be required to ensure the elevations and parking requirements meet code.

Ms. Rebecca Wilson, 215 N. Eola Dr., Orlando, FL 32801, Lowndes, Drostick, Doster, Kantor & Reed, PA, spoke on behalf of the applicant. Ms. Wilson stated that they had a neighborhood meeting and discussed the neighbors’ traffic concerns. She noted that per their traffic study, they would be decreasing the average daily trips to the proposed site.

Chairperson Tobin opened the hearing to the public.

Dr. Lisa Jones, 3620 Lake Lawne Ave., Orlando, FL 32808, spoke on her behalf as an opponent of the request. She noted that she wasn’t able to attend the neighborhood meeting. Her main concern was that the development would disturb the wild life and the endangered species living at the site. Ms. Jones proposed to turn the site into a conservation education area.

Ms. Wilson noted that they were preserving approximately 27 acres of wetlands and 57% of the site would be open space. She stated that they provided an in-depth environmental analysis to the City which concluded that there were no protected species identified.

Chairperson Tobin closed the public hearing.

Board member Anderson moved APPROVAL of the requests, Cases #GMP2015-00022, GMP2015-00028, ZON2015-00021 and MPL2015-00020, subject to the conditions in the staff report. Board member Skidelsky SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl and Tobin abstained).

Staff Note: For clarification purposes, the environmental study found two potentially occupied gopher tortoise burrows on the property, a state-listed threatened species.
6. **RECOMMENDED APPROVAL, LDC AMENDMENT FOR ACCESSORY STRUCTURES**

Applicant: City of Orlando  
Owner: N/A  
Location: Citywide  
District: All  
Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

**LDC2015-00253** Land Development Code amendment to amend Chapter 58, Part 5A to clarify standards for accessory structures when connected by a breezeway, establish setbacks from wetlands and water bodies, and clarify allowable window locations for two-story structures.

*Recommended Action:* Approval of the request.

This item was presented by Jason Burton, Chief Planner, Community Planning Studio, City Planning Department. Using the Staff Report, Mr. Burton discussed the breezeway requirements, setbacks between accessory structures and principle structures, window locations, setbacks for 2-story buildings, height standards for accessory structures, and setbacks from wetlands and water bodies.

Discussion ensued between the Board members and Mr. Burton in regards to the allowable width and height for breezeways and setbacks.

Chairperson Tobin opened the hearing to the public.

Mr. Doug Anderson, 1525 Cardinal Rd., Orlando, FL 32803, spoke on his behalf as an opponent of the request. Mr. Anderson stated that he believed the 12 ft. height limitation for an accessory structure currently did not exist for homeowners on a lake. He didn’t understand why the 12 ft. height limit was being applied to someone who lives on a lake rather than just applying the standard setbacks requirements applied to all that have accessory structures in the City of Orlando. Mr. Anderson asked the Board to consider applying the standard City rear yard setbacks for homeowners on a lake.

Chairperson Tobin closed the public hearing.

Board member Anderson questioned if instead of restricting the height, if only the stories of the building could be restricted. Mr. Burton stated that it would be difficult to enforce stories versus height because there would be inconsistent standards in different sections of the Land Development Code. He noted that a homeowner can always request a variance if needed.

*Vice-Chairperson Searl moved APPROVAL of the request, LDC2015-00253, subject to the conditions in the staff report. Board member Buchanan SECONDED the MOTION, which was VOTED upon and PASSED by an 8-1 vote (Anderson voted nay).*

9. **RECOMMENDED APPROVAL, FERN CREEK 20 PD**

Applicant: Mark Kinchla  
Owner: Adventist Health System/Sunbelt, Inc.  
Location: 1608 Park Lake St., 1605 & 1609 Woodward St., 741, 743, 745 N. Fern Creek Ave., located at the southeast intersection of Park Lake St. and N. Fern Creek Ave. (±0.96 acres).  
District: 4  
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
ZON2015-00018** Planned Development rezoning request with a 20 unit, 3-story, rear-loaded townhome development.

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

This item was presented by Michaëlle Petion, Planner III, Land Development Studio. Using PowerPoint, Ms. Petion discussed the requested action, future land use, zoning, 0-1 zoning designation, proposed development, survey, site plan, elevations, rendering, notable conditions of approval, and concluded her presentation with staff's recommendation. Ms. Petion noted that a landscaping plan would be required at the time of Permitting.

Chairperson Tobin opened the hearing to the public.

Applicant Mark Kinchla, 728 Hardman Dr., Orlando, FL, stated he would be available to answer any questions. He noted that he would be submitting a landscaping package to staff. Mr. Kinchla stated that the proposed development would be for rental product and he would be managing it.

Mr. Robert Simon, 1806 Park Lake St., Orlando FL 32803, spoke as a proponent but with some concerns. Mr. Simon’s main concern was overflow parking on Woodward and Park Lake St. He stated he was in favor of the developer including 11 on-street parking spaces. He was concerned that Transportation Engineering condition #2 in the staff report stated that the number of parking spaces may differ from what would ultimately be developed. He requested that there would be a requirement of a minimum of 11 on-street parking spaces. Mr. Simon also requested that Transportation Engineering address the existing signage issues in the area.

Ms. Lauren Torres, Civil Engineer III, Transportation Engineering, Economic Development Department, stated that they would be working with the developer in regards to parking. She also noted that they would be working with Mr. Simmons and the residents of the community in regards to parking issues.

Mr. Kinchla noted that he was working with Staff to provide as much on-street parking as possible, but was against the recommendation of placing a restriction on the project which would hinder it from moving forward if the 11 parking spaces could not be met. He noted that his civil engineer would be evaluating the situation and giving his recommendations.

Ms. Torres clarified that Staff was asking for the on-street parking to provide more parking for the development, but it was not required by code. Line of sight concerns are what could reduce the quantity per condition #2.

Discussion continued between Board members and staff regarding the number of spaces for on-street parallel parking.

Ms. Petion clarified that no density bonus was being requested since the site was entitled to 20 dwelling units, and that the developer was meeting code in regards to parking requirements for the units.

Chairperson Tobin closed the public hearing.

*Board member Buchanan moved APPROVAL of the request, ZON2015-00018, subject to the conditions in the staff report and amending condition #2 on Page 16 under section Transportation Engineering to specify that a minimum of 9 on-street parking spaces will be required. Board member Skidelsky SECONDED the MOTION.*

Board member Suarez suggested that the motion be amended to require a minimum of 8 on-street parking spaces instead of 9. Board members Buchanan and Skidelsky agreed to amend the motion.

*MOTION was AMENDED to require a minimum of 8 on-street parking spaces, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained).*

Chairperson Tobin called for a break at 10:20 a.m.

Meeting resumed at 10:25 a.m.
10. RECOMMENDED APPROVAL, HIGHWAY DIGITAL SIGNS LAND DEVELOPMENT CODE AMENDMENT

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Jason Burton (407-246-3389, jason.burton@cityoforlando.net)

LDC2015-00306* Proposal to amend the Sign Code, adding Section 64.401, to create special sign districts for certain activity centers along limited access roadways. Allows architecturally enhanced digital monument signs up to 400 sq. ft. in size under certain circumstances; subject to operation, resolution, setback and other performance standards.

Recommended Action: Approval of the request and addendum.

This item was presented by Jason Burton, Chief Planner, Community Planning Studio, City Planning Division. Using PowerPoint, Mr. Burton discussed an overview of the proposal, digital sign philosophy in general within the City, Highway Digital Sign Districts: Universal Studios and Lake Nona; the addendum, requirements, limits on elements, and concluded his presentation with architectural enhancement requirements. Mr. Burton noted that Lake Nona and Universal were aware of the code amendment request.

Discussion ensued between Board members and Staff in regards to what would be allowed on the signage.

Mr. Burton clarified that the intent was that adjacent subdivisions wouldn’t be advertised on these particular signs as well as products. The purpose of the signs would be to direct people towards specific destinations with each subdistrict.

No public speaker requests were received for this item.

Vice-Chairperson Searl moved APPROVAL of the request, LDC2015-00306 and addendum. Board member Martin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

11. RECOMMENDED APPROVAL, 319 NIBLICK WAY REVERT TO PLAT

Applicant: Kim Foy – Southern Traditions Development, Inc.
Owner: Condev Homes of Florida I, LLC.
Location: 319 Niblick Way, located on the north side of Niblick Way, between Dubsdread Cir. and Putter Ln. (±0.34 acres).
District: 3
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

SUB2015-00037** Request to demolish an existing 2,923 sq. ft. split level home on the property and construct two (2) new homes, one each on the two (2) previously platted 50 ft. side x 150-ft. deep lots (revert to plat). Each new home will be 2 stories, 2,200 – 2,600 sq. ft. in livable area (floor area ratio (FAR) of 0.29 to 0.35), each with a rear detached garage.

Recommended Action: Denial of the request.

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett discussed the project location, revert to plat process, revert to plat criteria, the Niblick block
Chairperson Tobin opened the hearing to the public.

Applicant Kim Foy, 2014 Edgewater Dr., #179, Orlando, FL 32804, spoke in representation of Southern Traditions Development. Ms. Foy noted that she received 10 letters of support from the neighbors. She requested that the Board reconsider staff’s findings. Ms. Foy stated that the current residence was in complete disrepair and that the superior architecture being proposed would enhance the neighborhood. She stated that this was a very non-conforming neighborhood and that staff had provided conditions in the event the request was approved. Ms. Foy noted that the owners were in agreement with the conditions.

Mr. John McKinney, 311 Niblick Way, Orlando, FL 32804, spoke on his behalf as a proponent of the request. He stated that the current residence was totally out of character with the neighborhood and was highly in favor of the proposed development.

Mr. Jonathan Burgiel, 381 Niblick Way, Orlando, FL 32804, spoke on his behalf as a proponent of the request. Mr. Burgiel stated that before his property was annexed to the City, the County had approved his request for a lot split. He noted that if he would have done his lot split at that time, the proposed development would have met code. He was looking forward to splitting his lot as well in the future and was very much in favor of the proposed development. He believes it will add value to the community.

Chairperson Tobin closed the public hearing.

Board member Suarez moved APPROVAL of the request, SUB2015-00037, subject to the conditions listed on page 9 of the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Buchanan abstained).

12. RECOMMENDED APPROVAL, 520 E. CHURCH ST. PD

Applicant: Ray Acosta – Baker Barrios Architects, Inc.
Owner: Thornton Commons, LLC
Location: 500, 506, 514, 526 E. Church St., 550 Mariposa St., located at the southeast intersection of E. Church St. and S. Osceola Ave. (±2.93 acres).
District: 4
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

ZON2015-00020** Planned Development amendment to expand the boundaries of the existing Thornton Commons PD to include the 0.39 acres along the NW corner of the subject site. Proposed is a two-phased development comprised of 586 multi-family units, including 20 live/work/retail units, and ±9,800 sq. ft. of retail.

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

This item was presented by Michaëlle Petion, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion discussed the requested action, future land use, zoning, history, proposed development, proposed density, survey, conceptual phasing plan, site plan (phase I), elevations, notable conditions of approval; and concluded her presentation with staff’s recommendation. Ms. Petion noted that Phase 2 would come back to MPB for a Master Plan approval. She also noted that the applicant had updated the elevations and would be presenting the new elevations in their presentation.

Chairperson Tobin opened the hearing to the public.
Mr. Mike Mulhall, 100 S. Eola Dr., #611, Orlando, FL 32801, Florida Development Partner for Jefferson Apartment Group, spoke on behalf of the developer. He noted that the current Thornton Commons PD allowed for up to an 18-20 story building, 200 units per acre. Mr. Mulhall stated that they didn’t want to leave the two older ugly structures in place, so they purchased them and were requesting to include them in the Thornton Commons PD at the same density that was already approved and at a lower height, from what was allowed of 200 ft. to 12 stories on both buildings. He noted that he was working with staff and the Appearance Review Board for aesthetics. He also noted that he had spoken to some neighbors and was available for open communication with the neighbors.

Applicant Ray Acosta, 1010 W. Lake Brantley Rd., Orlando, FL 32714, from Baker Barrios Architects, presented architect Mr. Dunkelberger.

Mr. Wayne Dunkelberger, 49 W. Colonial Dr., Orlando, FL 32801, spoke as the architect for Baker Barrios Architects, 189 S. Orange Ave. Mr. Dunkelbar discussed the updates and latest information on the project. He noted that they are providing a total of 94 parking spaces for visitors. Mr. Dunkelbar stated that City staff requested they provide as much green space around the building as possible, so they were proposing a 7 ft. strip of green space along the parallel parking spaces and then a 7 ft. sidewalk. They would also incorporate some green elements within the courtyard area.

Mr. Hal Kantor, 215 N. Eola Dr., Orlando, FL 32801, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., spoke as the applicant’s attorney. Mr. Kantor addressed some concerns that came to the City’s attention via emails:

1. People didn’t like the architecture – They are working towards designing elements to the building to break the building up into smaller components. Much of it has occurred but it’s still in process and will be finalized. A revised elevation was presented to the Board with much better architecture than what was in the staff report.

2. Noise issue – Mr. Kantor stated he was a little confused in regards to the noise ordinance. There is a provision that states that temporary construction noise is exempt between the hours of 7am and 9 pm Monday through Saturday, and they are not allowed to work Sundays or holidays. There is another provision in the code that states that in a multi-family area you can’t exceed 55 decibels cannot be exceeded between hours of 9pm and 7am. When he questioned Staff, he was informed to contact Mr. Rhodes from Code Enforcement. Mr. Kantor stated they will attempt to do whatever Mr. Rhodes says they should do to meet the noise ordinance.

3. People didn’t like that the top of the roof had typical mechanical equipment which was visible from their high-rise building. – Mr. Kantor stated they were meeting code which specifies that the mechanical equipment shall be screened so it is not visible from the ground. The code does not require screening from the air.

4. View that this area would be built in smaller townhomes – The perception of what should be built on the site doesn’t go with what the area has been approved for which high density residential development.

5. Some people who buy condos don’t like the fact that there is going to be housing nearby – Mr. Kantor stated that there was a demand for rental housing downtown. Also, the live/work environment would alleviate some of the traffic issues.

Mr. David Wessman, 202 S. Summerlin Ave., Orlando, FL 32801, spoke on his behalf as an opponent of the request. His main concerns were traffic increase and making the current traffic issues worse. He noted that the Lynx bus couldn’t make a turn when the cars were backed up at the Summerlin stop sign. Mr. Wessman stated that at their HOA meetings they have requested to have the section from Summerlin to Eola designated one way to travel along with the Lynx bus so that the bus would be able to make their turns and the residents would be able to access their driveways. He was also concerned that these developments were causing a surplus of housing with many buildings empty with foreclosures. Mr. Wessman stated there didn’t seem to be a home owners association for South Eola.

Mr. Greg Reynolds, 322 E. Central Blvd. #903, Orlando, FL 32801, spoke on his behalf as a proponent but with concerns. He stated that he was the property manager of the Sanctuary which is located across the road from the new proposed development. Their main issue was parking, not just for the guests but also for the vendors who would come to service the building and can’t find on-street parking. Mr. Reynolds also noted that traffic was a huge issue on the intersection of Eola and Church St. and that the intersection did not have a stop sign. Another concern was that adjacent buildings weren’t providing enough green space and their residents would have their pets do their necessities at the Sanctuary which has a lot of green space. He suggested more green space for the new development. Mr. Reynolds noted that his building was taller than the proposed building and that his residents would be looking down and would be able to see the a/c units if they were placed on the roof top and it wouldn’t be a pleasant site. He encouraged the developer not to put the units on top of their deck.
Mr. Thomas Allen, 817 Washington St., Orlando, FL 32801, spoke on his behalf as a proponent of the request. He works for Urbanista, which is an exclusive residential high rise property management firm. Mr. Allen stated that he was in favor of smart sustainable growth in the proposed development offering urban work/living. He noted that the proposed development would create jobs and a long term tax base and would continue to add value to the downtown urban walkable lifestyle.

Mr. Mark Hettinger, 260 S. Osceola Ave., #1001, Orlando, FL 32801, spoke in representation of the Star Tower Board in opposition of the request. He stated that he did not believe that was the right location for such a development. He noted that the development should be located up north Orange Ave. Mr. Hettinger complained that construction starts at 5am and was not enforced by the City.

Mr. Robert Mayer, 260 S. Osceola Ave., #1002, Orlando, FL 32801, spoke on his behalf as an opponent of the request. Mr. Mayer was concerned about the appearance of the building. He was also concerned about the mechanical equipment being visible from the roof top and probably causing noise issues.

Chairperson Tobin closed the public hearing.

Ms. Petion addressed the speakers concerns as follows:

1. In regards to directions in traffic as well as a stop sign – Lynx is a separate entity; the City doesn’t dictate where the stops will go.

2. In regards to home owners’ neighborhood association – Mr. Burton spoke in regards to this issue and stated the Thornton Park Main Street District incorporates the Eola South area as well as the Thornton Park Main Street along E. Washington St., and they really seek to engage the residents of the nearby area. They are a very active organization and appreciate neighborhood participation in their boards and activities. Ms. Petion also stated the City had a Neighborhood and Community Affairs Division that could provide residents with resources on how to start their own neighborhood association.

3. Green space for dog walking – They will have parkway strips, most of them are minimum of 7 ft. which is part of the right of way. Also included outside of the right of way is proposed landscaping mainly along the Church St. façade.

4. Roof top air conditioning units – The code only requires screening from the ground. There are no conditions in the code in terms of aerial screening.

5. Construction hours and roof top noise – as Mr. Kantor stated, the hours for construction are 7am to 9pm. Ms. Petion encouraged the neighbors to call Code Enforcement if they are operating outside of those hours.

6. Retail parking – The applicant is meeting the minimum requirements for parking, they are not asking for any reductions.

Discussion ensued between Board members and staff regarding access points, grass areas, and building architecture.

Mr. Acosta noted that they would be adding more connectivity between the sidewalk and the retail/live/work area and that the additional walk path would have some green space between the walk paths along Church St. Also they had a green strip that was a parking strip area.

Ms. Petion noted that what was before the Board today for approval was a detailed site plan for phase 1 and that the site plans for phase 2 would come back to the board for approval.

Chairperson Tobin acknowledged emails received. She encouraged the developer to continue to work with ARB for a more refined development.

Board member Burns moved APPROVAL of the request, ZON2015-00020, subject to the conditions in the staff report. Board member Anderson SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl and Skidelsky abstained).
OLD BUSINESS

- Rodney Townhomes PD Case #ZON2015-00015, District 3 – Case previously deferred from July 21, 2015 MPB to August 18, 2015 MPB was withdrawn by the applicant.

- Update provided on Appeals received for Modera Central (MPL2015-00016) and City Centre PD (ZON2015-00010) – (Kyle Shephard – City Attorney’s Office)

OTHER BUSINESS

- Voting for Chair and Vice-Chair – It was MOVED by Board member Burns and SECONDED by Board member Martin that Jason Searl be voted as the new Chair and Karen Anderson the new Vice-Chair, which was VOTED upon and PASSED by unanimous voice vote. Congratulations Chair Searl and Vice-Chair Anderson!

- PRESENTATION by Gabriella Arismendi, Transportation Planner - Metropolitan Orlando: SR50 Bus Rapid Transit (BRT) Health Impact Assessment (HIA) findings – HIAS bring together scientific data, health expertise and public input to identify the potential health effects of proposed laws, regulations, projects and programs. The HIA study corridor covers SR50 (Colonial Drive) from Powers Drive to SR434 (Alafaya Trail) in Orange County, then north in the SR434 corridor to Mitchell Hammock Road in Seminole County.

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Tobin adjourned the meeting at 12:32 p.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, AICP, City Planning
Holly Stenger, AIA, City Planning
Ken Pelham, RLA, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droge, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, AICP, City Planning
TeNeika Neasman, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Kyle Shephard, City Attorneys’ Office
David Bass, City Attorneys’ Office

Audra Nordaby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Ian Sikonia, Transportation Planning
Matthew Wiesenfeld, Transportation Planning
Lauren Torres, Transportation Engineering
Rose Melillo, Real Estate
Laurie Botts, Real Estate
Jeremy Crowe, Transportation Engineering
Aranzazu Lattanzio, Housing and Comm. Dev.
Denise Riccio, Parks & Special Facilities
Matthew Broffman, Director of Innovation

Dean Grandin, AICP, Executive Secretary
Lourdes Diaz, MPB Recording Secretary