## Opening Session
- Chairperson Karen Anderson, called the meeting to order at 8:30 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of August 16, 2016.

- *Board member Searl MOVED approval of the Municipal Planning Board Meeting Minutes of August 16, 2016, as written. Board member Tobin SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.*

## Announcements
- Dean Grandin thanked Jason Searl for his exceptional service as Chairperson during the past fiscal year. He also congratulated and presented Karen Anderson as the new Chairperson and Mark Suarez as the new Vice-Chairperson.

## Public Comments
- Speaker requests were received for item(s) #1 (New Walgreen’s Pharmacy), and #8 (520 Stetson St. Revert to Plat) on the Consent Agenda. These items were moved to the Regular Agenda for discussion.
- Staff requested to pull Item #4 (Narcoossee Properties Business Park) to the Regular Agenda stating a condition had been revised and needed to be proposed to the Board.

## Agenda Review
- Dean Grandin, Executive Secretary, reviewed the Consent Agenda.
CONSENT AGENDA

1. NEW WALGREEN’S PHARMACY – MOVED TO REGULAR AGENDA

2. RECOMMENDED APPROVAL, ORLANDO INTERNATIONAL AIRPORT (OIA) DRI AMENDMENT

   Applicant: Brad Friel – Greater Orlando Aviation Authority (GOAA)
   Owner: City of Orlando/GOAA
   Location: South of the Beachline Expressway (SR 528), west of Narcoossee Rd., north of Central Florida Greeneway (SR 417), and east of Boggy Creek Rd. (+11,365 acres).
   District: 1
   Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

   DRI2016-00004*
   DRI Amendment to include changes to conditions related to the South Terminal and East Airfield and update DRI Map H – Development Plan.

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

3. RECOMMENDED APPROVAL, MARKS ST. TOWNHOMES PD

   Applicant: Tracey Smith, Member – Mictra Development, LLC
   Owner: Wescar Magnolia, Inc.
   Location: 110 and 114 E. Marks St., south of E. Marks St., north of Granada Ct., east of N. Magnolia Ave. and west of Irma Ave. (+0.33 acres).
   District: 3
   (A) Project Planner: Mary-Stewart Droge (407-246-3276, mary-stewart.droge@cityoforlando.net)
   (B) Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

   A) GMP2016-00013*
   Request to change the future land use designation from Downtown Activity Center (DT-AC) to Residential High Intensity (RES-HIGH); and

   B) ZON2016-00016**
   PD zoning request to allow the development of a 10 unit townhome development.

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

4. NARCOOSSEE PROPERTIES BUSINESS PARK – MOVED TO REGULAR AGENDA

5. RECOMMENDED APPROVAL, WYNDHAM HOTEL ORLANDO AIRPORT

   Applicant: John Herbert, III, PE, President – American Civil Engineering, Co.
   Owner: Express Shop Investments II, LLC
   Location: 4315 McCoy Rd., northeast corner of McCoy Rd. and Conway Rd., north of the Beachline Expwy. (SR 528) (+2.88 acres).
   District: 1
A) **MPL2016-00038** Master Plan request to develop a 4-story, 112-room hotel with 92 parking spaces; and
B) **CUP2016-00018** Conditional Use Permit request to allow the hotel to exceed 35 ft. in height and to allow not more than two (2) high-rise signs for said hotel.

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

6. **RECOMMENDED DEFERRAL, KEATING PARKING**

Applicant/Owner: John Keating, Authorized Member – Estes Meadow LLC

Location: 212 and 250 E. Colonial Dr., south of E. Colonial Dr., east of N. Magnolia Ave., north of Hillcrest St., and west of Highland Ave. (+0.56 acres).

District: 4

Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**MPL2016-00045** Master Plan request with Modifications to allow principal use parking in the O-3/T zoning district for an existing building.

**Recommended Action:** Deferral to the October 18, 2016 MPB meeting per the applicant’s request.

7. **RECOMMENDED APPROVAL, 400 HAZEL ST. PLAT WITH MODIFICATIONS**

Applicant/Owner: Samuel Maxwell

Location: 400 W. Hazel St., south of W. Hazel St., east of Elizabeth Ave., and west of Harrison Ave. (+0.32 acres).

District: 3

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

**SUB2016-00054** Request for a plat with modifications for the development of two single-family homes on two lots which do not meet the lot depth requirement of 110 ft.

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

8. **520 STETSON ST. REVERT TO PLAT – MOVED TO REGULAR AGENDA**

9. **RECOMMENDED DEFERRAL, FERN CREEK TOWNS PD**

Applicant: Kevin Kramer, Land Manager – Weekley Homes, LLC

Owner: Ferncreek Development, LLC

Location: 547 N. Fern Creek Ave., south of Concord St., east of N. Fern Creek Ave., north of Mount Vernon St., and west of Altaloma Ave. (+0.50 acres).

District: 4

Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)
ZON2016-00019** Request to rezone from O-1/T to Planned Development zoning to accommodate a 10-unit rear-loaded townhome development.

Recommended Action: Deferral to the October 18, 2016 MPB meeting per the applicant’s request.

10. RECOMMENDED APPROVAL, PRINCETON WAREHOUSE

Applicant: Richard Haines, Member – Princeton RJR, LLC
Owner: Richard A. Kowalski
Location: 4049 W. Princeton St., northwest corner of the intersection at W. Princeton St. and Mercy Dr., south of Silver Star Rd. (+1.04 acres).
District: 5
Project Planner: Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)

ZON2016-00020** Request to rezone subject property from R-3B/W to I-P/W for the development of a 12,433 sq. ft. warehouse (including 500 sq. ft. of office space).

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

Board member Burns moved APPROVAL of the CONSENT AGENDA. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

REGULAR AGENDA

1. RECOMMENDED APPROVAL, NEW WALGREEN’S PHARMACY

Applicant: C. Brody Glenn – CAP Development, LLC
Owner: Nancy Pullum
Location: 4300 Curry Ford Rd., south side of Curry Ford Rd., between Edmundshire Rd. and Conway Rd., all south of SR 408/East-West Expwy. (+0.94 acres).
District: 1
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

CUP2016-00019** Conditional Use Permit request to develop the property into a single-use ±14,600 sq. ft. retail pharmacy with a drive-through window (includes a Modification of Standards for a reduced buffer depth adjacent to Edmundshire Rd.).

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

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions.

Chairperson Anderson opened the hearing to the public.

The following speaker appeared before the Board:
1) John Faulter, 4220 Devonshire Ln., Orlando, FL 32812 – Opposed to a Walgreens on the subject site. Mr. Faulter expressed concern that the proposal would displace existing businesses. He stated that there was no need for another Walgreens since there was a Walgreens less than a mile away.

Chairperson Anderson clarified that Mr. Faulter’s issue needed to be addressed with the Landlord and not the Board. She stated that the Board’s responsibility was to enforce City codes and the proposed project met all codes.

Chairperson Anderson closed the public hearing.

_Vice-Chairperson Suarez moved APPROVAL of the request, CUP2016-00019, subject to the conditions in the staff report. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote._

4. **RECOMMENDED APPROVAL, NARCOOSSEE PROPERTIES BUSINESS PARK**

Applicant: Dana Stanley – Premium Properties, Inc.

Owner: Narcoossee Properties, LLC

Location: West side of Narcoossee Rd., between Old Goldenrod Rd. and Bipe Ln., north of Leevista Blvd. and east of S. Goldenrod Rd. (+10.1 acres).

District: 1

Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

MPL2016-00036** Master Plan request to develop the property into a phased warehouse park for light industrial/business park use (within the Orlando Corporate Centre PD).

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

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett presented the proposed project, staffs’ conditions and recommendation. He noted that staff pulled this item to regular agenda to provide a revised Transportation Engineering Condition #2.

Jeremy Crowe, Civil Engineer IV, Transportation Engineering Division, stated that the applicant had expressed concerns about constructing a physical driveway to a roadway (Old Goldenrod Rd.) that currently didn’t exist. Mr. Crowe presented the following proposed revisions for the Board’s consideration (applicant was in agreement with revised condition):

- Under Conditions of Approval, remove the following: Transportation Engineering Condition #2 - The northern or southern access drive shall be extended westward to the proposed Old Goldenrod Rd. alignment.
- Under Informational Comments, add the following: Transportation Engineering – A driveway to Phase 1 from Old Goldenrod Rd. may be provided at the time of construction of Old Goldenrod Rd.

_Board member Tobin moved APPROVAL of the request, MPL2016-00036, subject to the conditions in the staff report and revised condition as proposed by City staff. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote._

8. **RECOMMENDED APPROVAL, 520 STETSON ST. REVERT TO PLAT**

Applicant: Juan De Sosa, Manager – Elegant Homes Group, LLC

Owner: Ana R. Rivera

Location: 520 Stetson St., south side of Stetson St., west of University Dr., and east of Edgewater Dr. (+0.28 acres).
District: 3

Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

SUB2016-00055 Request to revert to original plat (two existing lots with one house) for two new homes on two 50’ X 120’ lots.

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

This item was presented by Jacques Coulon, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Coulon presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions. (Note: all letters in opposition received were forwarded to the Board).

The applicant was represented by Juan De Sosa, 2616 Bass Lake Blvd., Orlando 32806. Mr. De Sosa responded to Board questions regarding the length of the driveways and possible tree removal. He stated that he was more than willing to work with staff and believes the final product will enhance the neighborhood.

Chairperson Anderson opened the hearing to the public.

The following speakers appeared before the Board:

1) Jeff Reupert, 537 Stetson St., Orlando 32804 – Opposed – Suggested to focus on the width versus the depth for non-conforming lots.

2) Keith Yattaw, 626 Stetson St., Orlando 32804 – Opposed – Against overcrowding. Wants to keep traditional custom built homes and avoid townhouse rows.

Mr. De Sosa noted that the proposed design does not look like townhomes and that he worked with staff so that it would meet neighborhood criteria.

Mr. Coulon stated that they would have to come back for appearance review and that it would have to meet the Traditional City design.

Discussion ensued between the Board and staff regarding non-conforming lots. Board member Barrott expressed his concerns regarding the non-conforming lots criteria.

Chairperson Anderson closed the public hearing.

**Board member Tobin moved APPROVAL of the request, SUB2016-00055, subject to the conditions in the staff report. Board member Searl SECONDED the MOTION.**

**Board member Ray requested to add a condition requiring the garage setback to be 20 ft. Mr. Coulon clarified that by City code, the garage setback for non-conforming lots within the Traditional City has to be 30 ft. Ms. Ray withdrew her request.**

**The Motion, as Moved by Ms. Tobin, was VOTED upon and PASSED by a 7 to 1 vote (Barrott voted Nay).**

11. **RECOMMENDED APPROVAL, MAGNOLIA HOTEL PD**

Applicant: Richard Demarco, Director – GDC Properties, LLC

Owner: GDC Magnolia, LLC

Location: 500 S. Magnolia Ave., south of E. Anderson St., east of S. Orange Ave., and west of S. Magnolia Ave. (+0.26 acres).
District: 5

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

ZON2016-00023** PD request to construct a 10-story, 100+ room hotel with a restaurant component. Applicant is requesting the maximum bonus in the AC-3A/T zoning district.

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

This item was presented by Katy Magruder, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed project, staff’s conditions and recommendation, and responded to Board questions.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Richard Demarco, 1711 Antilles Pl., Orlando, 32806, and Architect Tom Hogan, 1425 Dutch Valley Pl., Atlanta, GA. They gave a short summary of the project.

Having no other speaker requests, Chairperson Anderson closed the public hearing.

Board member Searl declared a conflict with this item and filed the appropriate 8B Conflict Form with the Recording Secretary.

Board member Burns moved APPROVAL of the request, ZON2016-00023, subject to the conditions in the staff report and addendum. Board member Ray SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained).

OTHER BUSINESS

- Chairperson Anderson thanked the Board members for signing up for the Conversations in Inclusiveness training. She also informed them a coming up vacancy for the Affordable Housing Advisory Committee (AHAC), and if any Board member was interested, to please contact Mr. Grandin or Ms. Diaz (MPB Secretary).

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 10:08 a.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Chechman, AICP, City Planning
Paul Lewis, AICP, City Planning
Karl Wielecki, AICP, City Planning
Elisabeth Dang, AICP, City Planning
Shannan Stegman, AICP, City Planning
Ken Pelham, RLA, City Planning
Jim Burnett, AICP, City Planning
Mary-Stewart Droege, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, City Planning
Michelle Beamon, AICP, City Planning
Te-Nekaia Neasman, City Planning

Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Brian Ford, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney’s Office
Audra Nordaby, Orlando Police Department
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Lauren Torres, Transportation Engineering
Jeremy Crowe, Transportation Engineering
Denise Roccio, Parks & Special Facilities

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