MINUTES *** FEBRUARY 21, 2017

OPENING SESSION

• Chairperson Anderson, called the meeting to order at 8:33 a.m., after determination of a Quorum.

• The meeting was opened with the Pledge of Allegiance.

• Consideration of Minutes for Meeting of January 17, 2017.

Board member Warlow MOVED approval of the Municipal Planning Board Meeting Minutes of January 17, 2017, as written. Board member Burns SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

PUBLIC COMMENTS

• Speaker requests were received for item #2 on the Consent Agenda (South Orange Retail). This item was moved to the Regular Agenda for discussion.

CONFLICT DECLARATIONS

• Jason Searl – Item #3 (Headquarters Investments High Rise Signs), and Item #4 (Mt. Sinai SDA Church Portables).

The above mentioned Board member filed the appropriate Conflict Form 8B with the MPB Recording Secretary.

AGENDA REVIEW

• Dean Grandin, Executive Secretary, reviewed the Consent Agenda.
CONSENT AGENDA

1. **RECOMMENDED APPROVAL, FREDOS INTERNACIONAL LLC**
   
   Applicant: Carlos Barrios, P.E. – Barrios Engineering  
   Owner: Fredos Internacional LLC  
   Location: 7108 Narcoossee Rd., west of Narcoossee Rd., south of Lee Vista Blvd. and north of McCoy Rd. (+2.1 acres).  
   District: 1  
   Project Planner: Michelle Beamon Robinson, (407-246-3145, michelle.robinson@cityoforlando.net)  
   
   A) ANX2016-00015* Annex subject property;  
   B) GMP2016-00023* Growth Management Plan amendment to Industrial; and  
   C) ZON2016-00030* Initial zoning of I-C/AN, to allow a phased non-residential development, with phase 1 to be a 10,358 sq. ft. building.  

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

2. **SOUTH ORANGE RETAIL – PULLED TO REGULAR**

3. **RECOMMENDED APPROVAL, HEADQUARTERS INVESTMENTS HIGH RISE SIGNS**
   
   Applicant: Jennifer Rivera – The GSI Group  
   Owner: Headquarters Investments LLC  
   Location: 2000 N. Orange Ave., south of E. Harvard St., west of N. Orange Ave., north of E. Yale St., and east of Interstate 4 (+0.42 acres).  
   District: 3  
   Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)  
   
   **CUP2016-00034** Conditional Use Permit request for a high-rise sign within 1,000 ft. of a residential zoning district.  

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

4. **RECOMMENDED APPROVAL, MT. SINAI SDA CHURCH PORTABLES**
   
   Applicant: Dr. Antwoyn Mells, Pastor – Mt. Sinai SDA Church  
   Owner: Southeastern Conf. Assn. of Seventh Day Adventist  
   Location: 2600 Orange Center Blvd., south of Orange Center Blvd., west of S. Ohio Ave., east of S. John Young Pkwy., and north of Piedmont St. (+6.79 acres).
District: 5
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

**CUP2016-00035** Conditional Use Permit request to expand the existing public benefit use. The church proposes the addition of three portables, two to serve as classrooms and one as office space.

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

5. **RECOMMENDED APPROVAL, OUC WAREHOUSE EXPANSION**

Applicant: Jeremy Morton, P.E. – CPH
Owner: City of Orlando & OUC
Location: 6003 Pershing Ave., north side of Pershing Ave., east of S. Semoran Blvd., and west of Woodgate Blvd. (+54.12 acres).
District: 2
Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

**CUP2016-00036** Conditional Use Permit request to allow a 9,506 sq. ft. expansion of an existing warehouse at the OUC facility.

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

6. **RECOMMENDED APPROVAL, DIGITAL BILLBOARD EXCHANGE**

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

**LDC2017-00004** Enhanced digital billboard exchange program for certain corridors throughout the City.

*Recommended Action*: Approval of the request.

7. **RECOMMENDED APPROVAL, JUPITER DAYCARE**

Applicant: Amit Ghosh – Venue Investments 5 LLC
Owner: Terry D. & Martha Van Middlesworth
Location: 21 and 25 W. Jersey St., north side of W. Jersey St., west of Taylor Ave., and east of Kunze Ave. (+0.66 acres).
District: 4
Regional Planning Board
February 21, 2017 Municipality Planning Board Minutes

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

**MPL2016-00056**

Master Plan request for a 10,896 sq. ft. 203-child daycare.

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

8. **RECOMMENDED APPROVAL, WENDY'S WITH DRIVE-THROUGH**

Applicant/Owner: Jennifer Creekmore/Charles McNulty – Silver Win, LLC

Location: 2605 Silver Star Rd., north side of Silver Star Rd., with frontage on N. John Young Pkwy. (west) and Hansob Rd. (east) (±0.95 acres).

District: 3

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

**MPL2016-00060**

Master Plan request to redevelop the property for a proposed 2,612 sq. ft. Wendy's fast food restaurant with drive-through.

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

Vice-Chairperson Suarez questioned about a letter received in opposition of Item #4 (Mt. Sinai SDA Church Portables). Chairperson Anderson noted that the person who sent the letter was opposed to portables on the property line. Staff reached out to them clarifying that the portables would not be located on the property line.

**Vice-Chairperson Suarez moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Searl abstained on Items #3 and 4).**

REGULAR AGENDA

2. **RECOMMENDED APPROVAL, SOUTH ORANGE RETAIL**

Applicant: Vision Development Management

Owner: CFL Retail Development LLC

Location: 1731 S. Orange Ave., 1802 & 1806 Hollenbeck Dr., south of Hollenbeck St., west of Hollenbeck Dr., east of S. Orange Ave., and north of W. Kaley St. (±0.62 acres).

District: 4

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

**CUP2016-00033**

Conditional Use Permit for associated surface parking in an R-3A/T/SP zoning district for a 5,700 sq. ft. multi-tenant commercial building in the MU-1/T/SP zoning district; and an exception to the Orange/Michigan Special Plan transect to allow a 10 ft. street-side setback from Hollenbeck St. and an alternative design for the required residential.

**Recommended Action:** Approval of the request, subject to the conditions in the staff report.
This item was presented by Katy Magruder, Planner I, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed project, staffs’ conditions and recommendation.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by:
1) Matthew Rhodes, 230 Woodridge Dr., Geneva, FL 32732
2) Frank Silverman, 10145 Tavistock Rd., Orlando, FL 32827
3) Selby Weeks, 385 Douglas Ave., Ste. 2100, Altamonte Springs, FL 32714

Mr. Selby Weeks, Civil Engineer of the project, clarified that there were two haul-in decks on the property: one on the north side and one on the east side. The reduced setback request is for the one on the north at the corner of Orange Ave., not the one adjacent to the residential. He also noted that they were proposing a much lower intensity than what is allowed by City code and were also providing more parking than required by the City to ensure sufficient parking for the development.

The following speakers appeared before the Board in opposition of the request and expressed their concerns:
1) John Hoshstrasser, 1810 Hollenbeck Dr., Orlando 32806, spoke on his behalf.
2) George Flack, spoke on behalf of his daughter Judith Flack who lives at 1830 Hollenback St., Orlando 32806.

Applicant representatives Mr. Rhodes, Mr. Silverman, and Mr. Weeks addressed the speakers’ concerns and responded to Board questions.

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

Discussion ensued and Ms. Magruder, along with Mr. John Rhoades – Project Manager I, Transportation Planning Division, responded to Board questions regarding traffic concerns. It was suggested to the neighboring homeowners to file a petition with the City for traffic calming measures.

Vice-Chairperson Suarez moved APPROVAL of the request, CUP2016-00033, subject to the conditions in the staff report. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

9. RECOMMENDED APPROVAL, VIRGINIA LAKE HIGHLAND TRANSPORTATION AND LAND USE STUDY

Applicant: City of Orlando
Owner: N/A
Location: Generally east of N. Orange Ave., south of Princeton St., west of Mills Ave., and north of Marks St.
District: 3 & 4
Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)

GMP2016-00025* Growth Management Plan determination to provide acceptance of the plan and a general finding of conformance with the intent and purpose of the City’s Growth Management Plan.

Recommended Action: Approval of the request.
This item was presented by Elisabeth Dang, Chief Planner, Comprehensive Planning Studio, City Planning Division. Ms. Dang introduced Ms. Ruth Hamberg, Renaissance Planning Group, 1573 George St., Orlando, FL 32806, as the City’s Consultant for this project. Ms. Hamberg gave a PowerPoint presentation of the proposed project.

Chairperson Anderson acknowledged all the letters received regarding this project. She then proceeded to open the hearing to the public.

The following speakers were not opposed to the request, but had some concerns which they presented to the Board:

1) Aaron Powell, 804 Vassar St., Orlando, FL 32804, spoke on his behalf.
2) Sarah Lauzon, 1075 Terrace Blvd., Orlando, FL 32803, spoke on behalf of the Park Lake Highland Neighborhood Association.
3) Carol Hendren, 1060 Terrace Blvd., Orlando, FL 32803, spoke on her behalf.
4) J. Gordon Spears, 1626 Baltimore Ave., Orlando, FL 32803, spoke on his behalf.

Transportation Planning Division staff John Rhoades and Ian Sikonia addressed Mr. Powell’s concerns regarding bike lanes and the suggestion of protected bike lanes to promote cyclist safety.

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

Discussion ensued and Ms. Dang along with Mr. Rhoades addressed the speakers’ concerns as well as responded to Board questions regarding traffic, bike lanes, parking, density and funding for the project.

_Vice-Chairperson Suarez moved APPROVAL of the request, GMP2016-00025. Board member Tobin SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote._

OLD BUSINESS

- None

NEW BUSINESS

- None

ANNOUNCEMENTS

- None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 10:43 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
Shannan Stegman, AICP, 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
Kathleen Magruder, City Planning

Jacques Coulon, City Planning
Terrence Miller, City Planning
Christopher DeLoatche, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney’s Office
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Ian Sikonia, Transportation Planning
Lauren Torres, Transportation Engineering
Brian Ford, Housing & Community Development
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities

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