OPENING SESSION

- Chairperson 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 (Parts 1 and 2) for Meeting of March 21, 2017.

Board member Warlow MOVED approval of the Municipal Planning Board Meeting Minutes (Parts 1 and 2) of March 21, 2017, as written. Vice-Chairperson Suarez SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

PUBLIC COMMENTS

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

CONFLICT DECLARATIONS

- Anderson – Item #1 (Barber Park CUP)
- Baker – Item #8 (Grand National Restaurants & Retail Phase 1)
- Searl – Item #12 (8301 McCoy PD Amendment)
- Tobin – Item #13 (Medical Cannabis-Location and Performance Standards LDC Amendment; and Item #14 (Broadstone Lakehouse)
- Ray – Item #14 (Broadstone Lakehouse) – Ms. Ray noted the following: “On March 31, 2017 I decided to attend the public meeting organized by the developer at the Marks Senior Center, as a resident and member of the North Quarter and Ivanhoe Community. Therefore, based on the Florida Statute 286.012, I have to abstain from voting to assure a fair proceeding free from potential bias or prejudice.”

The above mentioned Board member(s) filed the appropriate Conflict Form 8B with the MPB Recording Secretary (except for Ms. Ray – City Attorney Kyle Shephard stated that this type of recusal did not need a Form 8B disclosure).

AGENDA REVIEW

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

1. RECOMMENDED APPROVAL, BARBER PARK CUP
   Applicant: Jeff Earhart, Project Manager – CPWG
   Owner: City of Orlando
   Location: 4490 Dixie Belle Dr., south of Lake George, west of Dixie Belle Dr., and north of Gatlin Ave. (± 12.61 acres)
   District: 1
   Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)
   CUP2017-00003** Conditional Use Permit request to allow the development of three (3) multipurpose fields with associated parking on the City (P-zoned) portion of the park.
   Recommended Action: Approval of the request, subject to the conditions in the staff report.

2. RECOMMENDED APPROVAL, HUDSON COMMUNICATION TOWER
   Applicant: Deborah Martohue – Eco Site, Inc.
   Owner: Lake Hill Baptist Church, Inc.
   Location: 423 S. Hudson St., south of Old Winter Garden Rd., west of S. Kirkman Rd., east of S. Hudson St. and north of Carter St. (±1.43 acres).
   District: 5
   Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
   CUP2017-00004** Conditional Use Permit request for a 145 ft. tall monopole communication tower in the AC-1 zoning district.
   Recommended Action: Approval of the request, subject to the conditions in the staff report.

3. RECOMMENDED APPROVAL, DIVISION AVENUE SUBAREA
   Applicant/Owner: City of Orlando
   Location: On S. Division Ave., south of W. Gore St. and north of W. Kaley St.
   District: 4
   Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)
   GMP2017-00004* Growth Management Plan amendment to create a new subarea policy to address the right-of-way dedication and transfer of development rights associated with the ultimate Division Avenue cross section.
   Recommended Action: Approval of the request.
4. **RECOMMENDED APPROVAL, INDUSTRIAL FUTURE LAND USE ALLOWED USES**
   
   Applicant: City of Orlando  
   Owner: N/A  
   Location: Citywide  
   District: All  
   Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)  
   **GMP2017-00006** Growth Management Plan amendment to amend Future Land Use Element Figure LU-1 to add clarification of the Industrial FLU as it relates to the I-C zoning category.  
   
   **Recommended Action:** Approval of the request.

5. **RECOMMENDED APPROVAL, HISTORIC PRESERVATION ELEMENT FIGURE HP-2 UPDATE**
   
   Applicant: City of Orlando  
   Owner: N/A  
   Location: Citywide  
   District: All  
   Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)  
   **GMP2017-00007** Growth Management Plan amendment to Figure HP-2 in the Historic Preservation Element to add the Bob Carr Theater, the Armory and the Carl Dann House.  
   
   **Recommended Action:** Approval of the request.

6. **RECOMMENDED APPROVAL, AIRPORT ZONING REGULATIONS LDC AMENDMENT**
   
   Applicant: City of Orlando  
   Owner: N/A  
   Location: Citywide  
   District: All  
   Project Planner: Paul Lewis (407-246-3358, paul.lewis@cityoforlando.net)  
   **LDC2017-00091** Amend Chapters 58, 65 and 66 of the Land Development Code to revise the City’s regulations related to tall structure permits, including the permit review and appeals process, as well as the regulation of sanitary landfills. Consistent with Chapter 333, Florida Statutes, the proposed revisions will require the City to assume greater responsibility in regards to the issuance of tall structure permits, while retaining oversight by the Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT).  
   
   **Recommended Action:** Approval of the request, subject to review for form and content by the City Attorney’s Office.
7. RECOMMENDED APPROVAL, PERSONAL STORAGE CONDITIONAL USE STANDARDS LDC AMENDMENT

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Shannan Stegman (407-246-2861, shannan.stegman@cityoforlando.net)

LDC2017-00149* Land Development Code amendment for personal storage facilities conditional use standards.

Recommended Action: Approval of the request.

8. RECOMMENDED APPROVAL, GRAND NATIONAL RESTAURANTS & RETAIL PHASE 1

Applicant: John Riordan, PE – Harris Civil Engineers, LLC
Owner: Shawn McIntyre – Grand National Joint Venture, LLC
Location: 5504 W. Oak Ridge Rd., southeast corner of W. Oak Ridge Rd. and Adriana Ave., extending south to Altamira Dr. and west of International Dr. (±9.5 acres of total ±16.5 acres)
District: 6
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

MPL2017-00007** Specific Parcel Master Plan (SPMP) request to develop 52,870 sq. ft. of restaurant and retail uses as Phase 1 of the Grand National Development site.

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

9. RECOMMENDED APPROVAL, INFINITI DEALERSHIP ADDITION

Applicant: Bruce Hudson – Hudson Engineering, Inc.
Owner: TT of Eatonville, Inc.
Location: 4225 Millenia Blvd., north side of Millenia Blvd., west of Conroy Rd., south of Interstate 4 and north of Mall at the Millenia (±5.67 acres).
District: 4
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

MPL2017-00008** Master Plan Amendment request to replace the former SmartCar dealership area with a 4-story 92,274 sq. ft. inventory garage and auto detailing area, to be attached to the existing Infiniti dealership building.

Recommended Action: Approval of the request, subject to the conditions in the staff report.
10. **RECOMMENDED APPROVAL, LAKE DRUID PARK**

Applicant/Owner: City of Orlando

Location: 899 Coy Dr., northern terminus of Coy Dr., east of N. Bumby Ave. and north of E. Colonial Dr. (±26.75 acres).

District: 4

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

**MPL2017-00010**

Master Plan request for ongoing and future improvements to Lake Druid Park, including mountain bike area, playfields, community garden, restrooms and a lake overlook.

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

Note: Letter of support received, distributed to Board members and filed for the record.

11. **RECOMMENDED APPROVAL, GUARDIAN CARE PD**

Applicant: Constance Owens, PE, LEED – Tri3 Civil Engineering Design Studio, Inc.

Owner: Guardian Care, Inc.

Location: 2500 W. Church St., south of W. Church St., west of S. John Young Pkwy., east of Cottage Hill Rd., and north of Herold Dr. (±12.61 acres).

District: 5

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

**ZON2017-00004**

Planned Development request to rezone the multi-parcel site to PD for future redevelopment of the existing skilled nursing facility with parking and a drive aisle along the south perimeter of the site.

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

12. **RECOMMENDED APPROVAL, 8301 MCCOY PD AMENDMENT**

Applicant: John Reich – Nona Business Center, LLC

Owner: Nona Business Center, LLC

Location: 8301 & 8281 McCoy Rd., south of Dakota Dr., west of Narcoossee Rd., and north of McCoy Rd. (±10.4 acres).

District: 1

Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

**ZON2017-00005**

Planned Development amendment request to expand boundaries of 8301 McCoy PD to include the western parcel at 8281 McCoy Rd.

*Recommended Action*: Approval of the request, subject to the conditions in the staff report.
Board member Tobin moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Anderson abstained on Item 1, Searl on Item 12, and Baker on Item 8).

REGULAR AGENDA

13. MEDICAL CANNABIS-LOCATION AND PERFORMANCE STANDARDS LDC AMENDMENT

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Shannan Stegman (407-246-2861, shannan.stegman@cityoforlando.net)
LDC2017-00152* Amend Chapter 58 of the Land Development Code to add Medical Cannabis dispensary performance standards, and define Medical Cannabis and related terms in Chapter 63.

Recommended Action: Approval of the request and addendum.

This item was presented by Jason Burton, AICP, Chief Planner, Community Planning Studio, City Planning Division. Using PowerPoint, Mr. Burton presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions.

Chairperson Anderson opened the hearing to the public.

The following speakers appeared before the Board in support of the request:

1) Julie Kendik, 450 S. Orange Ave., 6th Floor, Orlando 32801, spoke on behalf of Modern Health Concepts as a proponent of the request, although noted that the ordinance was restrictive.

2) Ramon Ruiz, 4980 San Amore Dr., Coral Gables 33146, did not speak but waived in support.

3) Tara Tedrow, 215 N. Eola Dr., Orlando 31801, spoke as the attorney representing Knox Medical in support of the request, but asked the Board to consider removing the limitation of delivery hours or change it from 8am to 8pm. She also requested to remove the restrictions to go before Appearance Review and the cap on the number of dispensing facilities allowed.

Discussion ensued among the Board members and staff regarding Ms. Tedrow’s requests.

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

Discussion continued and Mr. Burton as well as Mr. Grandin noted that staff was proceeding with caution and wanted to provide a reasonable compromise for the present since this was new territory, but that as there was more awareness and education on this issue, the Code could always be revisited in the future for amendments.

Board member Warlow moved APPROVAL of the request, LDC2017-00152, subject to the conditions in the staff report and addendum. Board member Searl SECONDED the MOTION, which was VOTED upon and PASSED by a 5 to 3 vote, with Burns, Baker & Anderson voting Nay (Tobin abstained).
14. **RECOMMENDED APPROVAL, BROADSTONE LAKEHOUSE**

Applicant: John Zeledon – Alliance Realty Partners, LLC

Owner: Erika M. Baldwin, Robert Matthias C CoTRS (C/O D. Gonzalez Stewart Enterprise)

Location: 301 N. Ivanhoe Blvd. E., south of New Hampshire St., west of N. Orange Ave., east of Gurtler Ct. and north of N. Ivanhoe Blvd. E. (+2.42 acres).

District: 3

Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

**MPL2017-00006**

Master Plan request for a 9-story mixed used development comprised of 260 multi-family units, 35,732 sq. ft. of office/commercial use and structured parking. The request also includes a density bonus and setback modification.

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

**Note:** Chairperson Anderson acknowledged the letters of opposition received, which were distributed to all Board members.

This item was presented by Michaëlle Petion, AICP, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Petion presented the proposed project, staffs' conditions and recommendation, and responded to Board questions. She noted that the application had been amended from the previous submission as follows:

a) From a 10 story – to a 9 story building, removing the height modification request,

b) From 288 multifamily units – to 260 multifamily units.

c) From 12 live/work units – to 35,732 sq. ft. of commercial and office space, and

d) From a density bonus of 44 du/acre (107 units) – to 32 du/acre (79 units)

Discussion ensued among the Board members and City staff regarding traffic, compatibility issues, and possible increase of bike spaces to 10%.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by:

1) James Johnston, 616 Laugholm Dr., Winter Park, 32789
2) Greg Bryla, 1724 Gurtler Ct. #2, Orlando, 32804 from Dix.Hite at 150 W. Jessup, Longwood.

They addressed the Board with a PowerPoint presentation of their revised project. Mr. Johnston noted that what they were requesting was a lot less intense than what is allowed by City code. Mr. Bryla added that they were proposing to introduce Juice Bikes to the right side of their project.

The following speakers appeared before the Board:

1) Cynthia Schleier, 618 Woodward St., Orlando 32803, spoke on her behalf as an opponent.
2) Jim Flaitz, 821 N. Eola Dr., Orlando 32803, spoke on his behalf as an opponent.
3) Carol Hendren, 1060 Terrace Blvd., Orlando 32803, spoke on her behalf as an opponent.
4) Curtis Thornton, 35 NE Ivanhoe Blvd., Orlando 32804, spoke on his behalf as an opponent.
5) Gordon Spears, 1626 Baltimore Ave., Orlando 328093, spoke on his behalf – he was not opposed to the density but was concerned about the façade. He suggested the developer reach out to the community about murals for example, and also suggested a rooftop restaurant.
6) Tom Young, 1740 Oakmont Ln., Orlando 32804, spoke on his behalf as an opponent.
7) Dena Wild, 1021 W. Yale St., Orlando 32804, spoke on her behalf as an opponent.
8) Kevin Dunleavy, 1030 Terrace Blvd., Orlando 32803, had to leave and could not speak, but left a letter of opposition.
Main reasons for their opposition:
   1) Against density bonus
   2) Traffic concerns on Orange Ave.
   3) Mass, scale and density not compatible with neighborhood
   4) Concerned this will set a precedent for future developments in the surrounding areas

Mr. Johnston addressed the speakers’ concerns and noted that the applicant had complied with all City’s requirements to deserve the density bonus. He responded to Board questions regarding parking, signage, pool location and commercial uses.

Discussion continued with Board members and staff regarding Orange Ave. traffic issues and meeting with DOT to get a resolve.

A last minute speaker requested to address the Board: Mr. Roland Hillier, 1101 N. Lake Sybelia Dr., Maitland 32751, spoke on his behalf as an opponent, noting that he owned several buildings on Orange Ave. and believed that the project as proposed would cause a traffic nightmare.

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

Discussion ensued among the Board members regarding elevations, architecture and bike spaces. Chairperson Anderson suggested the City look at how to break-up the massiveness of the building and modulate the flat rooftop. Vice-Chairperson Suarez suggested to increase the minimum of bike spaces, to which Mr. Johnston agreed.

Chairperson Anderson moved APPROVAL of the request, MPL2017-00006, subject to the conditions in the staff report and addendum, with the following amended conditions:

(Page 16 under Urban Design Conditions of Approval)

2. Architecture
   a. Staff supports the design and architectural direction of the project. Continued focused on the design and details at the base and building to achieve superior design, through the middle and at the skyline of the buildings including architectural lighting will continue to be critical through the design and development process. Final building elevations and perspective renderings are required to be submitted to the Planning Official for Final Appearance Review prior to submittal for building permits; to include modulation of the building, to break up mass and scale.

Vice-Chairperson Suarez requested Anderson amend her motion to include revising Transportation Planning Condition #1 to increase the minimum amount of bike rack spaces provided for bikes from 26 to 50 (including Bike Share as an option).

Chairperson Anderson amended her motion to include the following revision:

(Page 16 under Transportation Planning Conditions of Approval)

Amend item #1 first sentence to read as follows:
1. Per City Code Sec 61.333, bike racks must be installed to provide space for a minimum of 26–50 bikes to be secured.

Board member Warlow questioned whether any revisions made after this meeting would come back to the Board for review. Mr. Grandin pointed out that City staff would review and approve any revisions and would only come back to the Board if they couldn’t reach an agreement. Mr. Warlow noted that he would not support the Motion because the revisions would not come back to the Board for review.

Vice-Chairperson Suarez SECONDED the MOTION, which was VOTED upon and PASSED by a 6 to 1 vote with Board member Warlow voting Nay (Ray and Tobin abstained).
OLD BUSINESS

➤ None

NEW BUSINESS

➤ None

ANNOUNCEMENTS

➤ None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 12:15 p.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 Drogege, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, AICP, City Planning
Michelle Beamon Robinson, AICP, City Planning
TeNeika Neasman, City Planning
Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Wes Shaffer, City Planning
Terrence Miller, City Planning

Christopher DeLoatche, City Planning
Richard Forbes, AIA, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
Yameli Herschelman, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities
Sherry Gutch, Economic Development
Brian Ford, Housing & Community Development
Pauline Eaton, Business Development

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