MUNICIPAL PLANNING BOARD

MINUTES ***** OCTOBER 17, 2017

OPENING SESSION

- Vice-Chairperson Suarez (acting as 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 September 19, 2017.

Board member Baker MOVED approval of the Municipal Planning Board Meeting Minutes of September 19, 2017, as written. Board member Warlow SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- Acting Chairperson Suarez welcomed the Barristers to the MPB Hearing. The Barristers were visiting as part of an annual exchange program sponsored by George C. Young Chapter of the American Inns of Court. The purpose of the Inns of Court is to provide opportunities for young lawyers and judges in a social setting.

PUBLIC COMMENTS

- Speaker requests were received for item #2 on the Consent Agenda (Lake Nona Parcel 10 & 11 Amendment). This item was moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- Jonathan Huels – Item #7 (Titan Primrose Self Storage)

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, CORNELL AVE. STREET ABANDONMENT**
   
   **Applicant:** Pastor Edwin Garvin – Calvary Assembly of God  
   **Owner:** Calvary Assembly of God of Orlando  
   **Location:** East of Interstate 4, west of Clay St., south of Jewel Ave. and north of Dartmouth Ave.  
   **(± 0.115 acres)**  
   **District:** 3  
   **Project Planner:** Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)  
   **ABN2017-10004** Request to abandon a 100 ft. long portion of Cornell Ave. located within the existing Calvary Assembly of God property.  
   
   **Recommended Action:** Approval of the request, subject to the conditions in the staff report.  
   
   **Secretary Note for the Record:** One letter of opposition was received for the above case and forwarded to the Board members.

2. **LAKE NONA PARCEL 10 & 11 AMENDMENT – PULLED TO REGULAR AGENDA**

3. **RECOMMENDED APPROVAL, L. CLAUDIA ALLEN SENIOR CENTER PARKING LOT EXPANSION**
   
   **Applicant:** Denise Riccio – City of Orlando  
   **Owner:** City of Orlando  
   **Location:** 1826 & 1828 Mable Butler Ave., south of Hage Way, north of the L. Claudia Allen Senior Center, east of Riley Ave., and west of S. John Young Pkwy.  
   **(± 0.55 acres)**  
   **District:** 6  
   **Project Planner (A&B):** Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)  
   **Project Planner (C):** Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)  
   **A) GMP2017-10011** Request to change the Future Land Use designation for a portion of the larger property  
   **(± 0.27 acres)** from Residential Low Intensity to Public, Recreational and Institutional;  
   **B) ZON2017-10004** Request to rezone the ±0.27 acre site from R-1 (One Family Residential District) to P  
   **(Public Use); and**  
   **C) CUP2017-10003** Conditional Use Permit amendment for the redesign and expansion of a parking lot for  
   the L. Claudia Allen Senior Center  
   **(± 0.55 ac.)**
   
   **Recommended Action:** Approval of the requests, subject to the conditions in the staff reports.
4. **RECOMMENDED APPROVAL, CERTIFICATES OF USE – LDC AMENDMENT**

Applicant: City of Orlando  
Owner: N/A  
Location: Citywide  
District: All  
Project Planner: Karl Wielecki (407-246-2726, karl.wielecki@cityoforlando.net)  

**LDC2017-10005** Proposed amendment to the Land Development Code, establishing Certificates of Use and associated regulations and review processes.  

*Recommended Action:* Approval of the request.

5. **RECOMMENDED APPROVAL, STARWOOD N-1A PARKS AND SIGNAGE SPMP**

Applicant: Michael Urchuck – Dewberry Engineers, Inc.  
Owner: Beachline South Residential, LLC  
Location: South of Beachline Expressway (SR 528) and east of Central Florida Greeneway (SR 417) (±206.7 acres).  
District: 1  
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)  

**MPL2017-10013** Specific Parcel Master Plan for the parks and signage within Phase N-1A.  

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

*Board member Burns moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.*

**REGULAR AGENDA**

2. **RECOMMENDED APPROVAL, LAKE NONA PARCEL 10 & 11 AMENDMENT**

Applicant: Heather Isaacs – Tavistock Development Company  
Owner: Lake Nona Land Co., LLC  
Location: South of Dowden Rd., west of Narcoossee Rd., and east of the Orlando International Airport (±6,968.7 acres).  
District: 1  
Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)
A) DRI2017-10003*  Amend DRI Map H-Master Plan 8.5/PD Development Plan to revise land use of several parcels; and amend DRI Section 3.15(B) to revise the mix of uses by acreage;

B) GMP2017-10012* Change the Future Land Use designation from Conservation to Urban Village for +2.2 acres within Lake Nona Parcel 10;

C) GMP2017-10013* Change the Future Land Use designation from Conservation to Urban Village for +0.84 acres within Lake Nona Parcel 10; and change the Future Land Use designation from Urban Village to Conservation for +3.044 acres; and

D) ZON2017-10005** Amend DRI Map H-Master Plan 8.5/PD Development Plan to reflect the development program revisions.

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

This item was presented by Colandra Jones, AICP, Planner III, Comprehensive Planning Studio, City Planning Division. Using the Staff Report, Ms. Jones presented the proposed project and staffs’ conditions and recommendation.

Vice-Chairperson Suarez opened the hearing to the public.

The following speakers appeared before the Board in opposition to the requests:

1) Bryan Smith, 11669 Savana Way, Orlando 32827 – Did not believe the request was consistent with the current Master Plan for Lake Nona and was concerned about possible noise behind his neighborhood.

2) Sunshine Grund, 8577 Bradley's Lending St., Orlando 32827 – Opposed to having the Conservation area changed. Was concerned about air quality.

The applicant was represented by Heather Isaacs, Tavistock Development Co., 6900 Tavistock Lakes Blvd., Orlando 32827. Ms. Isaacs addressed the speakers’ concerns and noted that Lake Nona has retained 40% of its land area as Conservation, and that the Conservation area in question was simply being relocated.

Discussion ensued and Ms. Isaacs responded to Board questions, and noted that there were conditions in place in their Water Management District and US Army Corps permits to protect the wildlife.

Vice-Chairperson Suarez closed the public hearing and opened it up for further Board discussion and/or a motion.

Board member Baker moved APPROVAL of the requests, DRI2017-10003, GMP2017-10012, GMP2017-10013, and ZON2017-10005, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

6. **RECOMMENDED APPROVAL, ECO-FRIENDLY CARWASH**

Applicant:  Torek Thompkins – Green Phantom, LLC

Owner:  Centro NP Colonial Marketplace

Location:  2915 E. Colonial Dr., north of E. Colonial Dr., west of Maguire Blvd., east of N. Primrose Dr., and south of E. Marks St. (810 sq. ft. of the ±9.48 acres)

District:  4

Project Planner:  TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)
CUP2017-00012** Conditional Use Permit to allow a waterless eco-friendly car wash on an existing shopping center site in the AC-3/AN zoning district.

**Recommended Action:** Denial of the request.

This item was presented by TeNeika Neasman, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Neasman gave a short recap of the case which was deferred from August 15, 2017 MPB Hearing pending the applicant obtain a letter from Target notifying the Board that they were not opposed to the carwash use in the parking lot abutting their property. She noted that the applicant was unable to obtain the letter from Target and that Staff was still maintaining the recommendation for Denial of the request.

Vice-Chairperson Suarez opened the hearing to the public.

Applicant Torek Thompkins, 144 Sandlewood Trl., Winter Park, 32789, stated that he met with Target’s General Manager and that they were not against him operating his business at the subject location. He did note that it was hard to obtain a letter from Target.

Code Enforcement Officer Michael Diaz presented a timeline of events leading to the issuance of the Citation of Code Violation to the Eco-Friendly Carwash.

Harley Davey, 100 Winghurst Blvd., Orlando 32828, spoke as a proponent of the request. Mr. Davey stated that he was present the second time Officer Diaz visited the site. He noted that Target's complaint was in regards to the Salvation Army Trailer parked on their property. Mr. Davey confirmed the meeting Mr. Thompkins had with Target’s General Manager. He also noted that traffic and parking flow has not been an issue.

Discussion ensued among the Board members, the applicant and Staff regarding the location, if the use was considered temporary or permanent, discharge of polluting matter, the amount of parking spaces and waiting area, and whether impact fees could be waived if the request was approved. Ms. Nancy Ottini from Transportation Planning and Chief Planner Jason Burton from Community Planning Studio both concurred that a temporary use was 6 months or less and that impact fees could only be waived by the Transportation Department if it was a temporary use. Ms. Ottini noted that since this was not considered a temporary use, the impact fees in the amount of $10,958.00, as stated in the staff report, would apply. Mr. Grandin noted that the Eco-Friendly Carwash could not be considered mobile because it was not moving from space to space, but rather was established at one location. Mr. Grandin also clarified that if the request was approved, the impact fees would be addressed through a separate process since that process did not pertain to this Board.

Ms. Neasman noted that although Staff was recommending denial, there were some conditions of approval on page 10 of the Staff Report, in the event the Board recommended approval of the request.

Vice-Chairperson Suarez closed the public hearing and opened it up for further Board discussion and/or a motion.

After further discussion, Board member Ray moved APPROVAL of the request, CUP2017-00012, subject to the conditions in the staff report, Page 10, with condition #7 to be amended from 6 parking spaces to 9 parking spaces, and the following added conditions by the Board:

1. **Conditional Use Term.** The Conditional Use Permit is valid for a two (2) year term. The applicant must obtain administrative review and approval to remain on the site permanently, following the end of the two (2) year term. The applicant must obtain Municipal Planning Board approval for the extension, if he does not agree with Staff recommendations.

2. **Waiting Area.** The applicant must provide a plan for vehicles waiting to be serviced. The applicant shall provide one parking space for vehicles waiting to be serviced at the car wash.

3. **Storm Water.** The applicant must meet the requirements of Section 31.19 of the City Code (Discharge of Polluting Matter in Natural Waters Prohibited).

4. **Relocation.** Operation of the carwash may not impede the safe use of the drive aisles adjacent to the carwash spaces, including sightlines and travel widths for all vehicles. This requirement applies at the current location or if relocated to a less congested area of the parking lot.
Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Vice-Chairperson Suarez called for a 5 minute break at 10:05 a.m. (Board member Huels left the meeting at 10:05 a.m.).

Vice-Chairperson Suarez resumed the meeting at 10:13 a.m.

7. RECOMMENDED APPROVAL, TITAN PRIMROSE SELF STORAGE

Applicant: Marc Stehli – Poulos & Bennett, LLC
Owner: Colonial Bowling Lanes, Inc.
Location: 400 N. Primrose Dr., northwest intersection of N. Primrose Dr. and E. Livingston St. (+2.46 acres).
District: 4
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

MPL2017-10011** Master Plan request for a phased development, with Phase 1 to consist of a 3-story personal storage facility in the AC-3 zoning district.

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

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 self-storage facility was an allowed use in the AC-3 zoning district. Ms. Petion stated that the City recently adopted a Code Amendment requiring a Conditional Use Permit along with additional regulations for all self-storage uses and permitted zoning designations. The subject application was received prior to the adoption of said Code Amendment, therefore this request is abiding by what was previously allowed, which is a Master Plan. She also noted that under the new Code, the City would require ground floor retail, but this was not applicable under the old Code. Nevertheless, the applicant agreed to add ground floor retail.

Vice-Chairperson Suarez opened the hearing to the public.

The applicant was represented by Miranda Fitzgerald, Esq., 215 N. Eola Dr., Orlando 32801. Ms. Fitzgerald gave a brief summary of the request and noted that this would be a highly secure facility with interior and exterior cameras. She also stated that the case would go through the appearance review process in order to make it an attractive facility.

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

1) Kathleen Fitzgerald, 518 Oxford Ct., Orlando 32803, spoke on her behalf and gave a short PowerPoint presentation of how the bowling alley is more of a community center for her and the community.
2) Julie Matura, 2615 E. Jackson St., Orlando 32803, spoke as the representative of the Milk District-Residents of East Central Park.
3) Jon Bowers, 875 Lenmore Ct., Orlando 32812, spoke on his behalf and as a member of the Milk District Board for the Main Street Program.
4) Ted Payton, 427 N. Primrose Dr., Orlando 32803, spoke on behalf of the Central Florida Leadership Academy.
5) Jody Litchford, 427 N. Primrose Dr., Orlando 32803, spoke as the President of the Central Florida Leadership Academy. Ms. Litchford presented the Board with a letter listing additional conditions she would like added to the conditions of approval if the Board were to recommend approval of the Master Plan request.
6) Robert Soviero, 1615 E. Amelia St., Orlando, 32803, spoke on his behalf and requested this case be deferred until it was known what Phase #2 will be.

7) Aaron Borowicz, 2026 Forest Cir., Orlando 32803, spoke on his behalf.

The main citizen areas of concern were:

A) The storage facility could become a nuisance, attracting criminal activity.
B) Concerned for the safety of the children that walk through that area to attend school.
C) Many expressed their frustration that such a beloved part of their community (the bowling alley) would be replaced with a storage facility.

Applicant representative Ms. Fitzgerald confirmed receipt of Jody Litchford’s letter and noted that the applicant is in agreement with all the additional conditions listed in the letter.

Discussion ensued among the Board members and Staff regarding enhancing security measures for the safety of the school children and pedestrians.

Ms. Petion stated that Staff was also in agreement with conditions #1 and #2 listed in Ms. Litchford’s letter, but requested that conditions #3 and #4 be revised as follows:

3. Require removal of the recycling donation bins now on the property.
4. Direct the Planning Official to grant lighting variances pursuant to City Code section 63.407, evaluate the need for additional lighting to allow greater light appropriate for security on the storage site premises.

Pauline Eaton, Main Street Administrator, Business Development Division, gave a synopsis of the Main Street program and the process for becoming a part of it; and described how the Milk District became part of the Main Street program. She noted that the subject site was in the Milk District and that she would prefer that self-storage facilities would not be allowed in any Main Street district. Ms. Eaton also stated that it was imperative that the applicant ensured the front street retail would be developed, in order to maintain connectivity.

Board member Huels returned to the meeting at 11:35 a.m. and declared a conflict with the current item.

Discussion continued regarding the architecture and the retail component.

Vice-Chairperson Suarez closed the public hearing and opened it up for further Board discussion and/or a motion.

Board member Ray moved APPROVAL of the request, MPL2017-10011, subject to the conditions in the staff report and the conditions listed in Ms. Litchford’s letter with the revisions requested by Staff, and two (2) added Board conditions, all listed as follows:

Central Florida Leadership Academy Conditions (Ms. Litchford):
1) Require that a sidewalk along Primrose be built as part of the Phase 1 construction.
2) Add a requirement for the post-demolition condition of the vacant land, which is identified as Parcel 2, including the complete removal of the foundation and installation of grass and sod on the vacant land area.
3) Require removal of the donation bins now on the property.
4) Direct the Planning Official to evaluate the need for additional lighting to allow greater light appropriate for security on the storage site premises.

Additional Board conditions:

5) Architecture to be in line with the Milk District character.
6) Emphasize the retail component and require a 5 ft. set-back.

Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained).
Secretary Note for the Record: 31 letters of opposition were received for the above case and forwarded to the Board members.

8. **RECOMMENDED DENIAL, 204 W. PAR ST. PLAT WITH MODS**

Applicant: William Saliba  
Owner: Gayle and Steven Stein  
Location: 204 W. Par St., south of W. Par St., east of Helen Ave., west of Oberlin Ave., and north of W. Hazel St. (+0.32 acres).  
District: 3  
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)  

SUB2017-10008 Minor Plat with Modification of Standards to replat a single lot facing W. Par St. into two new lots facing Oberlin Ave. to allow for the construction of two new single family homes. Both new lots would be nonconforming due to depth.  

**Recommended Action:** Denial of the request.

This item was presented by TeNeika Neasman, Planner II, Land Development Code, City Planning Division. Using PowerPoint, Ms. Neasman presented the proposed project, staffs’ conditions and recommendation. She stated that Staff was not supporting the request because they would be extending a nonconforming use.

Vice-Chairperson Suarez opened the hearing to the public. (Board member Burns left the meeting at 11:55 a.m.).

The applicant was represented by Alex Palmour, 3931 Magnolia Lake Ln., Orlando 32810; and Architect John Youngman, 321 E. SR 434, Suite 1015, Longwood 32750. Mr. Palmour gave handouts to the Board and noted that Staff wanted the FAR of .45 to apply to each platted lot instead of the combined average for the entire site. He requested the Board to consider allowing the square footage of each home to be averaged.

Ms. Neasman noted that by City code, Mr. Palmour’s FAR request was not something the Board could determine.

Discussion ensued among the Board, Staff and the Architect regarding setbacks, fencing, location of driveway and garage, and the implications of changing the block face of the neighborhood by splitting the lots and facing the residences towards Oberlin Ave.

Mark Cechman, Chief Planner, Land Development Studio, City Planning Division, cautioned the Board that if they approved this request, it would be difficult to deny future nonconforming requests and the block face of this neighborhood would change.

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

**Board member Baker moved DENIAL of the request, SUB2017-10008, UPHOLDING Staff’s recommendation of Denial. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by a 6 to 2 vote, with Ray and Warlow voting Nay to the motion.**

Secretary Note for the Record: One (1) letter of opposition and one (1) letter of support were received for the above case and forwarded to the Board members.
OLD BUSINESS

♦ Katy Magruder, Planner II, Land Development Studio, City Planning Division – Briefed the Board on the agreement reached for Cambria Suites (MPL2017-10009 – Addendum #2).

NEW BUSINESS

♦ None

ADJOURNMENT

Having no other matters to bring before the Board, Vice-Chairperson Suarez adjourned the meeting at 12:41 p.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Karl Wielecki, AICP, City Planning
Elisabeth Dang, AICP, City Planning
Ken Pelham, RLA, City Planning
Mary-Stewart Droge, 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
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
Natasha Williams, City Attorney’s Office
Sarah Taitt, City Attorney’s Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Denise Riccio, Parks & Special Facilities
Manuel Ospina, GIS Assistant
Pauline Eaton, Economic Development

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