MEETING INFORMATION

Location
City Council Chambers
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time
8:30 a.m.

Members Present
Karen Anderson, Chairperson [1/1]
Mark Suarez, Vice-Chairperson [2/0]
Timothy Baker [2/0]
Jonathan Huels [2/0]
Morgan Lea [2/0]
Picton Warlow [2/0]

Members Absent
Bakari Burns [1/1]
Claudia Ray [1/1]
Jill Rose [1/1]

OCPS Representative (Tyrone Smith) – Non-Voting [0/2]

MINUTES *** NOVEMBER 21, 2017

OPENING SESSION

- Chairperson Anderson, called the meeting to order at 8:37 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of October 17, 2017.

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

PUBLIC COMMENTS

- Board member Warlow requested item #2 on the Consent Agenda (Valle Dentistry) be pulled to the Regular Agenda. Speaker requests were received for this item afterwards. The item was moved to Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- Jonathan Huels – Items #3 (Colonial & Magnolia Redevelopment), and #8 (SED PD Amendment)
- Karen Anderson – Item #6 (Alexan at North End)
- Timothy Baker – Items #3 and #8

The above mentioned Board members filed the appropriate Conflict Form 8B (Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers) with the MPB Recording Secretary. They abstained from voting on the above mentioned items.

AGENDA REVIEW

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

1. **RECOMMENDED APPROVAL – 3957 KIRKMAN ROAD DRIVE-THROUGH**
   
   **Applicant:** Solange Dao, PE – DAO Consultants, Inc.
   
   **Owner:** SAI International Drive LLC
   
   **Location:** 3957 S. Kirkman Rd., east of Kirkman Rd., south of L. B. McLeod Rd., and north of Pine Shadows Pkwy. (+1.31 acres).
   
   **District:** 5
   
   **Project Planner:** Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)
   
   **CUP2017-10004** Conditional Use Permit for drive-through restaurants in the AC-1 zoning district. The vacant Denny’s restaurant will be demolished and replaced with three (3) new restaurants, two of which will contain drive-throughs.
   
   **Recommended Action:** Approval of the request, subject to the conditions in the staff report.

2. **VALLE DENTISTRY – PULLED TO REGULAR AGENDA**

3. **RECOMMENDED APPROVAL – COLONIAL & MAGNOLIA REDEVELOPMENT**
   
   **Applicant:** Rebecca Wilson – Lowndes Law Firm
   
   **Owner:** Coalition for the Homeless of Central Florida, Inc.
   
   **Location:** 107 Hillcrest St., south of E. Colonial Dr., east of Magnolia Dr., north of Hillcrest St., and west of Irma Ave. (+1.422 acres).
   
   **District:** 4
   
   **Project Planner (GMPs):** Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)
   
   **Project Planner (ZON):** Michâelle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
   
   **A) GMP2017-10015** Growth Management Plan amendment to Downtown Activity Center;
   
   **B) GMP2017-10016** New Subarea Policy for the future redevelopment of the subject site; and
   
   **C) ZON2017-10008** Planned Development rezoning for a framework PD.
   
   **Recommended Action:** Approval of the requests, subject to the conditions in the staff reports.

4. **RECOMMENDED APPROVAL – REGIONAL PUBLIC FACILITY IDENTIFICATION SIGNAGE**
   
   **Applicant:** City of Orlando
   
   **Owner:** N/A
   
   **Location:** Citywide
District: All
Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)
LDC2017-10012* Land Development Code amendment to Chapter 64, section 64.340 to clarify sign requirements for regional public facilities, including schools.

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

5. **RECOMMENDED APPROVAL – DOWDY PLAZA PHASE 2 REDEVELOPMENT**

Applicant: Andrew Petersen – Bowman Consulting Group
Owner: R. E. Dowdy 5
Location: 6304 International Dr., southeast side of International Dr., west of Universal Blvd. and south of the former Wet & Wild Water Park (+2.77 acres).
District: 6
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
MPL2017-10005** Master Plan request to redevelop an existing retail plaza (phase 1 was a 9,216 sq. ft. building; phase 2 will be a 10,822 sq. ft. retail building).

**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 distributed to all Board members.

6. **RECOMMENDED APPROVAL – ALEXAN AT NORTH END**

Applicant: Pastor Edwin Garvin – Calvary Assembly of God
Owner: Calvary Assembly of God of Orlando
Location: 1820 Michigan Ave., east of Interstate 4, west of Clay St., south of Harmon Ave., and north of Dartmouth Ave. (+5.93 acres).
District: 3
Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)
MPL2017-10012** Master Plan request to develop a 310-unit multifamily apartment complex with an associated parking garage and pool/courtyard area.

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

Mr. Coulon noted that the 5 items of concern listed in the Orwin Manor Association letter of support (attached) were addressed in the Master Plan and the PD Ordinance.

**Secretary Note for the Record:** 3 letters of support and 3 letters of opposition were received for the above case and distributed to all Board members.
7. **RECOMMENDED APPROVAL – MILLENNIA PARCEL M NORTH HOTEL / RETAIL / RESTAURANT**

Applicant: Edgardo Garcia-Luna, Proj. Mgr. – Lochrane Eng., Inc.

Owner: UP Fieldgate US Investments – Gardens at Millenia LLC

Location: 4751 Vineland Rd., south of Vineland Rd., and west of Interstate 4 (northeast of proposed City Furniture site and southwest of the Millenia Audi dealership) (+5.32 acres).

District: 4

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

MPL2017-10018** Master Plan request to develop a 7-story hotel with ground floor retail and restaurant on a vacant parcel in the Millenia (Vineland Rd.) neighborhood.

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

8. **RECOMMENDED APPROVAL – SED PD AMENDMENT**

Applicant: Greg Lee – Baker & Hostetler, LLP

Owner: SED Development LLC

Location: Block bound by W. Central Blvd., W. Church St., S. Division Ave. and Hughey Ave. (+8.43 acres).

District: 5

Project Planner: Karl Wielecki (407-246-2726, karl.wielecki@cityoforlando.net)

ZON2017-10009** Amendment to the Sports & Entertainment District Planned Development (SED PD) to incorporate additional property, revise the development program and development and phasing plans, amend the signage program and update the traffic impact analysis.

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

Vice-Chairperson Suarez moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendum. Board member Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

**REGULAR AGENDA**

2. **RECOMMENDED APPROVAL – VALLE DENTISTRY**

Applicant: Dr. Amaury Valle – Amaury O. Valle, DMD, PA; and Karen Consalo, Esq.

Owner: Michael K. Mathay Life Estate

Location: 637 Vassar St., south of Rugby St., west of Ann Arbor Ave., and east of Edgewater Dr. (+0.21 acres).
A) GMP2017-10014* Growth Management Plan amendment from Residential Low Intensity to Office Low Intensity; and

B) ZON2017-10007** Rezoning request from R-2A/T/W/SP/AR to O-1/T/W/SP/AR.

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

This item was presented by Katy Magruder, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed project, staffs’ conditions and recommendation. She noted that the case was a straight zoning request and would need appearance review approval prior to permitting.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by himself, Dr. Amaury Valle, 2016 Edgewater Dr., Orlando. Dr. Valle stated he was a dentist trying to expand his business.

Ms. Karen Consalo, 1238 E. Concord St., Orlando, spoke as the applicant’s attorney. Ms. Consalo stated that Dr. Valle’s current location was a rental property which had no parking and only a single bathroom. She stated that Dr. Valle was in need of a better facility. She noted that the facility would be closed Friday, Saturday and Sunday, which would result in more parking for the area. Ms. Consalo also noted that Mr. Valle was willing to work with City staff and the neighborhood for the architecture of the building.

Mr. Grandin clarified that the case would go through appearance review by staff and not to the actual Appearance Review Board.

Mr. Emmanuel Ortiz, 11501 NE 10 Ave., Miami, spoke as the applicant’s architect. He reiterated that they were willing to change the architecture to accommodate the Board, City Council, and the residents’ requests. He also noted that they were willing to add more buffers, landscaping, etc., if requested.

Mr. Dean Grandin pointed out that the property has both commercial and residential components and that City code directs the applicant to ensure that the project has a residential scale for the sake of neighborhood compatibility.

Board member Warlow stated that personally he had no problems with the request, but asked that the case be pulled from the Consent Agenda because he wanted to understand better the Edgewater Dr. Special Plan and how this request fitted into that plan.

The following speakers appeared before the Board in support of the request, stating that it would be an enhancement to the neighborhood:

1) Benjamin Judah, 638 Rugby St., Orlando.

2) Gustavo Puig, 1735 Oakmont Ln., Orlando.

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

Board member Warlow moved APPROVAL of the requests, GMP2017-10014 and ZON2017-10007, subject to the conditions in the staff report. Vice-Chairperson Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

Secretary Note for the Record: 6 letters of opposition were received for the above case and distributed to all Board members.
9. **RECOMMENDED APPROVAL – SHORT TERM RENTAL – LDC AMENDMENT**

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Jason Burton (407-246-3389, jason.burton@cityoforlando.net)

**LDC2017-10011***

Land Development Code amendment to allow “hosted” short-term rental visits of a single booking in residential zoning districts.

*Recommended Action:* Approval of the request.

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

No Speaker Request forms were received for this item.

Chairperson Anderson opened it up for further Board discussion and/or a motion.

*Board member Huels moved APPROVAL of the request, LDC2017-10011. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.*

**OLD BUSINESS**

- Titan Primrose Self-Storage (MPL2017-10011) – Appeal received was withdrawn.
- 204 W. Par St. Plat with MODS (SUB2017-10008) – City Council remanded this case back to MPB. It is scheduled for the December 19, 2017 MPB Hearing.

**NEW BUSINESS**

- None

**ANNOUNCEMENTS**

- None

**ADJOURNMENT**

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 10 a.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
Shannan Stegman, AICP, City Planning
Jim Burnett, 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
Jason Burton, AICP, City Planning
Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
Sarah Taitt, City Attorney's Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
Nancy Ottini, Transportation Planning
Kim King, Business Development
Sherry Gutch, Economic Development
Manuel Osipina, GIS Assistant
Lillian Scott-Payne, Business Development
Kimberley Allonce, DDB/CRA

Dean Grandin, AICP, Executive Secretary
Lourdes Diaz, MPB Recording Secretary
September 20, 2017

Municipal Planning Board  
Orlando City Hall  
400 S. Orange Ave.  
Orlando, FL 32801

Re: Orwin Manor Resolution for Calvary Assembly PD Amendment (ZON2016-00022)

Dear Municipal Planning Board Members:

The Orwin Manor Westminster Association which represents the residents of 315 single family homes in Orlando and Winter Park since 1983 is in support of the current plans for the proposed apartment building for this site.

As the project moves forward we will stay concerned regarding the implementation of:
1. A connected sidewalk system throughout the site and along the west side of Clay Street  
2. Signage directing motorists to I-4 eastbound using Pinehurst/Par/Formosa or Minnesota/Formosa  
3. A ban of illuminated parapet signs visible from the east  
4. Shielding of all outdoor lights so they do not shine into residential areas  
5. Appropriate buffering and landscaping

Thank you for your commitment to protect our residential community and improve the quality of life for the North Orange neighborhood area.

Please contact us with any questions.

Regards,

Stephen G. Pategas  
Orwin Manor Westminster Association Board  
407.579.9352/ info@orwinmanor.org

Tim Schulte  
Orwin Manor Westminster Association Board