MINUTES ***** JANUARY 16, 2018

OPENING SESSION

- Chairperson Anderson, called the meeting to order at 8:34 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of December 19, 2017.

*Board member Picton MOVED approval of the Municipal Planning Board Meeting Minutes of December 19, 2017, as written. Board member Rose 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 (840 Bethune Dr. Accessory Dwelling Unit). This item was moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- Jill Rose – Item #4 (Beltway Commerce Center)
- Jonathan Huels – Items #1 (14-ft. Alley R-O-W Abandonment) and #4.

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, 14-FT. ALLEY R-O-W ABANDONMENT**

   Applicant: Nancy Conicella, Esq. – Lowndes Law Firm, P.A.

   Owner: Benjamin & Desiree Hilgers – 325 Agnes St.

   Location: Adjacent to 325 Agnes St. (un-named 14 ft. wide, 227 ft. long never constructed alley right-of-way, east of Delaney Ave (+0.07 acres).

   District: 4

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

   **ABN2017-10005**

   Request to abandon an un-named never constructed alley in the Lake Cherokee neighborhood.

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

2. **840 BETHUNE DR. ACCESSORY DWELLING UNIT – PULLED TO REGULAR AGENDA**

3. **RECOMMENDED APPROVAL, PROSPERITAS LEADERSHIP ACADEMY CHARTER HS**

   Applicant: Hudie Stone, Board Chairperson – Prosperitas Leadership Academy

   Owner: Xihe Holdings LLC

   Location: 2100 & 2140 W. Washington St., south of W. Washington St., east of N. Texas Ave. and west of Coburn Ave. (+1.342 acres).

   District: 5

   Project Planner A&B: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)

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

   **A) GMP2017-10021**

   Growth Management Plan amendment from Industrial to Public Recreational and Institutional.

   **B) ZON2017-10014**

   Rezoning from I-G (Industrial General) to P (Public).

   **C) CUP2017-10008**

   Conditional Use Permit to establish an alternative charter high school in the Westfield neighborhood.

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

4. **RECOMMENDED APPROVAL, BELTWAY COMMERCE CENTER**

   Applicant: Miranda Fitzgerald, Esq. – Lowndes, Drosdick, Doster, Kantor & Reed, PA

   Owner: Beltway Commerce Center CD93 L

   Location for A, B & C: Both east and west of State Road 417 and north and south of LeeVista Blvd. (+544 acres).
Location for D: LeeVista Blvd. (east of State Road 417 and south of LeeVista Blvd.) (+41.8 acres)

District: 1

Project Planner A,B&C: Mary-Stewart Droege (407-246-3276, mary-stewart.droege@cityoforlando.net)
Project Planner D: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

A. GMP2017-10019* Request to change the future land use designations from Office Medium Intensity and Urban Activity Center to Industrial (Site A; ±41.78 ac.), and from Industrial to Office Low Intensity (Sites C, D, E & F; ±97.27 acres);

B. GMP2017-10020* Amend Subarea Policy S.39.4 to revise the development program and include up to 500 dwelling units (+514 acres); and

C. ZON2017-10012** Amend Planned Development (PD) zoning to allow up to 500 single family and townhome units, establish design standards as well as amend the trip equivalency matrix (+514 acres).

D. MPL2017-10035** Master Plan request to construct two industrial warehouses (240,000 and 324,000 sq. ft. each) on the property (±41.8 acres).

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

5. RECOMMENDED DEFERRAL, SMALL CELL LAND DEVELOPMENT CODE AMENDMENT

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: Doug Metzger (407-246-3414, douglas.metzger@cityoforlando.net)

LDC2017-10015* Proposed amendments to Chapter 23 – Communications Right-of-Way Utilization; Chapter 58 of the Land Development Code; and Chapter 64 – Definitions to bring the City’s existing Wireless Communication Facilities in the Right-of-Way codes in compliance with recently adopted Florida Statutes.

Recommended Action: Deferral of the request, by request of City staff.

6. RECOMMENDED APPROVAL, CENTRAL FLORIDA FERRARI / MASERATI MASTER PLAN

Applicant: Jason Mahoney, Project Mgr. – Lochrane Engineering, Inc.
Owner: CCFM Properties LLC
Location: 4891 Vineland Rd., on the east side of Vineland Rd., between Shingle Creek and S. Walden Cir., adjacent to Interstate 4 (±3.9 acres).
District: 6
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)
MPL2017-10036** Master Plan request to construct a ±48,000 sq. ft. Ferrari/Maserati Sales/Showroom and vehicle service center on the property. The application represents a significant site plan change, with revised building elevations (replacing the previous MPL2015-00032).

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

7. **RECOMMENDED APPROVAL, FREE STANDING EMERGENCY ROOM AT MILLENIAS**

Applicant: Jason Bullard, Agent – S & ME
Owner: Msgold Holdings Orlando, LLC
Location: 4050 Millenia Blvd., east of Millenia Blvd. and north of Conroy Rd., all northeast of the Millenia Mall (±2.8 acres).
District: 4
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

MPL2017-10038** Master Plan request to amend the existing MPL2013-00021 (expires 9/9/18) to include a ±10,820 sq. ft. medical clinic/E.R. and future outparcel to the south.

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

8. **RECOMMENDED APPROVAL, 315 E. KALEY ST. PLAT WITH MODS**

Applicant/Owner: Manuel Barrio – Infield Development Group LLC
Location: 315 E. Kaley St., on the north side of E. Kaley St., west of Kalurna Ct., east of Baylarian Blvd. (±0.28 acres).
District: 4
Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

SUB2017-10039 Request for a Plat with Modifications to replat the subject property into two separate lots. The existing home located on the eastern side of the property will be retained and a new home will be constructed on the new western lot.

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

Secretary Note for the Record: One (1) letter of opposition was received for the above case and distributed to all Board members.

9. **RECOMMENDED APPROVAL, 544 N. BUMBY PD**

Applicant: Brian Ray – Ray Design Development LLC
Owner: Mark For Development 544, LLC
Location: 544 N. Bumby Ave., at the southwest intersection of N. Bumby Ave. and E. Concord St. (±0.42 acres).
10. **RECOMMENDED APPROVAL, LAKE NONA PD AMENDMENT PARCEL 7**

**Applicant:** Heather Isaacs – Tavistock Development Company

**Owner:** Lake Nona Land Co. LLC

**Location:** 9588 Narcoossee Rd., northwest corner of Northlake Pkwy. and Narcoossee Rd., south of Dowden Rd. (±1.04 acres).

**District:** 1

**Project Planner:** Wes Shaffer (407-246-3792, Thomas.shaffer@cityoforlando.net)

**ZON2017-10015**

Request to amend the Lake Nona Planned Development ordinance to permit alternative setback requirements for Parcel 7, and to allow for development of a 3,650 sq. ft. bank with drive-through ATM, which was recommended for approval by the Southeast Town Design Review Committee (SETDRC) on November 16, 2017 (Case # MPL2017-10019).

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

**Secretary Note for the Record:** One (1) letter of opposition was received for the above case and distributed to all Board members.

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

**REGULAR AGENDA**

2. **RECOMMENDED APPROVAL, 840 BETHUNE DR. ACCESSORY DWELLING UNIT**

**Applicant:** Linda Gannouni

**Owner:** Trste LLC Tr

**Location:** 840 Bethune Dr., east of Wooden Blvd., north of Rogers Dr., and south of S. Goldwyn Ave. (±0.32 acres).

**District:** 6

**Project Planner:** Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)
CUP2017-10007**  Conditional Use Permit request for an accessory apartment outside the Traditional City.

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

Secretary Note for the Record: One (1) letter of concern and ten (10) letters of opposition were received for the above case and distributed to all Board members.

This item was presented by Katy Magruder, Planner II, Land Development Studio, City Planning Division. Using the Staff Report, Ms. Magruder presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions.

Chairperson Anderson opened the hearing to the public.

Applicant Linda Gannouni, 840 Bethune Dr., Orlando 32805, noted that the purpose for the accessory apartment was to have her father move in with her.

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

1) Carl Maultsby, 3943 Thomas St., Orlando 32805, spoke on behalf of Janice Barnes, President of the Washington Shores Homeowners Association. Mr. Maultsby stated that the neighborhood had historical significance since it was the first black suburban neighborhood in the City of Orlando. His concerns were possible traffic increase on a street heavily populated by seniors; no guarantee that the residence would remain owner occupied; and he stated that the character of the neighborhood needed to be protected.

2) Stella M. Lewis, 843 Wooden Blvd., Orlando 32805, spoke on her behalf. Ms. Lewis stated that the applicant was not the owner and would have no control on who would live there. Her main concern was not knowing who and how many people would live there, and possible criminal activity by probable tenants.

Ms. Magruder clarified that the listed property owner (Trste LLC Tr) was simply a Trust listing the applicant as the beneficiary.

3) Vicki Felder, 3501 Rogers Dr., Orlando 32805, spoke on her behalf. Ms. Felder noted that the neighborhood was the oldest suburban black community. Her main concern was that new tenants might bring criminal activity to the neighborhood.

4) Donald Parker, 832 Bethune Dr., Orlando 32805, spoke on his behalf. Mr. Parker was in opposition of any changes to the neighborhood and wanted the neighborhood to remain for retirees only. He also stated that the previous tenants of the subject property burglarized his property a few times.

Ms. Gannouni clarified that the Trust simply specified that she is the beneficiary and owner of the subject property. She noted that there would be no changes to the outside structure of the house, except for the driveway. She also stated that her mother passed away and she didn’t want to place her father in a home.

Ms. Magruder noted that detached accessory structures were allowed, but that the applicant chose to renovate the house by adding an extra bedroom because it was more cost effective.

After discussion between staff and the Board, Chairperson Anderson closed the public hearing and opened it up for further Board discussion and/or a motion.

Discussion continued regarding homeowner’s property rights and what the Land Development Code states in regards to accessory dwelling units. Many Board members agreed that nobody has control on who moves in or rents in any neighborhood. Board member Burns expressed concern that the property had been used as a rental in the past and stated that he would not be in favor of approving the request.

In regards to whether there was a historical overlay, Jason Burton, Chief Planner, Community Planning Studio, City Planning, noted that Washington Shores was historically the first African-American suburban neighborhood in the City. He stated that the City studied this neighborhood several years ago as part of a vision planning process and
there was some discussion about seeking a national historic landmark designation for the neighborhood, but he wasn’t sure it would qualify for historical preservation through the City’s Historic Preservation District process.

**Board member Ray moved APPROVAL of the request, CUP2017-10007, subject to the conditions in the staff report. Board member Huels SECONDED the MOTION, which was VOTED upon and PASSED by an 8-1 vote, with Burns voting Nay.**

**OLD BUSINESS**
- None

**NEW BUSINESS**
- None

**ANNOUNCEMENTS**
- None

**ADJOURNMENT**

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 9:53 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  
Ken Pelham, RLA, City Planning  
Jim Burnett, AICP, City Planning  
Mary-Stewart Droege, 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  
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  
John Groenendaal, Permitting Services  
John Rhoades, Transportation Planning  
Nancy Ottini, Transportation Planning  
Laura Carroll, Real Estate  
Denise Riccio, Parks & Special Facilities  
Jessica Frye, Housing & Community Dev.

\[Signature\]  
Dean Grandin, AICP, Executive Secretary

\[Signature\]  
Lourdes Diaz, MPB Recording Secretary