MEETING INFORMATION

Location
City Council Chambers
1st Floor, City Hall
One City Commons
400 South Orange Avenue

Time
8:30 a.m.

Members Present
Karen Anderson, Chairperson [5/1]
Mark Suarez, Vice-Chairperson [6/0]
Bakari Burns [5/1]
Jonathan Huels [6/0] (Left at 11:38 a.m.)
Morgan Lea [6/0]
Claudia Ray [5/1] (Arrived at 8:43 a.m.)
Jill Rose [5/1]
OCPS Representative (Tyrone Smith) – Non-Voting [2/4]

Members Absent
Timothy Baker [5/1]
Picton Warlow [5/1]

MINUTES **** MARCH 20, 2018

OPENING SESSION

- Chairperson Anderson, called the meeting to order at 8:36 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of February 20, 2018.

Vice-Chairperson Suarez MOVED approval of the Municipal Planning Board Meeting Minutes of February 20, 2018, 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 #5 on the Consent Agenda (Park Central Apartments). This item was moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- Jonathan Huels – Item #2 (LeeVista DRI Rescission)
- Claudia Ray – Item #9 (OBT Next Vision Plan)

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, FERN CREEK ANNEXATIONS
   Applicant: Randall C. Lazarius – Classic Homes
   Owner: A & C of Tampa LLC
   Location: South of E. Grant St., west of S. Fern Creek Ave., north of Page Ave. and east of S. Shine Ave. (±1.81 acres)
   District: 4
   Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)
   A) ANX2018-10003* Request to annex the subject properties;
   B) GMP2018-10001* Growth Management Plan amendment to Residential Low Intensity; and
   C) ZON2018-10001** Initial zoning of R-2A/T.
   Recommended Action: Approval of the requests, subject to the conditions in the staff report.

2. RECOMMENDED APPROVAL, LEEVISTA DRI RESCISSION
   Applicant: Rebecca Wilson, LDDK & Reed, P.A.
   Owner: LeeVista, Inc.
   Location: 6509 Hazeltine National Dr., south of Hoffner Ave., east of Conway Rd., north of the Beachline Expressway (SR 528), and west of Narcoossee Rd. (±1,890 acres).
   District: 1
   Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)
   DRI2017-10004* DRI amendment to rescind the LeeVista Development of Regional Impact.
   Recommended Action: Approval of the request, subject to the conditions in the staff report.

3. 2017 GROWTH INDICATORS REPORT – MOVED TO REGULAR AGENDA

4. RECOMMENDED APPROVAL, LDC AMENDMENT – FLOODPLAINS
   Applicant: City of Orlando
   Owner: N/A
   Location: Citywide
   District: All
   Project Planner: Elisabeth Dang (407-246-3408, elisabeth.dang@cityoforlando.net)
LDC2018-10000* Proposed amendment to the Land Development Code to address floodplain development standards pursuant to FEMA requirements. This amendment applies to City Code Chapter 13 (Building code), Chapter 63, Part 2C (Floodplain), Chapter 65, Part 6D (Floodplain Development Permit), Chapter 65, Part 6E (Floodplain Variances and Appeals) and Chapter 66 (Definitions).

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

5. **PARK CENTRAL APARTMENTS – PULLED TO REGULAR AGENDA**

6. **RECOMMENDED APPROVAL, OMEGA PLAZA TOWNEPLACE SUITES**

Applicant: Bob Ziegenfuss, President – Z Development Services, Inc.

Owner: Larry Nieves – Omega Land Dev. Corp.

Location: 5600 Butler National Dr., south side of Butler National Dr., west of S. Semoran Blvd./SR 436 and south of LeeVista Blvd. (+8.26 acres).

District: 1

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

**MPL2018-10002** Master Plan request to construct a 6-story, 164-room (112,677 sq. ft.) TownePlace Suites by Marriott west of the present Omega Gas Station and restaurant (the former Thrifty Car Rental location). The use is considered an amendment to the previously approved 2009 Master Plan for the Omega site (MPL2009-00004).

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

7. **RECOMMENDED DEFERRAL, EAST PARK VILLAGE CENTER 3 AMENDMENT**

Applicant/Owner: John C. Reich – Reich Properties

Location: 10150 Dowden Rd., west of SR 417, south of Dowden Rd., and north of Green Ivy Ln. (+3.56 acres).

District: 1

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

**ZON2017-10016** Request to amend the East Park Planned Development ordinance to allow up to 25,000 sq. ft. of non-residential floor area on the subject property within Village Center 3, for possible mix of eating/drinking, retail/commercial, office, and daycare uses.

**Recommended Action**: Deferral, per the applicant’s request.

Secretary Note for the Record: 1 letter of opposition was received for the above case and distributed to all Board members.
8. RECOMMENDED APPROVAL, MERCY DRIVE VISION PLAN

Applicant: City of Orlando
Owner: N/A
Location: Mercy Drive corridor and surrounding residential neighborhoods within the City of Orlando, from approximately Princeton Street on the north, to approximately Fairvilla Road on the south.
District: 5
Project Planner: Jason Burton (407-246-3389, Jason.Burton@cityoforlando.net)
DET2018-10058* Acceptance of a Vision Plan prepared for the City of Orlando. Subsequent Growth Management Plan sub-area policies will be brought forward in the Spring 2018 cycle of amendments.

Recommended Action: Acceptance of the draft Vision Plan.

9. RECOMMENDED APPROVAL, OBT NEXT VISION PLAN

Applicant: City of Orlando
Owner: N/A
Location: Orange Blossom Trail corridor, from Colonial Drive on the north, to the City Limit on the south within the City of Orlando; plan continues in the County to approximately the Florida Turnpike.
District: 5, 6
Project Planner: Jason Burton (407-246-3389, Jason.Burton@cityoforlando.net)
DET2018-10059* Acceptance of a Vision Plan prepared for the Orange Blossom Trail Development Board. Subsequent Growth Management Plan sub-area policies will be brought forward in the Spring 2018 cycle of amendments.

Recommended Action: Acceptance of the draft Vision Plan.

Board member Burns moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained on Item #2 and Ray abstained on Item #9).

REGULAR AGENDA

5. RECOMMENDED APPROVAL, PARK CENTRAL APARTMENTS

Applicant: Mark Stehli – Poulos & Bennett
Owner: Paul L. Hennes & William D. Lippmann
Location: 2429 Americana Blvd., northeast of the intersection of S. John Young Pkwy. and Americana Blvd. (±12.56 acres).
MPL2017-10042** Master Plan request for a 3-story, 215 units, multi-family development.

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

This item was presented by TeNeika Neasman, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Neasman presented the proposed project, staffs’ conditions and recommendation.

Board member Ray expressed her concerns in regards to the subject property area stating this area attracted a lot of crime and was worried the proposed apartments would not be well managed to deter criminal activity.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Bradley Miller, Encore Multi-Family, 5005 LBJ Freeway, Dallas TX 75244; and by Rick Ortiz, Poulos and Bennett, 2602 E. Livingston St. Orlando 32803, representing the developer and civil engineers. Mr. Miller addressed Board member Ray’s concern and stated their apartments are managed by Gray Star which is the largest apartment manager in the United States. He also noted there were no affordable components and that these would be high-end apartments. Mr. Ortiz stated he was available to answer any questions.

The following speakers appeared before the Board:

1) Russ Divine, 2108 Alameda Ave. Orlando 32804 – Mr. Divine was not in opposition of the case, but requested two easements be added to the conditions of approval; one over Grand Central Pkwy. and another over Tract C (common area).

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

Discussion ensued among Staff and the Board regarding Mr. Divine’s request.

Board member Burns moved APPROVAL of the request, MPL2017-10042, subject to the conditions in the staff report and addendum, including additional condition of approval to add two easements, one over Grand Central Pkwy. and another over Tract C (common area). Board member Huels SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

3. **RECOMMENDED APPROVAL, 2017 GROWTH INDICATORS REPORT**

Applicant: City of Orlando

Owner: N/A

Location: Citywide

District: All

Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

**GMP2018-10002** Annual report to provide 2017 growth indicators as required by GMP Future Land Use Policy 1.5.1.

**Recommended Action:** Approval of the report.
This item was presented by Colandra Jones, AICP, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Jones presented the 2017 Growth Indicator’s Report.

No speaker requests were received for this case.

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

**Board member Huels moved APPROVAL of the report, GMP2018-10002. Board member Rose SECONDED the MOTION, which was VOTTED upon and PASSED by unanimous voice vote.**

10. **RECOMMENDED CONTINUANCE, RANDAL PARK CELL TOWER**

Applicant: Mattaniah S. Jahn, Esq. – Coral Towers, LLC

Owner: Mattamy Partnership

Location: South of SR 528, west of SR 417, east of Narcoossee Rd., and north of Dowden Rd. (±0.15 acres).

District: 1

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

**CUP2017-10011** **Conditional Use Permit request to construct a 172 ft. flagless flagpole style communication tower, with all antennas and cabling contained within the structure (per the 2010 Randal Park PD Ordinance).**

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

Secretary Note for the Record: 12 letters of opposition and 2 letters of support were received for the above case and distributed to all Board members. 6 additional letters of opposition were received after the meeting and were filed for the record.

This item was presented by TeNeika Neasman, Planner II, Land Development Studio, City Planning Division. Using PowerPoint, Ms. Neasman presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions. She stated that the approved Planned Development Amendment for Randal Park in 2010 had a provision for a future tower to be installed at the subject location if a Conditional Use Permit was approved. She noted that the applicant had contacted the St. Johns Water Management and were informed that the proposed location for the tower was far enough from the wetlands.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Mattaniah Jahn, Coral Towers/AT&T, 800 Tarpon Woods Blvd., Suite E-1, Palm Harbor, FL 34685; and David Bogart, AT&T, 3210 Lake Emma Rd., Lake Mary FL 32746.

The following speakers appeared before the Board:

1) Mark Bagley, 10688 Tibbett St., Orlando 32832, spoke in opposition of the request. His main concerns were: a) potential damage to his property by vultures that might be attracted to the tower which would be in close proximity to his home; b) potential decrease in property value (he paid premium for his lot and was told that nothing would ever be built behind his property); and c) trucks servicing the tower will shine their lights through his bedroom and son’s bedroom.

2) Michael Greenberg, 10676 Tibbett St., Orlando 32832, spoke in opposition of the request. He read a letter that was sent to Commissioner Gray. His main concern was the visibility of the tower from his residence and that the requested location for the tower did not meet the minimum setback required by City code. He
stated that the vegetation behind the neighborhood was not dense enough to block the visibility of the tower. Mr. Greenberg requested the applicant find a better location where homes haven’t been built.

3) Stephanie Sharp, 8735 Andreas Ave., Orlando 32832, spoke in opposition of the request. Her main concern was that the requested location for the cell tower did not meet the minimum setback required by City code and the health implications this proposed tower would have on herself and her children. Also that commercial vehicles servicing this tower should not go through a residential neighborhood. She requested that the applicant consider a different location for the tower.

4) Joseph Mathein, 8651 Andreas Ave., Orlando 32832, spoke in opposition of the request. His main concern was the visibility of the tower from his residence, possible decrease in property values, and who would maintain the area. Mr. Mathein noted that the vegetation that is supposed to block the view of the tower is roughly 50 ft. high and the tower would be 50% higher than the vegetation. He also noted that the vegetation was not dense and the base of the tower would be visible from his back door. Mr. Mathein asked if an environmental review was done.

Applicant Jahn addressed the Board and gave a brief summary of the proposed project and noted that an environmental review was completed and there were no impacts to the wetlands nor endangered species. Also, that the tower would be serviced once a month. Mr. Bogart noted that the requested height for the tower was needed to provide better coverage to the community with the least amount of cell tower sites. He also stated that the hours of servicing the tower would be AT&T’s normal working hours between 7 a.m. to 4 p.m.

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

Discussion ensued among the Board, City staff and the applicants regarding concerns about the location, the height, visibility from the neighborhood, and compatibility with the neighborhood. Mr. Grandin suggested that the applicant consider adding additional evergreen trees to the Office-Low site in order to diminish the visibility of the tower from the neighborhood. Applicant Jahn agreed to add the trees. Many Board members were not comfortable with the proposed area and height of the tower.

At 10:24 a.m. there was a Fire Alarm and all present exited the building. At 10:43 a.m. we were allowed to re-enter the building and Chairperson Anderson reconvened the meeting.

After further discussion, Applicant Jahn requested a continuance to allow sufficient time to look at the design and meet with the homeowners.

*Board member Huels moved TO CONTINUE the request, CUP2017-10011 to the May 15, 2018 MPB Hearing. Board member LEA SECONDED the MOTION, which was VOTED upon and PASSED by unanimously voice vote.*

11. RECOMMENDED APPROVAL, FOUNTAIN VU5 TOWNHOMES

Applicant: Mark Kinchla

Owner: Fountain Vu LLC

Location: 330 Broadway Ave. and 245 Ridgewood St., south of E. Livingston St., east of N. Rosalind Ave., north of Ridgewood St. and west of Broadway Ave. (±0.34 acres).

District: 4

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

MPL2018-10003** Master Plan request for a 5-unit, rear-loaded, townhome development to include a modification for side and front yard setback requirements.

**Recommended Action:** Approval of the request, subject to the conditions in the staff report.
Secretary Note for the Record: 8 letters of opposition were received for the above case and 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. She noted that ARB has required the case come back to them for an additional review of the design.

Chairperson Anderson opened the hearing to the public.

The following speaker appeared before the Board:

1) David Martens, 229 E. Amelia St., Orlando 32801, spoke in opposition of the request. He read a letter he had sent to Commissioner Sheehan. Mr. Martens’ main concerns were the size, scale and architecture of the requested project stating it would not blend with the neighborhood and the historic district.

Chairperson Anderson acknowledged receipt of the Mr. Martens’ letter for the record.

The applicant was represented by Mark Kinchla, 609 E. Ridgewood St., Orlando 32806. Mr. Kinchla noted that the owner of the property had requested to keep the property out of the historic district. He also noted that by code he was allowed to build higher than what was being proposed.

Discussion ensued among the Board members and staff regarding the setbacks and architecture of the proposed building. Doug Metzger, Appearance Review Official, Community Planning Studio, noted that the north side of the property faces towards the historic neighborhood, but the other sides face towards higher intensity office use areas. Mr. Metzger also stated that they have been and will continue to work with Mr. Kinchla in regards to the architecture and elevations.

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

Vice-Chairperson Suarez moved APPROVAL of the request, MPL2018-10003, subject to the conditions in the staff report. Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD BUSINESS

- None

Board member Huels left the meeting at 11:38 a.m.

NEW BUSINESS

- Workshop Session – Housing Supply and Affordability in Orlando – Overview and Strategies
  PowerPoint Presentation by Elisabeth Dang, AICP, Chief Planner, Comprehensive Planning Studio, City Planning Division. Ms. Dang responded to Board questions and comments, as well as Ms. Linda Rhinesmith, Housing Division Manager. Board members were pleased with the presentation.

ANNOUNCEMENTS

- None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 12:21 p.m.
STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Elisabeth Dang, AICP, City Planning
Jim Burnett, AICP, 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
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
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Jessica Frye, Housing & Community Dev.
Caylah Hall, Business Development
Ken Pelham, Families, Parks & Recreation
Linda Rhinesmith, Housing & Community Dev.
Kathy DeVault, Office of the Mayor
Deborah Girard, Office of CAO
Commissioner Jim Gray, City District 1

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