OPENING SESSION

- Chairperson Anderson, 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 June 19, 2018.

ANNOUNCEMENTS

- A Resolution was presented to Board member Bakari Burns for his invaluable service rendered to the Municipal Planning Board for the past 6 years.

PUBLIC COMMENTS

- Speaker requests were received for items #1 (1010 E. Colonial Dr. Drive-Through), #3 (Orlando Ballet @ Former Loch Haven Neighborhood Center) and #5 (Parking Code LDC Revision) on the Consent Agenda. These items were moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- Baker – Item #3 (Orlando Ballet @ Former Loch Haven Neighborhood Center)
- Huels – Item #4 (Orlando Corporate Centre Parcel 13)

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. 1010 E. COLONIAL DR. DRIVE-THROUGH – PULLED TO REGULAR AGENDA

2. RECOMMENDED APPROVAL, SAINT MARK’S SCHOOL EXPANSION

Applicant: Harold Goshe – Red Earth Cent.
Owner: Saint Mark AME
Location: 1968 Bruton Blvd., northeast corner of Covington St. and Bruton Blvd., south of Nimons St. and east of Williams Manor Ave. (+3.27 acres).
District: 6
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

CUP2018-10010** Conditional Use Permit request to allow three (3) modular buildings and a maximum of 264 students for an existing public benefit use (school) facility in the R-1 zoning district.

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

3. ORLANDO BALLET @ FORMER LOCH HAVEN NEIGHBORHOOD CENTER – PULLED TO REGULAR AGENDA

4. RECOMMENDED APPROVAL, ORLANDO CORPORATE CENTRE PARCEL 13

Applicant: Miranda F. Fitzgerald, Esq. – Lowndes, Drosdick, Doster, Kantor & Reed, PA
Owner: Orlando Officecenter LLC
Location: 6249 S. Goldenrod Rd., south of Market Place Dr., east of Goldenrod Rd. and north of Lee Vista Blvd. (+19 acres).
District: 1
Project Planner: Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)

A) GMP2016-00027* Growth Management Plan amendment from Industrial and Industrial/Resource Protection to Office LowIntensity and Office LowIntensity/Resource Protection; and

B) ZON2016-00032** Planned Development zoning amendment request to amend the PD Plan to split Parcel 13 into Parcel 13A and Parcel 13B, change the use on Parcel 13B from Business Park to Office/Multi-family/Elementary School, and convert 178,707 sq. ft. of business park use to 352 multifamily units on Parcel 13B utilizing the trip matrix.

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

5. PARKING CODE LDC REVISION – PULLED TO REGULAR AGENDA
6. **RECOMMENDED APPROVAL, NORTH MAGNOLIA HOTEL**

Applicant: Ray Stangle, P.E. – Jordan Companies  
Owner: Anne M. Ward Trust 1/3 Int., et al  
Location: 409 N. Magnolia Ave., south of E. Amelia St., north of E. Livingston St., west of Ruth Ln. and east of N. Orange Ave. (+1.079 acres).  
District: 4  
Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)  
MPL2018-10023** Master Plan request to redevelop the subject property with a new 240-room hotel and a +3,290 sq. ft. restaurant (associated with GMP2018-10011, GMP2018-10012 and ZON2018-10005).  

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

7. **RECOMMENDED APPROVAL, ROOMS-TO-GO SHOWROOM @ MILLENIAS**

Applicant: Jason Mahoney, PE, Project Manager – Lochrane Engineering  
Owner: Scott Fish – UP Fieldgate US Investments  
Location: 4751 Vineland Rd., south side of Vineland Rd., northeast of proposed City Furniture site, southwest of the Millenia Audi dealership and northwest of Interstate 4 (+5.32 acres).  
District: 4  
Project Planner: Chris DeLoatche (407-246-3624, chris.deloatche@cityoforlando.net)  
MPL2018-10026** Master Plan request to develop a 59,000 sq. ft. Rooms-To-Go Showroom on a vacant parcel in the Millenia (Vineland Rd.) neighborhood (replacing MPL2017-10018).  

*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 Baker SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained on item #4).*

**REGULAR AGENDA**

2. **RECOMMENDED APPROVAL, 1010 E. COLONIAL DR. DRIVE-THROUGH**

Applicant: Dominic J. Sandori – Gyno 1 Contractors  
Owner: Q and H LLC  
Location: 1010 & 1022 E. Colonial Dr., south side of E. Colonial Dr., west of N. Thornton Ave., and east of N. Hyer Ave. (± 0.57 acres)
District: 4
Project Planner: Jacques Coulon (407-246-3427, jacques.coulon@cityoforlando.net)

CUP2018-10000** Conditional Use Permit to allow a drive-through for a restaurant as part of the development of a 6-unit, 7,200 sq. ft. retail building on the subject property.

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

Secretary Note for the Record: Six letters of opposition were received for the above case and distributed to all Board members.

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

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Dominic J. Sandori, 3316 Monika Circle, Orlando, Contractor for the project; and Tuan Huyn, 230 Sands Parc Blvd., Unit #408, Daytona Beach, Regional Consultant Engineer.

The following speakers appeared before the Board, not in opposition of the project, but in opposition of the Drive-Through component. Their main concern was possible traffic and accident increase on an already dangerous intersection:

1) Carol Hendren, 1060 Terrace Blvd., Orlando 32803. Ms. Hendren suggested the applicant pay for a pedestrian crosswalk.

2) Mark Barker, 714 N. Hyer Ave., Orlando 32803.

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

Discussion ensued among Board members and Staff regarding the drive-through, traffic, improvement of architectural articulations and removal of the arcade along E. Colonial Dr. Vice-Chairperson Suarez stated that he didn’t believe drive-thru’s belonged in the Traditional City.

Board member Huels moved APPROVAL of the request, CUP2018-10000, subject to the conditions in the staff report, and the following added conditions:

a) Remove the arcade along E. Colonial Dr.

b) Additional architectural articulation be made to the store front and approved by the City’s Appearance Review staff.

c) Reconstruction on the corner of Hyer Ave. shall provide for a future crosswalk.

Board member Burns SECONDED the MOTION, which was VOTED upon and PASSED by a 7 – 1 vote, with Suarez voting Nay.

3. RECOMMENDED APPROVAL, ORLANDO BALLET @ FORMER LOCH HAVEN NEIGHBORHOOD CENTER

Applicant: Jonathan Ledden, President – Orlando Ballet

Owner: City of Orlando
Location: 610 N. Lake Formosa Dr., southeast corner of N. Lake Formosa Dr. and Alden Rd., south of E. Princeton St., on Lake Formosa (±2.46 acres).

District: 3

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

CUP2018-10011** Conditional Use Permit request to demolish the former Loch Haven Neighborhood Center and construct a new building for use by the Orlando Ballet for offices, classrooms and a 7,300 sq. ft. multi-use auditorium, while still allowing community use for various functions (2-3 stories, ±38,000 total sq. ft.).

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

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

This item was presented by Jim Burnett, AICP, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett presented the proposed project, staffs’ conditions and recommendation, and responded to Board questions. Mr. John Rhoades, Project Manager II, Transportation Planning, also responded to Board questions regarding sidewalks and bicycle parking.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Ms. Sibille Pritchard, 3751 Maguire Blvd., Ste. 111, Orlando 32803, Chair of Orlando Ballet, and Mr. Jonathan Ledden, President of the Orlando Ballet, 9749 Vista Falls Dr., Golden Oak, Orlando FL 32836.

The following speakers appeared before the Board:

1) Timothy DePalma, 728 N. Lake Formosa Dr., Orlando 32803, spoke in opposition to the request. His main concerns were traffic impact and parking issues. He suggested a two level parking garage be built solely for ballet use.

2) Carol Hendren, 1060 Terrace Blvd., Orlando 32803, spoke in favor of the request. She pointed out that she is currently an Orlando Ballet student and she believed parking would not be a problem because students are required to park at the Florida Hospital Garage and walk to the facility. She highly recommended onsite bicycle parking, rather than in the Orlando Science garage.

3) Jerry Weiss, 800 N. Lake Formosa Dr., Orlando 32803, spoke in opposition to the request. His main concern was people parking in front of his house because they didn’t want to pay for parking. Mr. Weiss suggested the developer build a taller structure in order to have space for parking, or move the project to another vacant City property.

Applicant Ledden addressed the previously mentioned concerns and noted that the Loch Haven Alliance meets monthly to coordinate the scheduling of activities of the surrounding venues so that parking would not be an issue. He stated that they were proposing valet parking for large events and that parking would be in the Science Center garage with overflow to the Florida Hospital garage.

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

Discussion ensued among the Board members, staff and the applicant regarding availability of other City property for this project, parking, onsite bicycle parking, signage on residential street and way finding issues.

Chairperson Anderson moved APPROVAL of the request, CUP2018-10011, subject to the conditions in the staff report, and the following added conditions:
The Transportation Department shall work with the residents to install signage with parking time restrictions.

b) Add way finding signage to the Camden/Princeton intersection (to help users find available parking).

Vice-Chairperson Suarez SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Baker abstained).

Chairperson Anderson called for a quick break at 11:13 a.m. The meeting reconvened at 11:20 a.m.

5. RECOMMENDED APPROVAL, PARKING CODE LDC REVISION

Applicant: City of Orlando
Owner: N/A
Location: Citywide
District: All
Project Planner: John Rhoades (407-246-2293, john.rhoades@cityoforlando.net)

LDC2018-10007* Land Development Code amending Chapter 61 Part 3 of the City Code providing standards and regulations for off street parking for various land uses, including the number of spaces required and allowed, location of parking, and dimensions for parking facilities. Part 3 will also provide standards for bicycle parking and freight loading and unloading facilities as well as landscaping requirements for parking facilities.

Recommended Action: Approval of the request.

This item was presented by John Rhoades, Project Manager II, Transportation Planning, City Planning Division. Using PowerPoint, Mr. Rhoades presented the proposed Code Amendment, and staff’s recommendation, and both him and Jason Burton, Chief Planner of the Community Planning Studio, responded to Board questions.

Chairperson Anderson opened the hearing to the public.

Mr. Timothy DePalma, 728 N. Lake Formosa Dr., Orlando 32803, stated that the Vice-President of his neighborhood association was concerned that the proposed amendment would affect the Ballet or the community center. He wanted it to be on the record that Mr. Rhoades assured him that it wouldn’t.

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

Board member Baker moved APPROVAL of the request, LDC2018-10007. Board member Ray SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Warlow left the meeting at 11:54 a.m. and was not present for this vote).

OLD BUSINESS
- None

NEW BUSINESS
- Reminder – Nominations for Chair and Vice-Chair for next month’s elections – Board members were instructed to contact Mr. Grandin or Mrs. Diaz with their nominations.
ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 12:03 p.m.

STAFF PRESENT

Dean Grandin, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Karl Wielecki, AICP, City Planning
Shannan Stegman, AICP, City Planning
Jim Burnett, 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
Manuel Ospina, 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 Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Jessica Frye, Housing & Community Dev.
Ken Pelham, Families, Parks & Recreation
Laura Carroll, Real Estate
Laurie Botts, Real Estate
Denise Riccio, Parks & Special Facilities
Caylah Hall, Business Development
Jamilah Aminah Felix, Communications
Tim Johnson, Economic Development

Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, MPB Recording Secretary