MINUTES  *****  AUGUST 21, 2018

OPENING SESSION

- Chairperson Anderson, called the meeting to order at 8:32 a.m., after
determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of July 17, 2018.

Board member Baker MOVED approval of the Municipal Planning Board
Meeting Minutes of July 17, 2018, as written. Board member Huels SECONDED
the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- Jason Searl of the City of Orlando Board Review Committee introduced
himself to the Board and requested each Board member fill out a Board
Member Assessment Questionnaire.

PUBLIC COMMENTS

- Speaker requests were received for item #4 on the Consent Agenda
(Poitras East PD). This item was moved to the Regular Agenda to allow
for public comments and discussion.

CONFLICT DECLARATIONS

- Ray – Items #2 (West Lake Early Learning Center) and #4 (Poitras East
PD)
- Huels – Item #2

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 – AIR COMMERCE PARK ANNEXATION**
   
   Applicant: Juan DeAngulo – Mgr., Elion ACQ, LLC
   
   Owner: Brian Mulvaney
   
   Location: 2158 Rayburn St., south of Rayburn St., east of Bobby Creek Rd., and north of Tradeport Dr. (± 9.5 acres)
   
   District: 1
   
   Project Planner: Wes Shaffer (407-246-3792, thomas.shaffer@cityoforlando.net)
   
   **A) ANX2018-10006***
   Request to annex subject property;
   
   **B) GMP2018-10018***
   Growth Management Plan amendment to assign Industrial and Industrial/Resource-Protection Future Land Use designations; and
   
   **C) ZON2018-10011**
   Initial zoning of PD (Air Commerce Park Planned Development), to allow for the subject site to serve as stormwater facilities for surrounding development that is already approved through the Air Commerce Park Planned Development.

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

2. **RECOMMENDED APPROVAL – WEST LAKE EARLY LEARNING CENTER**
   
   Applicant: Scott Martin
   
   Owner: Health Holding II LLC
   
   Location: 2122 Long St. & 618 S. Dollins Ave., southwest intersection of Long St. and S. Dollins Ave. (±1.27 acres).
   
   District: 5
   
   Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)
   
   **CUP2018-10012**
   Conditional Use Permit request for a Public Benefit Use (an Early Learning Center) for up to 155 students ages birth through 5, in the R-2A zoning district.

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

3. **RECOMMENDED APPROVAL – GRAND STREET NEIGHBORHOOD CENTER**
   
   Applicant: Ken Pelham – City of Orlando Families, Parks, and Recreation Department
   
   Owner: City of Orlando
   
   Location: 1488 S. Parramore Ave. & 800 Grand St., south of Grand St., west of S. Parramore Ave., east of S. Lee Ave., and north of W. Miller St. (±13.1 acres).
   
   District: 6
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

**CUP2018-10013**

Conditional Use Permit request to redevelop the former Grand Avenue School site with four existing buildings remaining (33,026 sq. ft.) and 50,020 sq. ft. of new floor area added to the site. The new floor area will include a gymnasium or recreation center, pottery studio, gallery, and storage building for the relocation of the Downtown Recreation Center programs and services.

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

4. **POITRAS EAST PD – PULLED TO REGULAR AGENDA**

5. **RECOMMENDED APPROVAL – 2018 CAPACITY AVAILABILITY REPORT**

   **Applicant:** City of Orlando
   
   **Owner:** N/A
   
   **Location:** Citywide
   
   **District:** All
   
   **Project Planner:** Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

   **GMP2018-10019**

   Annual report to demonstrate the ability to meet the City’s adopted level of service standards.

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

6. **RECOMMENDED APPROVAL – CAPITAL IMPROVEMENTS SCHEDULE**

   **Applicant:** City of Orlando
   
   **Owner:** N/A
   
   **Location:** Citywide
   
   **District:** All
   
   **Project Planner:** Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)

   **GMP2018-10020**

   Amend Figure CI-14 and Policy 2.2.30 of the Capital Improvements Element to reflect FY2018-2019 to FY2022-2023 Capital Improvements Program, and to recommend that the City Council include the CIE projects in the 2018/19 – 2022/23 CIP.

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

7. **RECOMMENDED APPROVAL – SUBSTANTIAL IMPROVEMENT DEFINITION**

   **Applicant:** City of Orlando
   
   **Owner:** N/A
   
   **Location:** Citywide
LDC2018-10010* Request to amend the definition of "Substantial Improvement" to be more in line with the Florida Building Code as well as to allow for certain Modification of Standards for existing non-conforming residential and non-residential structures.

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

8. **RECOMMENDED APPROVAL – 1400 GRAND ST. WAREHOUSE DEVELOPMENT**


Owner: Rio Grande Acquisitions, LLC


District: 6

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

**MPL2018-10035** Master Plan request to develop a storage warehouse facility consisting of three warehouse buildings (88,525 sq. ft.; 93,300 sq. ft.; and 86,700 sq. ft. respectively) and associated parking.

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

*Board member Huels 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 and Ray abstained on Item #2).*

**REGULAR AGENDA**

4. **RECOMMENDED DEFERRAL – POITRAS EAST PD**

Applicant: Heather Isaacs – Tavistock Development Company

Owner: TDCP, LLC

Location: West of Narcoossee Rd., north and east of Boggy Creek Rd., and south of the Lake Nona property (+1,854 acres).

District: 1

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

A) **GMP2017-00012** Amend Growth Management Plan (GMP) Future Land Use (FLU) map to revise Conservation boundaries;

B) **GMP2017-00013** Update Subarea Policy S.38.1, including revision of open space requirements; and
C) ZON2017-00011**  Rezone subject property as PD/AN (Planned Development with Aircraft Noise Overlay) to allow 2,734 residential units, 100,000 sq. ft. of non-residential uses, and a school.

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

This item was presented by Wes Shaffer, Planner II, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Mr. Shaffer presented the proposed project, and staffs’ conditions and recommendation.

Chairperson Anderson opened the hearing to the public.

The applicant was represented by Heather Isaacs and Engineer Adam M. Burghdoff, TDCP, LLC, 6900 Tavistock Lakes Blvd. Ste. 200, Orlando, FL 32827.

Ms. Isaacs gave a PowerPoint presentation and responded to Board questions along with Mr. Burghdoff. Discussion ensued between the Board members, the applicants and City staff regarding the 20% open space requirements, transportation connectivity, and gated communities. After much discussion regarding transportation connectivity, Ms. Isaacs requested a deferral.

Having no other speaker requests, Chairperson Anderson closed the public hearing and opened it up for Board discussion and/or a motion.

**Board member Huels moved DEFERRAL of the requests, GMP2017-00012, GMP2017-00013, and ZON2017-00011 to the September 18, 2018 MPB Hearing. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Ray abstained).**

Chairperson Anderson called for a short recess at 10:07 a.m. The meeting was resumed at 10:17 a.m.

9. **RECOMMENDED APPROVAL – 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 152 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.

Secretary Note for the Record: 14 letters of opposition were received for the above case and distributed to all Board members.

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.
The applicant was represented by Mattaniah S. Jahn, Coral Towers, LLC, 823 Tarpon Woods Blvd., Ste. E-1, Palm Harbor, FL 34685. Also present were William L. Tudor from Coral Towers, LLC, 7819 Professional Pl., Tampa, FL 33637; Yunjisinh Varachhia (Rodge) from AT&T Mobility, 3210 Lake Emma Rd., Lake Mary, FL 32746; and Derek Lovett from Mattamy Homes, 1900 Summit Tower Blvd., Ste. 500, Maitland, FL 32810.

Using PowerPoint, Ms. Jahn presented the proposed project. She noted that two (2) community meetings were held with the neighbors resulting in the applicant finding a better location for the tower and a revised design. Ms. Jahn also noted that they were not requesting any waivers or variances and that they had met all the additional conditions requested by the Board and City staff. She stated that the unipole would be unstaffed and serviced only once a month. She concluded her presentation by stating they agree with all of staff’s conditions of approval and responded to Board questions along with Mr. Varachchia.

(Board member Tim Baker left at 10:37 a.m.)

Chairperson Anderson opened the hearing to the public.

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

1) Stephanie Sharp, 8735 Andreas Ave. Orlando, FL 32832, spoke on her own behalf.
2) Joseph Mathein, 8651 Andreas Ave., Orlando, FL 32832, spoke on his own behalf. Mr. Mathein also read a letter from his neighbor, Paul Westhoff (this letter was included in the group of letters sent to the Board members).
3) Ty Smith, 10667 Langefield St., Orlando, FL 32837, spoke on his own behalf.
4) Kathryn Steuck, 10668 Langefield St., Orlando, FL 32837, spoke on her own behalf.

Their main concerns were:

a) The access point to service the tower and also during the construction phase would pose a safety and security problem for the children in the neighborhood.

b) The tower would adversely affect their property value, especially since they paid a premium for their property.

c) The future construction of a tower was never disclosed to them at the time of purchase of their homes.

d) Concerned if future expansion of the tower would be allowed.

The neighbors’ concerns were addressed as follows:

a) Ms. Jahn noted that the South Florida Water Management did not allow access through any other points. Doug Metzger, Appearance Review Official, City Planning Division, stated that the access point is used by the Expressway Authority to maintain the ponds which are property of the Expressway Authority. Mr. Tudor explained that the timeline to complete the installation of the tower would be 30 days and that they would use barricades to protect the construction site.

b) Board member Jill Rose, whose field of expertise is in real estate, commented that she did not believe the tower would lower property values, as this would be considered an amenity.

c) Mr. Lovett stated that Mattamy Homes bought the property from the original developer (David Weekley). Phase 1 was almost complete when they purchased the property. He noted that he was not sure what David Weekley disclosed, but Mattamy Homes did disclose the proposed cellphone tower to the homeowners. He stated that many homeowners complained about poor or no cellphone service in the area. Mr. Lovett also added that the developer was willing to place a gate where the wetlands begin to avoid unwanted access to that area.

d) Mr. Grandin suggested that a condition of approval could be added to cap the height to 152 ft.

Chairperson Anderson suggested that a condition of approval could be added to cap the height to 152 ft.

Discussion continued among Board members whom expressed their satisfaction with the applicant for complying with all Board and City staff’s additional requirements. They all agreed to add a condition to cap the height of the tower to 152 ft.
Board member Huels moved APPROVAL of the request, CUP2017-10011, subject to the conditions in the staff report, and the added conditions that the height of the pole will be limited to 152 ft., and any future expansion would need to come back to the MPB. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Baker was absent for this vote).

OLD BUSINESS

• None

NEW BUSINESS

• Election of Chairperson and Vice-Chairperson
  
  ➢ MOTION by Chairperson Anderson to elect Vice-Chairperson Suarez as the new Chairperson. Board member Huels seconded the MOTION which was VOTED upon and PASSED by unanimous voice vote (Baker was not present for this vote).
  
  ➢ MOTION by Board member Ray to elect Board member Huels as Vice-Chairperson. Board member Lea seconded the MOTION which was VOTED upon and PASSED by unanimous voice vote (Baker was not present for this vote).

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Anderson adjourned the meeting at 11:47 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
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
Megan Barrow, 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 Groenendaal, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
FJ Flynn, Transportation Deputy Director
Jessica Frye, Housing & Community Dev.
Ken Pelham, Families, Parks & Recreation
Laura Carroll, Real Estate
Denise Riccio, Parks & Special Facilities
Tara Russakov, Families, Parks & Recreation
Caylah Hall, Business Development
Commissioner Jim Gray, District 1

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