

**MEETING
INFORMATION**Location

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

Time

8:30 a.m.

Members Present

Mark Suarez, Chairperson

Jonathan Huels, Vice-
Chairperson

Karen Anderson

Timothy Baker

Morgan Lea

Jill Rose

Kathleen Shannon

Picton Warlow

(1 Vacancy)

Non-voting

OCPS Representative (Jamie
DiLuzio Boerger)

Revised November 7, 2018

AGENDA * NOVEMBER 20, 2018****WELCOME!**

We are glad you have joined us for today's meeting. The Municipal Planning Board (MPB) is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All MPB recommendations are subject to final action by City Council. We anticipate the minutes of today's meeting will be presented at the City Council meeting on **DECEMBER 10, 2018** for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

GENERAL RULES OF ORDER

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairperson recognizes you, state your name and address and speak directly into the microphone. ROBERT'S RULES OF ORDER govern the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the MPB Recording Secretary at (407) 246-3365 at least 24 hours in advance of the meeting.

LOCAL PLANNING AGENCY

When acting on items identified with the letters "GMP," the Board is acting in its capacity as the local planning agency, pursuant to and in accordance with Section 163.3174, Florida Statutes.

APPEALS

Items identified with "*" are Legislative matters (policy setting actions) and are to be conducted according to standard public hearing procedures. Appeals of * items must be filed with the City Clerk's office before 5:00 P.M., **MONDAY, NOVEMBER 26, 2018** to schedule an appearance before City Council on **MONDAY, DECEMBER 10, 2018** in accordance with Chapter 2, Article XXIV, of the City Code.

Items identified with "***" are quasi-judicial matters (implementing actions) and are to be conducted subject to the Florida Supreme Court ruling in Board of County Commissioners of Brevard County v. Snyder. The Board's decision must be supported by "competent substantial evidence." Persons dissatisfied with a board recommendation in such matters may be entitled to a de novo (new) hearing before an independent Hearing Officer in accordance with the provisions of Chapter 2, Article XXXII, of the City Code. A request for a new hearing (appeal) with respect to a "***" item must be filed with the Municipal Planning Board Recording Secretary by 5:00 P.M., **TUESDAY, NOVEMBER 27, 2018**. There is a \$250 non-refundable fee for this appeal. The MPB Recording Secretary is located in the City Planning Division on the sixth floor of City Hall.

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made. Thank you for participating in your government and making Orlando truly "The City Beautiful."

OPENING SESSION

- Determination of a Quorum
- Call to Order
- Pledge of Allegiance
- Consideration of October 16, 2018 Minutes

PUBLIC COMMENTS

- In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. Please fill out a speaker request form and hand it to the Board secretary.

ANNOUNCEMENTS

- None

CONSENT AGENDA

1. 14-FT. ALLEY OFF W. COPELAND DR. (ABANDONMENT)

Applicant: Melissa Battles – Mateer & Harbert PA

Owner: Orlando Health, Inc.

Location: East of 1325 Sligh Blvd., north of Copeland Dr. (± 0.05 acres)

District: 4

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

ABN2018-10001* Request to abandon an un-named 14-ft. wide alley in the Orlando Regional Health Campus.

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

2. LEGENDS ACADEMY EXPANSION

Applicant/Owner: Charles Rowe – The Hope Church of Orlando

Location: 1001 S. Goldwyn Ave., south of Piedmont St., north of Monte Carlo Trl., east of S. Goldwyn Ave., and west of S. John Young Pkwy. (± 2.63 acres)

District: 6

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

CUP2018-10015** Conditional Use Permit request to amend CUP2011-00018 to allow the existing 7 and 3 new modular units to remain on-site.

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

3. ZOI HOUSE ORLANDO

Applicant: RJ de Varona – MEC Equity Partners LLC

Owner: Mazal Holdings Group, LLC

Location: 30 E. Livingston St. & 367 N. Orange Ave., southeast corner of S. Orange Ave. and W. Livingston St. (±1.03 acres).

District: 5

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

MPL2018-10066**

Master Plan request for a mixed-use development with 300 multi-family units, 10,000 sq. ft. of commercial use, 130,000 sq. ft. of office use and other associated amenities. Request also includes an intensity and density bonus and a Modification for the rear yard setback.

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

4. SABIN PD MASTER PLANS FOR PHASES 2B/C & PD AMENDMENT FOR HOTELS

Applicant: Garth Ritter, PE – Donald W. McIntosh Assoc., Inc. & Mitch Collins, P.E.

Owner: Mark Vierck, Boyland Properties Millenia Palms Dr. LLC

Location: 4811 Millenia Blvd., west side of Millenia Blvd., south of I-4 and east of FL Turnpike (±22.93 acres).

District: 4

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

A) MPL2018-10067** Framework Master Plan for Phase 2B/2C of the Sabin/Boyland PD, including Specific Parcel Master Plan for a 31,653 sq. ft. auto sales & service facility and associated infrastructure;

B) ZON2018-10024** Planned Development amendment to allow stand-alone hotel uses (currently only allowed if accessory to an office use); and

C) MPL2018-10068** Specific Parcel Master Plan to allow a 6-story, 129-room Hilton Garden Hotel on a 2.45-acre parcel in the front portion of the Sabin/Boyland PD.

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

5. THE PACKING DISTRICT

Applicant: Andrew McCown – GAI Consultants

Owner: Dr. Phillips Inc.

Location: Multiple properties generally located along W. Princeton Street and Orange Blossom Trail between the CSX rail line and John Young Parkway. The subject properties include the existing boundaries of the Princeton Commerce Center PD and 1625 W. Princeton St. and 16-22-29-0000-00-018, and remove 1924 W. Princeton St. and 15-22-29-4215-00-020 (+100.1 acres).

District: 3

Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

ZON2018-10023** Request for an amended and restated Planned Development for the previously approved Princeton Commerce Center to alter the boundaries and update the master development plan to allow a maximum of 8,658 dwelling units and 3,736,045 sq. ft. of existing industrial and new commercial development.

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

6. FLORIDA HOSPITAL PD SIGNAGE

Applicant: Adrienne Downey-Jacks – Davis & Associates

Owner: Adventist Health System/Sunbelt Inc.

Location: East of I-4, west of Mills Ave., and south of Wilkinson St. (±115 acres).

District: 3

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

ZON2018-10025** Planned Development amendment to modify signage requirements for the Florida Hospital PD due to hospital rebranding.

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

REGULAR AGENDA

7. BISHOP MOORE PD

Applicant: Albert Bustamante, Esq. – Baker Hostetler, LLP

Owner: Diocese of Orlando

Location: 3901 Edgewater Dr., north of Dowd Ave., east of Edgewater Dr., and west of Rockmont Ct. (± 0.73 acres)

District: 3

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

ZON2018-10015** Request for a new framework PD for the Bishop Moore Campus for the reorganization and expansion of multiple components to include the church, schools, ancillary athletic facilities, parking and office uses.

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

OLD BUSINESS

- None

NEW BUSINESS

- Nominations for MPB representative to AHAC (Affordable Housing Advisory Committee).

ADJOURNMENT