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 [3/0]
Jonathan Huels, Vice-Chairperson [3/0]
Karen Anderson [3/0]
Timothy Baker [2/1]
Morgan Lea [3/0]
Jill Rose [3/0]
Kathleen Shannon [3/0]
Picotn Warlow [3/0]
(1 Vacancy)

Members Absent

OCPS Representative (Jamie DiLuzio Boerger) – Non-Voting [0/3]
CONSENT AGENDA

1. **1900 OGLESBY ANNEXATION – PULLED TO REGULAR AGENDA**

2. **CALVARY PD AMENDMENT & ALEXAN NORTH END PHASE 2 – PULLED TO REGULAR AGENDA**

3. **RECOMMENDED APPROVAL, 4306-4312 DAUBERT STREET ANNEXATION**
   
   Applicant/Owner: Mark Kinchla
   
   Location: 4306-4312 Daubert St., south of Daubert St., west of Jamajo Blvd., north of Rixey St., and east of Lake Baldwin Ln. (+0.278 acres).
   
   District: 3
   
   Project Planner: Megan Barrow (407-246-3363, megan.barrow@cityoforlando.net)
   
   A) ANX2018-10013* Request to annex the subject property;
   
   B) GMP2018-10032* Growth Management Plan amendment to Residential Low Intensity; and
   
   C) ZON2018-10022** Initial zoning of R-3A/AN, for the development of townhomes.

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

4. **RECOMMENDED APPROVAL, 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. Goldyn 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.

5. **RECOMMENDED APPROVAL, QUASI-JUDICIAL PROCEDURES ORDINANCE AND RESOLUTION**

   Applicant: City of Orlando
   
   Owner: N/A
   
   Location: Citywide
   
   District: All
6. **RECOMMENDED DEFERRAL, GARDENS ON MILLENIAS PARCEL K**

   **Applicant:** Gregory Lee – Baker & Hostetler, LLP  
   **Owner:** Heartwood 21, LLC  
   **Location:** 3692 Cathy St., west end of Cathy St., north of Millenia Home Depot, and southeast of Interstate 4 (+9.5 acres).  
   **District:** 4  
   **Project Planner:** Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)  

   **MPL2018-10049** Framework Master Plan amendment to change the development program for Parcel K, Gardens on Millenia, from commercial/retail to multi-family, for a future +350-unit apartment complex.  

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

7. **RECOMMENDED APPROVAL, MERIDIAN PARKS N-14 SPMP**

   **Applicant:** Sarah Maier – Dewberry Engineers, Inc.  
   **Owner:** Beachline South Residential LLC  
   **Location:** South of Beachline Expressway (SR 528) and east of Central Florida Greeneway (SR 417) (+20 acres).  
   **District:** 1  
   **Project Planner:** Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)  

   **MPL2018-10073** Specific Parcel Master Plan for Phase N-14 of the Starwood Planned Development for 45 residential units (townhomes & single-family) and an amenity center. The plan also includes a temporary sales office and surface parking to be later developed on a portion of the townhome lots.  

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

8. **RECOMMENDED APPROVAL, ORLANDO CORPORATE CENTRE LOT 4 REMNANT MIXED USE BUILDING**

   **Applicant:** Emily Brown – Maury Carter & Jason Mahoney, NV5  
   **Owner:** Goldenrod Marketplace, LLC (c/o Gatlin Development, Inc.)  
   **Location:** 7181 Hoffner Ave., north side of Hoffner Ave., between S. Goldenrod Rd. and Pasco St. (+2.56 acres).  
   **District:** 1
Project Planner: Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

MPL2018-10076** Master Plan request to develop a ±8,500 sq. ft. mixed use center on a vacant parcel in the Orlando Corporate Centre PD.

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

9. RECOMMENDED APPROVAL, 721 GOLFVIEW ST. REVERT TO PLAT

Applicant: Michael Lahr – M. Lahr Homes
Owner: Ferris Group LLC
Location: 721 Golfview St., north side of Golfview St. and just west of Edgewater Dr. (±0.34 acres).
District: 3
Project Planner: Chris DeLoatche (407-246-3624, chris.deloatche@cityoforlando.net)

SUB2018-10082 Request to revert to original plat for Lots 16 and 17, with variance request to allow both lots to have modified side setbacks of 6 ft. where a minimum 7.5 ft. side setbacks are required under R-1A/T zoning. The Variance request will be reviewed at the December 18, 2018 Board of Zoning Adjustment meeting.

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

10. RECOMMENDED APPROVAL, SHAH 2018 PD AMENDMENT

Applicant: S. Brent Spain, Esq. – Theriaque Law
Owner: JNS Real Properties, LLC
Location: 5787 Vineland Rd., north of Vineland Rd., east of Peregrine Ave., south of Windhover Dr., and west of S. Kirkman Rd. (±3.16 acres).
District: 6
Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

ZON2018-10021** Request for PD amendment to allow uses not contemplated in the original PD, including ±2,000 sq. ft. eating and drinking establishment as well as permit the existing medical offices and personal services on the subject property.

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

11. RECOMMENDED APPROVAL, SOUTHEASTERN OAKS PD AMENDMENT

Applicant: Sarah Maier – Dewberry
Owner: Split Oak Investments, LLC
Location: 11252 Clapp Simms Duda Rd., east of Narcoossee Rd., south of Clapp Simms Duda Rd., and north of Osceola County line (±211 acres).
District: 1  
Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)  

**ZON2018-10026**  PD amendment to modify development standards for housing lot type in order to introduce a new product type within the Southeastern Oaks PD.

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

12. **RECOMMENDED APPROVAL, DIAZ-TIRADO PD AMENDMENT**

Applicant: Cas Suvongse – SK Consortium, Inc.
Owner: Medical Disposables Corp.
Location: 5705 Conway Rd., at the southeast corner of Conway Rd. (+1.07 acres).
District: 1  
Project Planner: Chris DeLoatche (407-246-3624, chris.deloatche@cityoforlando.net)

**ZON2018-10027**  PD amendment request to allow for a pet daycare facility and an accessory health food relaxation café, where the previous approved use was a mixed-use office and commercial building.

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

13. **RECOMMENDED APPROVAL, NONA VILLAGE CENTER PD**

Applicant: John Reich – Reich Properties
Owner: Nona Village Center, LLC
Location: 11200 Narcoossee Rd., west of Narcoossee Rd., north of Central Florida Greeneway (SR 417), and south of Lake Nona Blvd. (+11.15 acres).
District: 1  
Project Planner: Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)

**ZON2018-10028**  Request to change zoning designation from "No City Zoning" to PD. Establish a new framework PD within the Southeast Orlando Sector Plan and designate as Village Center to allow for retail, restaurant and hotel uses.

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

Board member Anderson moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendums. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained on items 7, 10 and 13).
REGULAR AGENDA

Items 1 & 2 were presented, discussed and voted on together as one item.

1. **RECOMMENDED APPROVAL, 1900 OGLESBY ANNEXATION**

   Applicant: Thomas Sullivan – Gray Robinson, PA
   Owner: Winter Park Property Development LLC
   Location: 1900 Oglesby Ave., south of Oglesby Ave., west of Clay St., north of Crandon Ave., and east of Formosa Ave. (±0.242 acres).
   District: 3
   Project Planner: Michelle Beamon Robinson, (407-246-3145, michelle.robinson@cityoforlando.net)

   **A) ANX2018-10005***
   Annexation of subject property to allow parcel to be included in the Calvary Planned Development; and

   **B) GMP2018-10015***
   Growth Management Plan amendment to Neighborhood Activity Center.

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

2. **RECOMMENDED APPROVAL, CALVARY PD AMENDMENT & ALEXAN NORTH END PHASE 2**

   Applicant: Christopher Ropher – Akerman LLP
   Owner: Calvary Assembly of God of Orlando FLA Inc.
   Location: South of Oglesby Ave., west of Clay St., north of E. Par St., and east of Interstate 4 (±39 acres).
   District: 3
   Project Planner (A&B): Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)
   Project Planner (C): Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

   **A) GMP2018-10016***
   Growth Management Plan amendment to Subarea Policy S.2.5 to allow for 132 additional multifamily units and add 1900 Oglesby Ave. into the subarea;

   **B) ZON2018-10009**
   Planned Development amendment to add 1900 Oglesby Ave. into the PD and amend the setback requirements for the proposed multifamily development; and

   **C) MPL2018-10079**
   Specific Parcel Master Plan for ±4.14 acres located at 745 Clay St., 1854, 1860, 1880 & 1900 Oglesby Ave., south of Oglesby Ave., north of Crandon Ave., west of Clay Ave. and east of Formosa Ave., for phase two of the Calvary Assembly Planned Development comprised of a 4-story, 222 unit multifamily development.

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

Secretary Note for the Record: One letter of concern, one letter in opposition, and four letters in support were received and distributed to all Board members.
Items 1 & 2 were presented by Michelle Robinson, Planner III, Comprehensive Planning Studio, City Planning Division. Using PowerPoint, Ms. Robinson presented the proposed projects, along with staffs’ conditions and recommendations.

Chairperson Suarez opened the hearing to the public.

The following speaker appeared before the Board:

1) John Tiell, 1910 Oglesby Ave., Winter Park 32789 – Mr. Tiell requested the following conditions be added to the conditions of approval:
   a. No on-street parking along Oglesby Ave.
   b. Ability for neighboring properties to annex to sewer at minimal cost.
   c. Increase buffer from 20 ft. to 30 ft. with installation of a privacy wall and planting of mature shade trees between properties.

The applicant was represented by the following:

1) Tom Sullivan, 301 E. Pine St., Ste. 1400, Orlando 32801.
2) Doug Anderson, 1771 Fennell St., Maitland 32751
3) Jaime Albino – Kimley-Horn, 189 S. Orange Ave., Orlando FL 32801

Mr. Sullivan addressed Mr. Tiell’s requests as follows:
   a. Applicant would not be able to accommodate the request for no on-street parking due to the fact that they will be widening Oglesby Ave. and installing sidewalks.
   b. The Applicant is not in the position to subsidize sewer line connections.
   c. If they increased the buffer, it would have a detrimental effect on their project.

Jacques Coulon, Planner II, Community Planning Studio, City Planning Division, noted that Oglesby Ave. was a County road and that ultimately the County would have to grant approval for the on-street parking spaces. There are only 5 proposed parking spaces at the most east portion of Oglesby Ave. and these spaces would help with traffic calming. He also noted that the sewer lines would be connected to the City of Winter Park. The neighboring home owners would need to work with the City of Winter Park if they wished to connect to their sewer lines. This would also depend on the size of the lift station. In regards to the material for buffering, Mr. Coulon stated that the developer would need final Appearance Review approval.

Ms. Robinson clarified that the 20 ft. setback request was revised to 15 ft. with buffer of landscaping and fence or wall.

Mr. Anderson noted that the request for a 15 ft. setback was after many meetings with City staff in efforts to contain the garage and get traffic off of Oglesby Ave.

Chairperson Suarez asked if the applicant would agree to complete the sidewalk and curb cut to the western most edge of the property, to which the applicant agreed. Mr. Albino stated that they would keep the curb based on coordination with the County.

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

Discussion ensued among the Board members regarding the sidewalks and curbing ultimately needing the County’s approval. It was noted that an F type curb was preferred, but due to grade issues, a swale may be used, draining to the new stormwater pond.

_Vice-Chairperson Huels moved APPROVAL of the requests, ANX2018-10005, GMP2018-10015, GMP2018-10016, ZON2018-10009 and MPL2018-10079, subject to the conditions in the staff reports and addendums and the added condition to MPL2018-10079 that the sidewalks and potential curbing be extended along Oglesby Ave. to the western property boundary, to include the single family lots. These improvements are subject to Orange County approval. Board member Shannon SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Anderson abstained)._
14. RECOMMENDED APPROVAL, ORANGE AND ROBINSON APARTMENTS PD


Owner: Diocese of Orlando

Location: 336 N. Orange Ave., north of W. Robinson St., south of W. Livingston St., east of State Ln., and west of N. Orange Ave. (±2.08 acres).

District: 5

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

ZON2018-10030** PD request for a 327-unit multifamily development with a 676 space parking garage.

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

This item was presented by TeNeika Neasman, Planner II, Land Development Studio, City Planning Division. Due to technical difficulties with the visual system in Council Chambers, Chairperson Suarez requested a short break at 9:30 a.m., while Communications resolved the issue.

The meeting resumed at 9:40 a.m. Using PowerPoint, Ms. Neasman presented the proposed project, staffs’ conditions and recommendation. Doug Metzger, Appearance Review Official, Community Planning Studio, City Planning Division, stated that he had met with the applicant and is confident the elevations will meet ARB’s requirements.

Chairperson Suarez opened the hearing to the public.

The following speaker appeared before the Board:

1) Andy Pokrivnak, 324 E. Jersey St., Orlando 32806 – requested more active uses on the ground floor to encourage pedestrian activity.

The applicant was represented by the following:

1) Becky Wilson - Lowndes Law, 215 N. Eola Dr., Orlando 32801.
2) Matthew Smith - MAA, 4401 Northside Pkwy., Ste. 600, Atlanta, GA 30327.

Ms. Wilson stated that the developer would build out the ground floor as required for retail. Half must be active and half for amenity space. It can be changed from amenity space to retail if the market dictates it.

Discussion ensued between the Board members, Ms. Wilson and City staff regarding density, amenity and retail space on the ground floor, parking, garage façade and location of parking garage gates.

Chairperson Suarez closed the public hearing. Discussion continued and Mr. Pokrivnak requested to speak again. Chairperson Suarez granted his request and re-opened the public hearing. Mr. Pokrivnak noted that the word “retail” was being used wrong. It should be active use to include commercial, restaurants, bars.

Board member Anderson asked if the gates could be pushed back to create more space for amenity or retail. Ms. Wilson stated they could move the gate back about 30 ft.

Mr. Matthew noted that the agreement between the Church and the developer was that they would provide the church with 200 spaces 24/7 in an easement. He also pointed out that the residents would have to deal with church goers’ traffic.

Chairperson Suarez re-closed the public hearing and opened it up for Board discussion and/or a motion.
Board member Baker moved APPROVAL of the request, ZON2018-10030, subject to the conditions in the staff report with the following added conditions:
1) Require 100% of the Orange Ave. façade be active uses.
2) Move security gates at the paseo to the western edge where the residential corridor is.
Board member Anderson SECONDED the MOTION.

Board member Lea requested a clearer definition of “active uses.” Board member Baker REVISED his Motion clarifying the “active uses” definition as social spaces of amenity and/or commercial retail. He also requested this definition be reflected in the Ordinance.

Board member Anderson SECONDED the REVISED MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained).

OLD BUSINESS

• None

NEW BUSINESS

• None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Suarez adjourned the meeting at 10:52 a.m.

STAFF PRESENT

Dean Grandin, 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
Michelle Beamon Robinson, AICP, City Planning
TeNeika Neasman, City Planning
Kathleen Magruder, City Planning
Jacques Coulon, City Planning
Christopher DeLoatche, City Planning
Megan Barrow, City Planning
Doug Metzger, AICP, City Planning

Lourdes Diaz, City Planning
Melissa Clarke, City Attorney's Office
Sarah Taitt, 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.
Ken Pelham, Families, Parks & Recreation
Caylah Hall, Business Development
Jamila Aminah Felix, Communications
George Seckinger, OFD Planning

Dean Grandin, AICP, Executive Secretary

Lourdes Diaz, MPB Recording Secretary