MINUTES *** SEPTEMBER 18, 2018

OPENING SESSION

- Chairperson Suarez, called the meeting to order at 8:37 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of August 21, 2018.

Vice-Chairperson Huels MOVED approval of the Municipal Planning Board Meeting Minutes of August 21, 2018, as written. Board member Lea SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- Congratulations to our new Chair Mark Suarez and Vice-Chair Jonathan Huels.

PUBLIC COMMENTS

- Speaker requests were received for item 2 on the Consent Agenda (College Park West Townhouse Development). This item was moved to the Regular Agenda to allow for public comments and discussion.

CONFLICT DECLARATIONS

- Huels – Items #4 (Pinewood Reserve SPMP), and #6 (Rise Multi-Family in Metrowest)
- Ray – Item #7 (Poitras East PD)
- Suarez – Item #7

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

- Paul Lewis, Acting Executive Secretary, reviewed the Consent Agenda.
CONSENT AGENDA

1. RECOMMENDED APPROVAL, U-HAUL OF ORLANDO ANNEXATION

   Applicant: John Herbert, P.E. – American Civil Engineering Co.
   Owner: U-Haul Co. of Florida
   Location: 7800 Narcoossee Rd., north of McCoy Rd., west of Narcoossee Rd., south of Narcoossee Park Rd. (+10.2 acres).
   District: 1
   Project Planner: Wes Shaffer (407-246-3297, thomas.shaffer@cityoforlando.net)

   A) ANX2018-10004* Request to annex subject property;
   B) GMP2018-10014* Growth Management Plan Amendment request to assign Industrial future land use; and
   C) ZON2018-10007** Assign zoning of I-C/AN (Industrial-Commercial with Aircraft Noise Overlay) for a development permitted in Orange County as truck rental and warehousing with accessory retail uses.

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

2. COLLEGE PARK WEST TOWNHOUSE DEVELOPMENT – PULLED TO REGULAR AGENDA

3. RECOMMENDED APPROVAL, MILLENIA LAKES MULTI-FAMILY

   Owner: CPF Millenia Office, LLC
   Location: 5450 Millenia Lakes Blvd., west side of Millenia Lakes Blvd., between Millenia Blvd. and Shingle Creek Elementary School (+12.8 acres).
   District: 4
   Project Planner: Katy Magruder (407-246-3355, kathleen.magruder@cityoforlando.net)

   MPL2018-10034** Master Plan request to develop seven (7) multi-family buildings with a total of 331 residential units on Parcel H1 of the Millenia DRI.

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

4. RECOMMENDED APPROVAL, PINEWOOD RESERVE SPMP

   Applicant: Cliff Torres – The Pulte Group
   Owner: Beltway Commerce Center Cd93 LTD
   Location: Parcel #31-23-17-0000-00-012, north of LeeVista Rd., west of Young Pine Rd., east of SR 417 and south of Waterside Point Cir. (+237.79 acres).
District: 1
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

MPL2018-10048** Master Plan request for the development of 465 townhomes and single-family residential units in three phases as part of the Beltway Commerce Center Planned Development.

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

5. 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 to MPB’s October 16, 2018 Hearing, per Staff’s request.

6. RECOMMENDED APPROVAL, RISE MULTI-FAMILY IN METROWEST

Applicant: R. Gregory Hunter – Metrowest Properties I, LLC
Owner: Valencia Properties Inc.
Location: 6003 Raleigh St., west of S. Kirkman Rd., between Raleigh St. and Westgate Dr. (±19.6 acres).

District: 5
Project Planner: TeNeika Neasman (407-246-4257, teneika.neasman@cityoforlando.net)

MPL2018-10050** Master Plan request for framework approval for a two phased development to include five 4-story buildings, 442 multi-family unit development with 681 parking spaces and 10,000 sq. ft. of retail. This includes final Master Plan approval for Phase 1 (multi-family) development.

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

7. RECOMMENDED APPROVAL, 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 and addendum.

Board member Baker moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports and addendums. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (Huels abstained on items #4 and 6; Ray and Suarez abstained on item #7).

REGULAR AGENDA

2. COLLEGE PARK WEST TOWNHOUSE DEVELOPMENT

Applicant: Chadwyck H. Moorhead, P.E. – Madden, Moorhead & Stokes, Inc.

Owner: Claire H. Heatherington Family Trust

Location: 3125 Shader Rd., north side of Shader Rd., east of Eunice Ave., south of Bay Lake Rd. and west of Heatherington Rd. (±26.15 acres).

District: 3

Project Planner (A&B): Michelle Beamon Robinson (407-246-3145, michelle.robinson@cityoforlando.net)
Project Planner (C): Jim Burnett (407-246-3609, james.burnett@cityoforlando.net)

A) ANX2018-10009* Request to annex the subject property;

B) GMP2018-10021* Growth Management Plan Amendment request to Residential Low Intensity; and

C) ZON2018-10012** Initial zoning request of Planned Development, with Wekiva Overlay (PD/W) to develop a 203-unit rear-loaded townhouse community.

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

Secretary Note for the Record: 2 letters of concern and 1 letter of opposition were received for the above case and distributed to all Board members.

This item was presented by Jim Burnett, Planner III, Land Development Studio, City Planning Division. Using PowerPoint, Mr. Burnett presented the proposed project, staffs’ conditions and recommendation.

Chairperson Suarez opened the hearing to the public.
The applicant was represented by the following:

1) Cecelia Bonifay, Attorney with Akerman, 4205 S. Orange Ave., Orlando 32801
2) Tina Lee, Starlight Homes Florida, 1064 Greenwood Blvd. Ste. 124, Lake Mary 32746
3) Bobby Wanas, Starlight Homes LLC, 431 E Horatio Ave., Ste. 260, Maitland 32751
4) Vasu Persaud, Traffic Engineer, TPD Inc., 535 Versailles Dr., Maitland 32751

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

1) Former Commissioner Vicki Vargo, 3800 Winged Foot Ct., Orlando 32808 – Ms. Vargo’s main concern was that the property had no mixed use and that the proposed neighborhood would not be sustainable due to the heavy tractor trailer traffic on Shader Rd. She suggested to reduce the number of residential units to 151 to be located towards the back of the property, and to place commercial on the front of the property. Ms. Vargo also suggested the Board grant a continuance of the request so that there could be further discussion with Sustainability Director Chris Castro, or deny the request as it stands.

Ms. Bonifay noted that their proposal was to annex to the City, and that the use was allowed in the County with a greater density than what they were proposing. She stated that the developer decided to lower the density in an effort to save several large specimen trees. Ms. Bonifay also stated that the residential units would have enough buffering from the commercial uses to the south, across Shader Rd.

Mr. Vasu Persaud noted that placing commercial uses on the site would only increase the heavy tractor trailer traffic which would be less desirable. He stated that the proposed 3-lane cross-section in front of the property would allow for additional queuing. He also stated that even though it was not in the staff report, the applicant had agreed to continue the widening of the road further to the east, to Heatherington Rd., which would provide a longer queuing distance for trucks and cars making left turns.

Ms. Bonifay pointed out that the proposed project was submitted prior to adoption of the new townhome ordinance, but the applicant opted to comply with the new ordinance.

Discussion ensued between the Board, staff and the applicants and it was concluded that the proposed project would be sustainable and was a less intense use than otherwise permitted by Orange County.

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

_Vice-Chairperson Huels moved APPROVAL of the requests, ANX2018-10009, GMP2018-10021, ZON2018-10012, subject to the conditions in the staff report and addendum. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote._

OLD BUSINESS

- None

NEW BUSINESS

- None

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Suarez adjourned the meeting at 9:47 a.m.
STAFF PRESENT

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

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  
Jessica Frye, Housing & Community Dev.  
Ken Pelham, Families, Parks & Recreation  
Laura Carroll, Real Estate  
Denise Riccio, Parks & Special Facilities  
Caylah Hall, Business Development  
Stephanie Herdocia, City Clerk's Office

Paul Lewis, FAICP, Acting Executive Secretary

Lourdes Diaz, MPB Recording Secretary