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 [5/0]
Jonathan Huels, Vice-Chairperson [5/0]
Karen Anderson [5/0]
Timothy Baker [3/2]
Morgan Lea [5/0]
Jill Rose [5/0]
Kathleen Shannon [5/0]
Picton Warlow [5/0]
(1 Vacancy)

Members Absent
OCPS Representative (Jamie DiLuzio Boerger) – Non-Voting [0/5]

MINUTES *** FEBRUARY 19, 2019

OPENING SESSION

- Chairperson Suarez, called the meeting to order at 8:31 a.m., after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Consideration of Minutes for Meeting of January 15, 2019.

Board member Anderson MOVED approval of the Municipal Planning Board Meeting Minutes of January 15, 2019, as written. Board member Shannon SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- None

PUBLIC COMMENTS

- Several speaker requests were received for Item #12.

CONFLICT DECLARATIONS

- Vice Chairperson Huels declared a conflict on Items #3 and #14 and filed the appropriate conflict form.

AGENDA REVIEW

- Dean Grandin, Executive Secretary, reviewed the Consent Agenda (see page 2 for Consent Agenda).
CONSENT AGENDA

1. **1720 CONWAY GARDENS RD. ANNEXATION**
   
   **Applicant:** Jordan Theis
   
   **Owner:** Trident Real Estate Investments LLC
   
   **Location:** 1720 Conway Gardens Rd., south of Curry Ford Rd., west of Conway Gardens Rd., north of Edland Dr., and east of Crocker Ave. (+0.34 acres).
   
   **District:** 1
   
   **Project Planner:** Megan Barrow, (407-246-3363, megan.barrow@cityoforlando.net)
   
   A) **ANX2018-10019*** Annex the subject property to connect to City sewer;
   
   B) **GMP2018-10037*** Growth Management Plan amendment to Residential Low Intensity (RES-LOW); and
   
   C) **ZON2018-10033** Initial zoning of R-1, for a future lot split request.

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

2. **2727 SILVER STAR RD. ANNEXATION**
   
   **Applicant/Owner:** Orlando Truck & Trailer Center, LLC
   
   **Location:** 2727 Silver Star Rd., north of Silver Star Rd., west of John Young Pkwy., and east of Clemson Rd. (+0.485 acres).
   
   **District:** 3
   
   **Project Planner:** Megan Barrow (407-246-3363, megan.barrow@cityoforlando.net)
   
   A) **ANX2018-10021*** Annex subject property;
   
   B) **GMP2018-10038*** Growth Management Plan amendment to Industrial (INDUST) future land use; and
   
   C) **ZON2018-10034** Initial zoning of I-C/W, for a future parking lot.

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

3. **MONARCHS AT LAKE MANN**
   
   **Applicant:** Chad Linn – Linn Engineering
   
   **Owner:** Monarchs at Lake Mann, LLC
   
   **Location:** 68 Bayshore Dr. and 3559 W. Central Blvd., west of Bayshore Dr., and north of W. Central Blvd. (+2.73 acres).
   
   **District:** 5
   
   **Project Planner:** Colandra Jones (407-246-3415, colandra.jones@cityoforlando.net)
   
   A) **ANX2018-10023*** Annex subject property;
B) GMP2018-10040* Growth Management Plan amendment to Residential Low Intensity (RES-LOW) future land use; and

C) ZON2018-10036** Initial zoning of R-3A, for a multi-family development.

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

4. **SHOPPES AT ORANGE PARKING**

Applicant: Selby Weeks – Klima Weeks Civil Engineering  
Owner: BMRS Orange Avenue LLC  
Location: 2600 & 2602 Bethaway Ave., south of W. Cristal Lake St., north of E. Michigan St., west of Bethaway Ave., and east of S. Orange Ave. (±0.43 acres).  
District: 4  
Project Planner: Michaëlle Petion (407-246-3837, michaelle.petion@cityoforlando.net)

CUP2018-10017** Conditional Use Permit request to allow accessory parking in the O-1/T/SP and Transect zone T3.5. Parking will be accessory to the office buildings to the west.

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

5. **AIPO – DUNKIN DONUTS DRIVE-THROUGH**

Applicant: Herb Green  
Owner: AIPO Investments LLC  
Location: 10039 S. Orange Ave., east side of S. Orange Ave., just south of Tradeport Dr. (±1.36 acres).  
District: 1  
Project Planner: Chris DeLoatche (407-246-3624, chris.deloatche@cityoforlando.net)

CUP2018-10019** Conditional Use Permit request for the construction of a Dunkin Donuts with a subsequent drive-through.

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

6. **PALMER’S GARDEN AND GOODS**

Applicant/Owner: Jeffrey Palmer – Palmer’s Sunshine Day Dream, Inc.  
Location: 1809 Woodlawn Dr., and 2605, 2611, 2615 Corrine Dr., north of Corrine Dr., west of Lake Sue Dr., and south of Boyd Ave. (±0.67 acres).  
District: 3
7. 1205 MONTANA STREET

Applicant/Owner: George Dahlquist – Mills Avenue Enterprises, LLC

Location: 1205 Montana St., east of N. Mills Ave., west of Portland Ave., and south of Virginia Dr. (±0.46 acres).

District: 4

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

CUP2018-10023** Conditional Use Permit for the expansion of a non-conforming use (parking).

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

8. QUALITY THRIFTY LAUNDROMAT EXPANSION

Applicant: Violeta Uyajara

Owner: TK Properties, LLC

Location: 5304 Curry Ford Rd., north of Forzley St., south of Curry Ford Rd., east of Fredrica Dr., and west of Don San George Ct. (±0.22 acres).

District: 1

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

CUP2018-10024** Request for a Conditional Use Permit to allow the expansion of a non-conforming personal service use (laundromat), to include eating and drinking as an accessory use, in the O-1 zoning district.

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

9. 5641 RALEIGH ST. COMMERCIAL

Applicant: Matt Wilson – Lee Chira & Associates

Owner: Hiawassee Inc.

Location: 5641 Raleigh St., northeast corner of Raleigh St. and S. Kirkman St. (±1.10 acres).

District: 5

Project Planner A & B: Megan Barrow (407-246-3363, megan.barrow@cityoforlando.net)
10. PRINCETON OPEN SPACE GMP AMENDMENTS

Applicant: City of Orlando

Owner: N/A

Location: In the vicinity of W. Princeton St., between N. John Young Pkwy. and the CSX right-of-way.

District: 3

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

GMP2018-10036* New subarea policy to address clustering of open space to meet Wekiva Overlay requirements.

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

11. ADUs IN THE SE SECTOR UPDATE

Applicant: City of Orlando

Owner: N/A

Location: Southeast Orlando Sector

District: 1

Project Planner: Megan Barrow (407-246-3363, megan.barrow@cityoforlando.net)

LDC2018-10020* Amendments to Sec. 68.106 and Sec. 68.205-68.503 to make the City’s standards for Accessory Dwelling Units apply to the Southeast Sector, with the exception of the minimum lot size. The amendment also raises maximum picket fence heights in the SE Sector to 4 feet, from 3 feet 6 inches.

Recommended Action: Approval of the request.

12. CITY PARK @ THE PACKING DISTRICT – this item moved to Regular Agenda
13. **SUNSOL HOTEL EXPANSION**

Applicant: Sunshine Armstrong – RPI Design Studio

Owner: SunSol International Drive LLC


District: 6

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

MPL2018-10098** Master Plan request to expand the existing 87,290 sq. ft. Sun Sol resort hotel via construction of a new 85,675 sq. ft. 7-story, 141-room hotel building.

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

14. **LAST MILE LOGISTICS WAREHOUSE & DISTRIBUTION**


Owner: Rio Grande Acquisitions, LLC


District: 6

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

MPL2018-10099** Master Plan request to develop a distribution facility consisting of one 115,280 sq. ft. warehouse building and associated parking (replacing MPL2018-10035).

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

15. **VERGE BONITA PLACE REPLAT WITH MODIFICATION OF STANDARDS**

Applicant: Chris Barnes – Verge Properties, Inc.

Owner: Kid-E-Place, Inc.

Location: 26 W. Steele St., south side of W. Steele St. and north side of W. Hazel St., between Amherst Ave. and Depauw Ave. (+1.17 acres).

District: 3

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

SUB2018-10098 Replat with Modification of Standards (for 50-ft. lot width) for six (6) lots (each lot to be 50 ft. (w) x 141 ft. (d)), where a minimum 55 ft. lot width is required under R-1/TW zoning (slightly wider 63.25 ft. lot width is normally required for the corner lot). Plat will include a total of 8 single family lots.
**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. Board member Rose SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.**

## REGULAR AGENDA

### 12. CITY PARK @ THE PACKING DISTRICT

**Applicant:** Aimee Shields – GAI Consultants

**Owner:** City of Orlando

**Location:** 1599 N. John Young Pkwy. (21-22-29-0000-00-002) & W. Princeton St. (16-22-29-0000-00-021), north of Vineland Rd., east of N. John Young Pkwy., south of W. Princeton St., and west of Texas Ave. right-of-way (±66 acres).

**District:** 3

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

**MPL2018-10089** Master Plan request for City Park adjacent to and in connection with The Packing District regarding open space. The park will include a stormwater pond, plazas, pavilion, passive lawns and open space, roadways, surface parking lot, trails, preserved wetlands, and a future tennis center.

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

This item was presented by Katy Magruder, Planner II, City Planning Division. Using PowerPoint, Ms. Magruder presented the proposed project and staffs’ recommendation.

Aimee Shields of GAI Consultants, 618 E. South St., Ste. 700, Orlando, FL 32814 and Darla Miller of Modica & Associates, 302 Mohawk Rd., Clermont, FL 34715, both spoke at length about the wetlands. They addressed the current conditions, types of vegetation in place, and mitigation efforts taken in recent months. They responded to the Board’s questions about the wetlands.

Chuck O’Neal, 2329 Park Village Pl., Apopka, FL 32712, spoke in opposition to the request. He noted the interconnectivity of this wetland with the rest of the ecosystem, and voiced concerns about the piecemeal approach to enforcement of regulations. He also read several articles and letters into the record. Then he indicated that the proposal should be tabled due to ongoing lawsuits, issues with proper noticing, and the pending permit from the Army Corps of Engineers.

Mike Houston, 1412 Charta Ct., Orlando, FL 32804, spoke as a neighbor to the south of the property. He raised concerns about potential noise coming from the City Park. Ms. Magruder responded that so far, there had not been a final determination made about what kind of facility would be in place at the City Park, and all residents would have a say in the public hearing process. In any case, all City Parks close at dusk, which meant noise would most likely not continue at night.

Katrina Shadix, 1421 Bingham Loop, Geneva, FL 32732, spoke in opposition to the request. She noted that even though she was a Seminole County resident, she was opposed because it was one of the last forests in Orlando. She also read a statement into the record.
Board discussion ensued. Chairperson Suarez thanked each of the speakers for their comments. Various Board members expressed their support for the project, noting that it was a big improvement over the existing conditions.

Board member Baker moved APPROVAL of the request, MPL2018-10089. Board member Lea SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote.

OLD/NEW BUSINESS
• None

ADJOURNMENT
Having no other matters to bring before the Board, Chairperson Suarez adjourned the meeting at 10:08 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
Shannan Stegman, AICP, City Planning
Jim Burnett, AICP, City Planning
Colandra Jones, AICP, City Planning
Michaëlle Petion, AICP, City Planning
TeNeika Neasman, City Planning
Jacques Coulon, City Planning
Christopher DeLoatche, City Planning
Megan Barrow, City Planning
Doug Metzger, AICP, City Planning
Jason Burton, AICP, City Planning
Yolanda Ortiz, City Planning
Ed Petersen, City Planning

Manny Ospina, City Planning
Melissa Clarke, City Attorney’s Office
Sarah Taitt, City Attorney’s Office
Audra Rigby, Orlando Police Department
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
Yameli Herschelman, Permitting Services
Aki Toussaint, Permitting Services
Victor Ortega, Permitting Services
Olivia Boykin, Permitting Services
John Rhoades, Transportation Planning
Nancy Ottini, Transportation Planning
Jessica Frye, Housing & Community Dev.
Walter Hawkins, Economic Development
Denise Riccio, Parks & Special Facilities
Ken Pelham, Parks & Special Facilities
Kevin Edmonds, Chief Administrative Officer

Dean Grandin, AICP, Executive Secretary
Ed Petersen, acting MPB Recording Secretary