



**MEETING
INFORMATION**

Location

In-Person: City Hall,
400 S Orange Ave.,
Council Chambers

Virtually via Zoom:
[orlando-gov/zoom.us/j/95054325064](https://orlando-gov.zoom.us/j/95054325064)

Or by phone:

312.626.6799
929.205.6099
253.215.8782
301.715.8592
346.248.7799
669.900.6833

Webinar ID:
950 5432 5064.

Time

9:00 a.m.

Members Present

Ryan Seacrist, Chairperson [3/0]
Carrie Read, Vice
Chairperson [3/0]
Alfredo Barrott, Jr [3/0]
Marcos Bastian [3/0]
Phillip Brown [3/0]
Carla Daly [3/0]
Trevor Hall [3/0]
Julie Kendig-Schrader [3/0]
Yasmin Moreno [3/0]

OCPS Representative
(Stefani Vitale) – Non-Voting

Members Absent

None

MINUTES  DECEMBER 16, 2025

OPENING SESSION

- ◆ Chairperson Seacrist called the meeting to order at 9:05 a.m., after determination of a Quorum.
- ◆ The meeting was opened with the Pledge of Allegiance.
- ◆ Consideration of Minutes for Meeting of November 18, 2025.

Board Member Brown MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of November 18, 2025, and to approve as written. Board Member Barrott SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- ◆ Welcome back Jason Burton, City Planning Division Manager.

PUBLIC COMMENTS

- ◆ Speaker Requests were received for Item #2 – St. Phillip Catholic Church Parish Hall. This item was moved to the Regular Agenda to allow for public comment and discussion.

CONFLICT DECLARATIONS

- ◆ Item #4 –Storey Park Multi-Family – Kendig-Schrader

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 (attached); and abstained from voting on the above-mentioned items.

AGENDA REVIEW

- ◆ Tim McClendon, Acting Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA

1. RECOMMENDED APPROVAL – 536 NORTH WESTMORELAND LIGHT RETAIL USE

Applicant: Ryan Young – Interstruct Design Build
Owner: 536 Westmoreland, LLC
Location: 536 N. Westmoreland Dr., north of Givens St., east of Hames Ave., south of W. Concord St., west of N. Westmoreland Dr. (±0.4 acres)
District: 5
Project Planner: Michele Gibbs (407.246.3355, michele.gibbs@orlando.gov)
CUP2025-10016** Conditional Use Permit to allow light retailing use in the I-G zoning district within the Parramore Heritage Overlay.

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

2. PULLED TO THE REGULAR AGENDA – ST. PHILLIP CATHOLIC CHURCH PARISH HALL

3. RECOMMENDED APPROVAL – TERAWATT EV PARKING LOT

Applicant: Gregory D. Lee – Baker Hostetler
Owner: The Hertz Corporation
Location: 5500 Lee Vista Blvd., north of Butler National Dr., east of Shoal creek Dr., south of Lee Vista Blvd., west of S. Semoran Blvd., (± 2.1 acres)
District: 2
Project Planner: Raquel Lozano (407.246.3297, raquel.lozano@orlando.gov)
CUP2025-10023** Conditional Use Permit for principal use parking with an electric vehicle charging station and an accessory structure.

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

4. RECOMMENDED APPROVAL – STOREY PARK MULTI-FAMILY

Applicant: Brooks Stickler – Kimley-Horn
Owner: Jay Berlinsky
Location: 12165 Dowden Rd., northwest of Dowden Rd., east of S.R. 417, south of Introduction Way (± 12.0 acres)
District: 1
Project Planner: Michele Gibbs (407.246.3355, michele.gibbs@orlando.gov)

A) MPL2025-10037** Master Plan to allow a four-story, 306-unit multifamily development and;

B) ZON2025-10009** PD Amendment to the existing Wewahootee PD to convert office entitlements to residential entitlements.

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

5. RECOMMENDED APPROVAL – STARWOOD MERIDIAN PARKS NEIGHBORHOOD 9A AND PORTION OF 9C

Applicant: Sarah Maier – Dewberry

Owner: Carlsbad Orlando, LLC

Location: 13131 Wewahootee Rd., northwest of Wewahootee Rd., east of Moss Park Ridge Dr., south of Launch Point Rd. (± 114.2 acres)

District: 1

Project Planner: Sean Elordi (407.246.4257, sean.elordi@orlando.gov)

MPL2025-10055** Master Plan for development with 159 single-family homes and 95 townhome units.

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

6. RECOMMENDED APPROVAL – CARAVAN HOTEL ADDITION

Applicant/Owner: Ben Shmul – InSite Orlando Two, LLC

Location: 5905 S. Kirkman Rd., north of Interstate 4, east of S. Kirkman Rd., south of Major Blvd., west of Caravan St. (± 7.3 acres)

District: 6

Project Planner: Jim Burnett (407.246.3609, james.burnett@orlando.gov)

MPL2025-10057** Master Plan Amendment for a 19-story hotel addition with 506 additional rooms including an intensity bonus of 0.65 to allow a floor area ratio of 2.15 and 25,420 sq. ft. of new restaurant and ancillary commercial uses.

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

Board Member Hall moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board Member Brown SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice (previously mentioned Board members abstained from indicated cases as reflected under the Conflict Declarations section).

REGULAR AGENDA

2. RECOMMENDED APPROVAL – ST. PHILLIP CATHOLIC CHURCH PARISH HALL

Applicant: Tyler Fitzgerald – CPH, LLC

Owner: Diocese of Orlando

Location: 15 W. Par St., north of W. Par St., southeast of Dubsdread Cir., west of Backspin Ln., (±

	5.9 acres)
District:	3
Project Planner:	Laura Eng (407.246.2290, laura.eng@orlando.gov)
CUP2025-10022**	Conditional Use Permit to allow parish hall expansion with additional overflow parking in recently added parcels.
	<i><u>Recommended Action:</u> Approval of the request, subject to the conditions in the staff report.</i>

This item was presented by Laura Eng, Planner II, Land Development, City Planning. Using PowerPoint, Ms. Eng reviewed the proposed project and staff recommendation. She explained that staff had worked with the applicant regarding issues mentioned at the community meeting. Ms. Eng responded to board questions regarding additional parking, the traffic study and hours of operation.

Jacob Ballard, Planner II, Urban Design, City Planning, responded to board questions regarding Appearance Review, architectural style and urban design conditions.

Mike Zayas, Transportation Planning, responded to board questions regarding the traffic study provided and explained the findings, including how the information was used for the traffic memorandum.

The applicant was represented by:

- 1) Tyler Fitzgerald, CPH, 500 W. Fulton St., Sanford FL, spoke in support of the request. Mr. Fitzgerald responded to board questions regarding the proposed detention pond. He explained that the project was an effort to move the church activities indoors. He responded to public comment concerns. Mr. Fitzgerald believed that the concerns regarding traffic were addressed by the traffic information analysis, and he assured the board that the applicant would comply with any additional requirements from staff. He estimated the construction project would take around 12 months to complete and stated that the parking was necessary for the existing capacity of the church. He felt that the proposed improvements to the stormwater management system would help curb any flooding.
- 2) Reverend Chau Nguyen, 15 W. Par St., Orlando FL, spoke in support of the request. Rev. Nguyen responded to Board Member Daly's concern regarding current maintenance issues, stating that the church would actively maintain the hedge buffer. He informed the board that the applicant did not want to build a wall because of the appearance. In response to concerns about the loading dock, Rev. Nguyen stated that the church would not be moving forward with that aspect of the project. He addressed public concern regarding the possibility of operating a traditional school on the property, stating that the currently operating school is faith-based and only on the weekends. He assured the board that the hall would not be rented out to the public and would only be used by parishioners.

The following speakers appeared before the Board:

- 1) Larry Spade, 307 Dubsdread Cir, Orlando FL, spoke in opposition to the request. Mr. Spade was concerned about the uses of the properties purchased by the church. He expressed worries about the possibility of traditional school use on the property. Mr. Spade requested that the applicants work with the neighborhood and install a wall as a buffer.
- 2) Gina Radcliffe, 408 W. Par St., Orlando, FL, spoke in opposition to the request. Ms. Radcliffe shared concerns regarding traffic impacts, an increase in church activities and lack of maintenance of currently controlled church properties. She asked for a more thorough traffic impact analysis, clarification on ingress and egress locations, and information on any additional programs or services to be offered by the church.
- 3) Suzanne Wilkinson, 420 W. Par St., Orlando FL spoke in opposition to the request. Ms. Wilkinson stated that she was a member of Evanston Row consisting of historical home owners. She looked forward to working with the church to integrate them into the neighborhood. She expressed concerns including sidewalk safety, increase in traffic, and the possibility of a traditional school operating, she wanted a "real" traffic study and speed bumps.
- 4) Laura Hardwicke, 2425 Backspin Ln., Orlando FL, spoke in opposition to the request. She thanked staff for their condition of access removal from Backspin Ln. She asked staff to include a condition to reduce parking and relocate the kitchen and loading dock farther from the eastern edge of the property across from her house. She was concerned with the scale of the building, flood risk and ISR. She asked for restrictions on rental space uses and the church's hours of operation.

- 5) Michael Rhoades, 3421 Backspin Ln., Orlando FL, spoke in opposition to the request. Mr. Rhoades had concerns regarding the church's hours of operations, landscaping and parishioners' shortcutting through other properties. He mentioned potential noise, smell and light pollution from the kitchen and loading zone.
- 6) Sharon Crimmings, 226 Dubsdread Cir, Orlando FL, spoke in opposition to the request. She stated that the church properties had not been well-maintained. She was concerned by the proposed location of the rectory and requested that the applicant install a wall and landscape buffer. She believed that the properties should be residential and that the church exceeded their footprint.
- 7) Matthew Scott, 374 Dubsdread Cir., Orlando FL, spoke in opposition to the request. He did not agree with the proposed site of the new residence. He wanted no ingress or egress through the neighborhood. Mr. Scott expressed concerns about traffic safety, the proposed location of the pond and any potential traditional school use.

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

Board Member Hall stated that he believed that a complete street analysis should be made for Par Street. He was not supportive of the request and thought that the project should go back to staff.

Board Member Daly was concerned with the lack of maintenance at the site. She would ask to have the applicant use fully grown foliage for the buffer.

Chairperson Seacrist believed that an additional hedge would be a good compromise between the applicant and the residents.

Board Member Moreno expressed her wish to make additional conditions concerning the buffer. She felt that not providing adequate parking would be detrimental to the neighborhood.

Vice Chairperson Read stated that she thought the church should be good neighbors and would like them to retain as many trees as possible. She asked the church to maintain their properties.

Tim McClendon, Assistant City Planning Manager, responded to board questions regarding the requirement for board approval should the applicant propose a regular school.

Board Member Bastian moved APPROVAL of the request, CUP2025-10022, subject to the conditions in the staff report, adding the following conditions:

- 1) **Any change of use to the property that is allowed by the CUP must be reviewed and approved by the Municipal Planning Board at a separate public hearing**
- 2) **At the time of final site plan review, the applicant will coordinate with staff to add additional landscape buffer yard materials with the intention of enhancing screening for nearby residential properties**

Board Member Kendig-Schrader SECONDED the MOTION, which was VOTED upon and PASSED by a 8-1 voice vote (Seacrist, Read, Barrott, Bastian, Brown, Daly, Kendig-Schrader and Moreno voted YAY, Hall voted NAY).

OTHER BUSINESS

- None.

ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Seacrist adjourned the meeting at 10:37 a.m.

STAFF PRESENT – ON NEXT PAGE

STAFF PRESENT (IN PERSON AND VIA ZOOM)

Jason Burton, AICP, City Planning
Tim McClendon, AICP, City Planning
Mark Cechman, AICP, City Planning
Paul Lewis, FAICP, City Planning
Karl Wielecki, AICP, City Planning
Michaëlle Petion, AICP, City Planning
Doug Metzger, AICP, City Planning
Richard Forbes, AIA, City Planning
Colandra Jones, AICP, City Planning
Jim Burnett, AICP, City Planning
Yolanda Ortiz, City Planning
Shannan Stegman, City Planning
Sean Elordi, City Planning
Michele Gibbs, City Planning
Deidre Oge, AICP, City Planning
Jacob Ballard, City Planning
Raquel Lozano, City Planning
Laura Eng, City Planning
Betsy Brown, City Planning
Courtney Kairns, City Planning
Kim King, Business Development



Tim McClendon, AICP, Acting Executive Secretary

Keith Grayson, Permitting Services
Terrence Miller, Families, Parks & Recreation
Melissa Clarke, City Attorney's Office
Stacy Fallon, City Attorney's Office
Ariana Hernandez, Clerk's Office
Eric Ushkowitz, Business Development
Fernanda Paronetto, Economic Development
Lili Narain, Economic Development
Audra Rigby, OPD Planning
Antoinette Cannon, Housing & Community Dev.
Vanessa Grullon, Neighborhood Relations
Gus Castro, Transportation Planning
Mike Zayas, Transportation Planning
Cade Braud, Transportation Planning
Maria Cortes, Transportation Planning
Daphne Green, Transportation Planning
Nat Prapinpongsanone, Public Works
Steven McMahon, Sustainability
Tonie McNealy, Real Estate
Sergeant at Arms, Orlando Police Department



Betsy Brown, MPB Recording Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME - FIRST NAME - MIDDLE NAME <i>Wally Shadash Erie</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Municipal Planning Board</i>
MAILING ADDRESS <i>2307 Upper Park Rd</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <i>Ocala</i>	LI CITY LI COUNTY LI OTHER LOCAL AGENCY
COUNTY <i>FL Orange</i>	NAME OF POLITICAL SUBDIVISION <i>City of Ocala</i>
DATE ON WHICH VOTE OCCURRED <i>Dec 16, 2025</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in those matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

Eric Henry Schach, hereby disclose that on Dec 16, 2025

(a) A measure came or will come before my agency which (check one or more)

inured to my special private gain or loss;

inured to the special gain or loss of my business associate,

inured to the special gain or loss of my relative,

inured to the special gain or loss of Greerburg Trawny, by whom I am retained; or

inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MPL 2025-10037 and 201 2025-10009
Star Park Multifamily
Greerburg Trawny represents
the owner/applicant

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12-16-25
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §12.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.