

Title: Meeting Minutes and Approve the Actions of the Municipal Planning Board for the Meeting of April 21, 2026
Meeting Date: May 11, 2026

Section: Economic Development

Contact: Ed Petersen

District: 1, 3, 5

Fiscal Impact: No Fiscal Impact

Summary: Accepting MPB Recommendation of APPROVAL and Directing Staff to Process Ordinances:

Case No.	Name/Address/ Acreage	Description	District
DRI2026-10000	AdventHealth / 601 E. Rollins St. / ±119.9 acres	Amendment to add seven (7) recently acquired properties which total 2.92 acres to the Florida Hospital Health Village Development of Regional Impact (DRI).	3
GMP2026-10003	AdventHealth / 601 E. Rollins St. / ±119.9 acres	Change the Future Land Use designation from Mixed Use Corridor-Medium Intensity and Urban Activity Center to Urban Village for seven (7) recently acquired properties.	3
ZON2026-10002	AdventHealth / 601 E. Rollins St. / ±119.9 acres	Planned Development (PD) Amendment to add recently acquired properties to the AdventHealth PD. PD Amendment to allow a pedestrian bridge over Dade Avenue to connect Innovation Tower and the West Bed Tower.	3
ZON2026-10000	Lorna Doone Park / 1830 W. Central Blvd. / ±2.6 acres	Rezoning from Holding (H) to Public Use (P).	5
SNC2026-10000	Alexander Place to George Stuart Place Street Name Change / Alexander Pl. / ± 950 feet	Street Name Change from Alexander Place to George Stuart Place.	5
ZON2026-10001	Fern Grove Phase 2 PD Amendment / 3750 W D Judge Dr. / ± 6.6 acres	Planned Development amendment for the previously approved 258-unit senior affordable housing project by	5

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		reducing the total number of approved parking spaces from 335 to 260.	
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Accepting MPB Recommendation of APPROVAL and Granting Final City Approval:

Case No.	Name/Address/Acreage	Description	District
MPL2026-10007	Industrial Bakery and Storage Warehouse / 6650 Narcoossee Rd. / ± 14.1 acres	Master Plan for ±128,000 sq. ft. of light manufacturing and processing and a ±120,000 sq. ft. storage warehouse.	1
CUP2026-10002	OUC Substation Expansion & GAC Implementation / 1020 Highland Ave. / ± 9.4 acres	Conditional Use Permit amendment to expand the OUC substation including the installation of Granular-Activated Carbon vessels.	3
CUP2026-10003	Audubon Park Covenant Church Accessory Uses / 3219 Chelsea St. / ± 1.2 acres	Conditional Use Permit for accessory uses including open storage of landscaping materials and a future caretaker's cottage at an existing church.	3
CUP2026-10001	Lorna Doone Park / 1830 W. Central Blvd. / ±2.6 acres	Conditional Use Permit to construct a ±6,000 sq.ft. City Families, Parks and Recreation Dept. office with public assembly spaces and a detached ±1,000 sq. ft. maintenance garage.	5
CUP2026-10004	Distillery and Tasting Room / 503 W. Central Blvd. / ±0.2 acres	Conditional Use Permit for a distillery within 1,000 ft. of a church.	5

Accepting MPB Recommendation of INDEFINITE DEFERRAL:

Case No.	Name/Address/ Acreage	Description	District
MPL2026-10000	Savannah Park Drive Senior Housing / 10298 Savannah Park Dr. / ± 10.3 acres	Master Plan for a 5-story, 78 dwelling unit senior housing project.	1

Recommended Action: Accept the Meeting Minutes and Approve the Actions of the Municipal Planning Board for the Meeting of April 21, 2026, subject to review and approval by the City Attorney's Office.

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