



MEETING INFORMATION

Location

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

Virtually via Zoom: 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 [6/1]
Carrie Read, Vice Chairperson [6/1]
Alfredo Barrott, Jr [6/1]
Marcos Bastian [7/0]
Carla Daly [6/1]
Trevor Hall [6/1]
Yasmin Moreno [7/0]
[Vacant]

OCPS Representative (Stefani Vitale) – Non-Voting

Members Absent

Julie Kendig-Schrader [6/1]

MINUTES APRIL 21, 2026

OPENING SESSION

- Chairperson Seacrist called the meeting to order at 9:04 a.m., after determination of a Quorum.
The meeting was opened with the Pledge of Allegiance.
Consideration of Minutes for Meeting of March 17, 2026.

Board Member Barrott MOVED to waive the reading of the Municipal Planning Board Meeting Minutes of March 17, 2026, and to approve as written. Board Member Daly SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote.

ANNOUNCEMENTS

- None.

PUBLIC COMMENTS

- Speaker Requests were received for Items #3 – Audubon Park Covenant Church Accessory Uses and Item #5 – AdventHealth. These items were moved to the Regular Agenda to allow for public comment and discussion.

CONFLICT DECLARATIONS

- None.

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

- Jason Burton, Executive Secretary, reviewed the Consent Agenda.

# CONSENT AGENDA

## 1. RECOMMENDED APPROVAL – LORNA DOONE PARK

Applicant/Owner: City of Orlando

Location: 1830 W. Central Blvd., north of W. Church St., east of S. Tampa Ave., south of W. Central Blvd., west of Lake Lorna Doone (±2.6 acres)

District: 5

Project Planner: A) Deidre Oge (407.246.3624, deidre.oge@orlando.gov)  
B) Raquel Lozano (407.246.3297, raquel.lozano@orlando.gov)

**A) ZON2026-10000\*** Rezoning from Holding (H) to Public Use (P); and

**B) CUP2026-10001\*\*** 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.

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

## 2. RECOMMENDED APPROVAL – OUC SUBSTATION EXPANSION & GAC IMPLEMENTATION

Applicant: Rebecca Hammock – Pape-Dawson

Owner: OUC/City of Orlando

Location: 1020 Highland Ave., north of Weber St., east of N. Magnolia Ave., south of N. Orange Ave., west of Highland Ave. (± 9.4 acres)

District: 3

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

**CUP2026-10002\*\*** Conditional Use Permit amendment to expand the OUC substation including the installation of Granular-Activated Carbon vessels.

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

*Secretary Note for the Record: One public comment was received for the above case and uploaded to the MPB webpage for all Board members to review.*

## 3. PULLED TO THE REGULAR AGENDA – AUDUBON PARK COVENANT CHURCH ACCESSORY USES

## 4. RECOMMENDED APPROVAL – DISTILLERY AND TASTING ROOM

Applicant: Meechal Patel – Gold Crest Dist

Owner: K & B Partnership LLC

Location: 503 W. Central Blvd, north of W. Central Blvd., east of N. Terry Ave., south of Grove Par

Dr., west of N. Division Ave. (±0.2 acres)

District: 5

Project Planner: Laura Eng (407.246.2290, laura.eng@orlando.gov)

**CUP2026-10004\*\*** Conditional Use Permit for a distillery within 1,000 ft. of a church.

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

**5. PULLED TO THE REGULAR AGEND – ADVENTHEALTH**

**6. RECOMMENDED INDEFINITE DEFERRAL – SAVANNAH PARK DRIVE SENIOR HOUSING**

Applicant: William Hockensmith – Thomas and Hutton Engineering

Owner: Ln Senior Housing Re LLC

Location: 10298 Savannah Park Dr., north of Moss Park Rd., east of Narcoossee Rd., south of Savannah Park Dr., west of Moss Rose Way (± 10.3 acres)

District: 1

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

**MPL2026-10000\*\*** Master Plan for a 5-story, 78 dwelling unit senior housing project.

*Recommended Action: Indefinite deferral of the request.*

**7. RECOMMENDED APPROVAL – INDUSTRIAL BAKERY AND STORAGE WAREHOUSE**

Applicant: Jordan Draper – Kimley-Horn & Associates

Owner: 6650 Narcoossee, LLC

Location: 6650 Narcoossee Rd., north of Brentwood Dr., east of S. Goldenrod Rd., south of Market Place Dr., west of Narcoossee Rd. (± 14.1 acres)

District: 1

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

**MPL2026-10007\*\*** Master Plan for ±128,000 sq. ft. of light manufacturing and processing and a ±120,000 sq. ft. storage warehouse.

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

**8. RECOMMENDED APPROVAL – ALEXANDER PLACE TO GEORGE STUART PLACE STREET NAME CHANGE**

Applicant/Owner: City of Orlando

Location: Alexander Pl., between Chatham Ave. (west) and N. Hughey Ave. (east); between W. Amelia St. (north) and W. Livingston St. (south) (± 950 feet)

District: 5

Project Planner: Laura Eng (407.246.2290, laura.eng@orlando.gov)

**SNC2026-10000\*** Street Name Change from Alexander Place to George Stuart Place.

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

**9. RECOMMENDED APPROVAL – FERN GROVE PHASE 2 PD AMENDMENT**

Applicant: Aimee Shields – GAI Consultants, Inc.

Owner: Bdg Fern Grove Lp

Location: 3750 W D Judge Dr., north of W. Colonial Dr., east of Mercy Dr., south of W D Judge Dr., west of Ferguson Dr. (± 6.6 acres)

District: 5

Project Planner: Michele Gibbs (407.246.3355, michele.gibbs@orlando.gov)

**ZON2026-10001\*\*** Planned Development amendment for the previously approved 258-unit senior affordable housing project by reducing the total number of approved parking spaces from 335 to 260.

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

**Board Member Barrott moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board Member Daly SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice.**

**REGULAR AGENDA**

**3. RECOMMENDED APPROVAL PULLED TO THE REGULAR AGENDA – AUDUBON PARK COVENANT CHURCH ACCESSORY USES**

Applicant: Heather Isaacs – Dix-Hite for Pastor Sarah Robinson

Owner: Audubon Park Covenant Church of Orlando, FL

Location: 3219 Chelsea St., north of Chelsea St., southeast of Lark Pl., west of Cardinal Rd. (± 1.2 acres)

District: 3

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

**CUP2026-10003\*\*** Conditional Use Permit for accessory uses including open storage of landscaping materials and a future caretaker’s cottage at an existing church.

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

*Secretary Note for the Record: Twenty Five public comments were received for the above case and uploaded to the MPB webpage for all Board members to review.*

This item was presented by Jim Burnett, Planner III, Land Development, City Planning. Using PowerPoint, Mr. Burnett reviewed the proposed project and staff recommendation.

The applicant was represented by:

- 1) Heather Isaacs, 909 Lake Baldwin Ln., Orlando FL, spoke in support of the request. She agreed with staff recommendations and believed they were a good compromise.

The following speakers appeared before the Board:

- 1) Julianne Robinson, 1304 Tanger Dr., Orlando FL, spoke in support of the request. Ms. Robinson is the pastor's mother. She believed that there was "NIMBY"ism going on.
- 2) Sarah Robinson, 1304 Tanger Dr., Orlando FL, spoke on behalf of Audubon Covenant Church in support of the request. Ms. Robinson is the pastor for the Church. She explained how the church became involved with Fleet Farming.
- 3) Kimberly Slinger, 3618 Finch St., Orlando FL, spoke in support of the request. She was supportive of the sustainability efforts of Fleet Farming.
- 4) Stacy Bursuk, 3920 Wren Ln., Orlando FL, spoke in support of the request. Ms. Bursuk felt that the project supported sustainability efforts and fit the land use.
- 5) Lisa Ray, 1608 Margate Ave., Orlando FL, spoke in support of the request. She was a lifelong resident of Orlando. Stated that the church was a vibrant hub of the community. Ms. Ray appreciated that the project was sustainability and eco-driven. She stated that Fleet Farming was a "win-win" and was beneficial to food desert communities.
- 6) Linda Valente, 518 N. Lakemont Ave., Winter Park FL, spoke in support of the request. She was an attendee of the church who served on the church council. Ms. Valente stated that Fleet Farming was not a business, but served the Church's vision for sustainability and service.
- 7) Amy Beaird, 2728 Eastern Pkwy., Winter Park FL, spoke in opposition to the request. Ms. Beaird was a former neighbor of the property and stated that she left the neighborhood because of Fleet Farming and the impact of that operation. She had concerns with the unpermitted actions and the property damage that it had caused to the neighborhood and the Code Enforcement infractions against the church.
- 8) John Stevens, 1302 Cardinal Rd., Orlando FL, spoke in opposition to the request. He stated that he lives north of the church and thanked the board for their volunteer time. He was concerned with the industrial activities at the church. He believed that the church was an asset to the neighborhood but had concerns about their open storage of mulch and utility vehicles. Mr. Stevens stated that Fleet Farming was disruptive to the neighbors and felt that the speakers who were in support of the project did not live close enough to the church to be affected. He did not believe that the produce from Fleet Farming was used in schools.
- 9) Alan Rodriguez, 1224 Lark Pl., Orlando FL, spoke in opposition to the request citing safety concerns. He told the board that the manure stored on church property was stacked too high and blew away in storms. Mr. Rodriguez recounted an incident in which a shed blew onto his property from the church causing property damage and safety hazards. He was concerned about unpermitted actions taken by the church and the equipment being left out on their property. He wanted the church to succeed but felt that Fleet Farming was dangerous and disrespectful to neighbors.
- 10) Clayton Ferrara, 2110 Gopher Tortoise Terr., Oakland, FL, spoke in support of the request. He explained the origins of Fleet Farming and its purpose. Mr. Ferrara told the board that the organization was routinely audited and happy to comply with the conditions in the staff report. He felt that many of the complaints expressed by the other speakers had already been rectified.
- 11) Mark Thornbloom, 3404 Angelica St., Cocoa FL, spoke in support of the request as a member of the church. He could not speak to the dangers that residents had brought up and stated that every experience he had with Fleet Farming had been positive.

Ms. Isaacs responded to the public comments. She stated that the timing mattered, as the church was established prior to City Code and the neighborhood. She felt that Fleet Farming should operate by right as an accessory use to the church. Ms. Isaacs admitted that there was some unpermitted work at the church but clarified that did not have an impact on the current request before the board. She stated that the church wanted to be good neighbors and believed that the conditions in the staff report addressed the concerns brought up by the neighbors.

In response to board questions, Jason Burton, Planning Division Manager, clarified that the City could not regulate the accessory dwelling unit (ADU) proposed in the request, as a rectory/dwelling unit is typical for a church use. He also clarified standards for accessory uses, and new accessory uses must be completed in compliance with the code. Ms. Isaacs stated that she did not believe that the code would apply, as the church predates that specific code.

Chairperson Seacrist closed the public hearing and opened it up for Board discussion and/or motion. He stated that he appreciated the fact that the church is at the center of the community. He believed that there needed to be ongoing code compliance and that the conditions in the request offer clear guidelines going forward. He expressed his support.

Board Member Moreno agreed with Chairperson Seacrist. She felt that the church should work with their neighbors to address the issues mentioned. She felt that the church was acting in good faith and would be bound by the conditions in the staff report.

Vice Chairperson Read felt torn. She liked the idea of sustainability but felt for the neighbors. She felt there was a history of the church not respecting the neighbors. Ms. Read was in favor but stated that she hoped the church would follow through and be good neighbors.

**Board member Moreno moved APPROVAL of the request, CUP2026-10003, subject to the conditions in the staff report. Chairperson Seacrist SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (5-0).**

## 5. RECOMMENDED APPROVAL – ADVENTHEALTH

Applicant:	Borron J. Owen, Jr. – GrayRobinson, P.A.
Owner:	AdventHealth System/Sunbelt Inc.
Location:	601 E. Rollins St., north of E. New Hampshire St., east of I-4, south of Westchester Ave., west of N. Mills Ave. (±119.9 acres)
District:	3
Project Planner:	Colandra Jones (407.246.3415, colandra.jones@orlando.gov)
<b>A) DRI2026-10000*</b>	Amendment to add seven (7) recently acquired properties which total 2.92 acres to the Florida Hospital Health Village Development of Regional Impact (DRI);
<b>B) GMP2026-10003*</b>	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; and
<b>C) ZON2026-10002**</b>	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.

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

*Secretary Note for the Record: Eleven public comments were received for the above case and uploaded to the MPB webpage for all Board members to review.*

This item was presented by Colandra Jones, Planner III, Comprehensive Planning, City Planning. Using PowerPoint, Ms. Jones reviewed the proposed project and staff recommendation. She responded to board questions regarding any development plans and ownership.

In response to board questions, Mr. Burton explained that Dade Ave. functioned more like an alley.

The applicant was represented by:

- 1) Borron Owen, 301 E. Pine St., Orlando FL, spoke in support of the request. He explained his history of work with AdventHealth. Mr. Owen explained that the request was simply to bring in the newly acquired properties to the Planned Development and DRI. He told the board that the bridge requested was for patient and staff safety and stated that AdventHealth wanted to be a good neighbor. Mr. Owen responded to board questions by stating that

AdventHealth had no current plans to develop the properties in question and explained the process in which they would obtain approval for any future development plans.

The following speakers appeared before the Board:

- 12) Mundy Burreuzo, 1018 Wilkinson St., Orlando FL, spoke in opposition to the request. He stated that he was unable to reach anyone at AdventHealth in regard to his concerns. He was unhappy about not being able to walk around the lake due to construction and wanted to find balance with development and the neighborhood.

Mr. Owen responded to public comment and addressed the fencing around the lake. He reiterated that AdventHealth wanted to be good neighbors and address their concerns. In response to board request, Mr. Owen explained how their development worked and asked Mr. Burreuzo to contact him directly with his concerns.

**Board member Barrott moved APPROVAL of the requests, DRI2026-1000, GMP2026-10003 & ZON2026-10002, subject to the conditions in the staff report. Chairperson Seacrist SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (5-0).**

## OTHER BUSINESS

- Paul Lewis, Chief Planning Manager, City Planning Division, provided an update on the appeal case for GMP2025-10017 & ZON2025-10010, 1600 Aaron Ave.
- The Board acknowledged the departure of Recording Secretary Betsy Brown.


## ADJOURNMENT

Having no other matters to bring before the Board, Chairperson Seacrist adjourned the meeting at 10:47 a.m.

## STAFF PRESENT (IN PERSON AND VIA ZOOM)

Jason Burton, AICP, CNU-A, 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  
 Sean Elordi, City Planning  
 Michele Gibbs, City Planning  
 Deidre Oge, AICP, City Planning  
 Laura Eng, City Planning  
 Raquel Lozano, City Planning  
 Betsy Brown, City Planning  
 Ariana Hernandez, City Clerk

Caylah Hall, Business Development  
 Kim King, Business Development  
 Sherry Gutch, Economic Development  
 Nancy Ottini, Economic Development  
 Keith Grayson, Permitting Services  
 John Goenendaal, Permitting Services  
 Terrence Miller, Families, Parks & Recreation  
 Denise Riccio, Families, Parks & Recreation  
 Melissa Clarke, City Attorney's Office  
 Audra Rigby, OPD Planning  
 Jessica Frye, AICP, Housing & Community Dev.  
 Antoinette Cannon, Housing & Community Dev.  
 Gus Castro, Transportation Planning  
 Mike Zayas, Transportation Planning  
 Steve Greene, Transportation Planning  
 Tonie McNealy, Real Estate  
 Sergeant at Arms, Orlando Police Department

  
 Jason Burton, AICP, CNU-A, Executive Secretary

  
 Ed Petersen for Betsy Brown, MPB Recording Secretary