



**City Council
August 8, 2022
Council Chambers
6:30 PM**



WELCOME to our City Council meeting. In the interest of time efficiency, the following will prevail for comments by the public. Each speaker will be permitted up to 3 minutes to state his/her case. Group presentations will be permitted 3 speakers including the spokesperson - each being limited to up to 3 minutes. No speakers will be interrupted. Please silence all electronic devices during the meeting. THANK YOU for participating in your City Government.

- I. Call to Order
- II. Invocation - Moment of Silence
- III. Pledge of Allegiance
- IV. Presentations
 1. Proclamation Universal Oneness Day
- V. Public Hearing
 1. Ordinance Amending the Comprehensive Development Plan (CDP) 2035 to Include a Property Rights Element - Petition No. 2022-01 (ALU)
 2. Ordinance Amending the 2035 Comprehensive Development Plan (2035 CDP) to include reference to the updated Water Supply Facilities Work Plan - Petition No. 2022-02 (ALU)
 3. Ordinance Amending Chapter 20 Water, Sewer and Sewage Disposal Rates
- VI. Old Business
- VII. Consent Agenda
 1. City Council FY23 Budget Workshop Minutes of July 18, 2022
 2. City Council FY23 Budget Workshop Minutes of July 19, 2022
 3. City Council Meeting Minutes of July 25, 2022
 4. City Council FY23 Budget Workshop Minutes of August 1, 2022
 5. Resolution Establishing and Adopting Utility Service Rates and Charges
 6. Parks and Recreation Department Contractual Payments
 7. Interlocal Agreement with Orange County - 800 Megahertz Radio System
- VIII. Public Period
- IX. Decisions
 1. Request for Reduction of Fine For Code Violations (1920 and 1930 Rogers Ave.)

2. Ordinance Introduction Petition 2021-03 (AZ-PD) Maitland Concourse North Lot 1
 3. Ordinance Introduction Sunsetting Board of Adjustments and Appeals (BAA)
 4. Ordinance Introduction Chapters 11 and 18 Fort Maitland Park Boat Trailer Parking
- X. Discussion
1. Uptown Maitland Lot 2 - 425 Sybelia Parkway
- XI. City Manager's Report/City Attorney/Council Reports
- XII. Adjournment

Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.

Disclaimer: Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

MEETING DATE		AGENDA
August 8, 2022		Section: Presentations
Department/Office : City Clerk	AGENDA REPORT	Item #: 1.
Subject: Proclamation Universal Oneness Day		
Requested Action or Motion: Presentation of Proclamation		
Summary Explanation & Background: Mr. Amogh Pendharkar requested a proclamation on behalf of Hindu Swayamsevak Sangh USA, Inc., also known as the Hindu Service Society (HSS), a 501(c) (3) organization. HSS promotes self-discipline, self-confidence, and a spirit of selfless service to humanity through its structured values education program for Hindu children and adults. Currently, HSS operates nearly 220 chapters nationwide, including 9 chapters in Florida. Among their activities, HSS conducts outreach programs to introduce Hindu values to our friends and neighbors from other faith traditions. During the 2020 pandemic, HSS volunteers worked nationally in 27 states and 198 cities, serving over 45,000 families. This year, at several places, HSS volunteers are supporting local governments as well as the Federal Emergency Management Authority (FEMA), in vaccination drives in several locations. In Jacksonville, HSS has conducted several community events, including mask distribution to hospitals, drive-thru mask distribution and food drive for pantries. Hindus have traditionally observed <i>Rakṣhā Bandhan</i> (pronounced ruck-SHAH bund-HUN) , loosely translated as the “Protection Connection”, to reaffirm their social and civic responsibilities to support and protect the community that we are part of. This year, <i>Rakṣhā Bandhan</i> falls on August 11th, 2022, and HSS welcomes all to join by proclaiming Universal Oneness Day.		
Fiscal Impact: N/A		
Exhibits: 1. Proclamation - Universal Oneness Day 2022		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney N/A		

MEETING DATE		AGENDA
August 8, 2022		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 1.

Subject:

Ordinance Amending the Comprehensive Development Plan (CDP) 2035 to Include a Property Rights Element - Petition No. 2022-01 (ALU)

Requested Action or Motion:

Move to adopt the proposed ordinance amending the City's Comprehensive Development Plan (CDP) 2035 to include the Property Rights Element.

Summary Explanation & Background:

The proposed amendment to the City's Comprehensive Development Plan (CDP) 2035 was prompted by a 2021 change in Florida law requiring local governments to include a Property Rights Element in their comprehensive plans by adoption of its next proposed plan amendment or its next regularly scheduled Evaluation and Appraisal Report (EAR), whichever occurred first. In reviewing a variety of Property Rights elements from other local jurisdictions, staff modeled Maitland's proposed ordinance language used by Orange County and approved by the State. Details and background can be found in the enclosed 'Data and Analysis' document.

Action to Date

- April 20, 2022 - DRC recommended approval of the CDP amendment.
- May 5, 2022 - P&Z held a public hearing and provided a recommendation for approval of the CDP amendment.
- June 13, 2022- City Council held a public hearing and authorized the transmittal of the CDP amendment to the Department of Economic Opportunity (DEO)
- June 20, 2022 - Amendment transmitted to DEO
- July 20, 2022 - DEO provided a letter acknowledging that their review was complete and they had no comments. In addition, the City did not receive objections or comments from any reviewing agencies (such as SJRWMD, DEP and FDOT).

Next Step

In accordance with Florida Statute 163.3184(11)(b), the governing body shall hold two advertised public hearings on a proposed comprehensive plan amendment, transmittal stage and adoption stage. The June 13, 2022 meeting for the transmittal public hearing was advertised in the Orlando Sentinel on May 29, 2022. The second public hearing is for the ordinance adoption, which is scheduled for August 8, 2022 and was advertised in the Orlando Sentinel on August 1, 2022.

Staff Recommendation

Following the public hearing, staff recommends Council adopt the ordinance amending the 2035 CDP to include the Property Rights Element, as presented.

Fiscal Impact:

None

Exhibits:

1. Ordinance 2035 CDP Amendment Property Rights Element Adoption August 8 2022
2. Petition No. 2022-01 (ALU) Property Rights
3. Expedited State Review of Proposed CDP Amendment (Maitland 22-01ESR)

Commission/Board: City Council**Contact Person:** Dan Matthys 407-539-6211

Reviewed by City Attorney
Drew Smith

MEETING DATE		AGENDA
August 8, 2022		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 2.
Subject: Ordinance Amending the 2035 Comprehensive Development Plan (2035 CDP) to include reference to the updated Water Supply Facilities Work Plan - Petition No. 2022-02 (ALU)		
Requested Action or Motion: Move to adopt the ordinance amending the City's 2035 CDP to reflect the updated Water Supply Facilities Work Plan.		
Summary Explanation & Background: This item proposes to amend the City's 2035 Comprehensive Development Plan, to reflect the updated Water Supplies Facilities Work Plan that covers the planning period from 2021-2031. Section 163.3177, Florida Statutes requires that the Water Supply Facilities Work Plan (WSFWP) be updated to recognize a 10-year planning period, and the City of Maitland has recently completed its 10-year update for the 2021-2031 planning period. Maitland Comprehensive Development Plan 2035 was adopted in 2019 and references the 2018-2028 planning period. The amendment merely changes the dates of the Water Supply Facilities Work Plan from 2018-2028 to 2021-2031. Details and background can be found in the enclosed 'Data and Analysis' document. Action to Date • April 20, 2022 - DRC recommended approval of the CDP amendment. • May 5, 2022 - P&Z held a public hearing and provided a recommendation for approval of the CDP amendment. • June 13, 2022- City Council held a public hearing and authorized the transmittal of the CDP amendment to the Department of Economic Opportunity (DEO) • June 20, 2022 - Amendment transmitted to DEO • July 20, 2022 - DEO provided a letter acknowledging that their review was complete and they had no comments. In addition, the City did not receive objections or comments from any reviewing agencies (such as SJRWMD, DEP and FDOT). Next Step In accordance with Florida Statute 163.3184(11)(b), the governing body shall hold two advertised public hearings on a proposed comprehensive plan amendment, transmittal stage and adoption stage. The June 13, 2022 meeting for the transmittal public hearing was advertised in the Orlando Sentinel on May 29, 2022. The second public hearing is for the ordinance adoption, which is scheduled for August 8, 2022 and was advertised in the Orlando Sentinel on August 1, 2022. Recommendation:		

Staff recommends City Council adopt the ordinance amending the 2035 CDP to recognize the updated Water Supply Facilities Work Plan, as presented.

Fiscal Impact:

None

Exhibits:

1. Ordinance 2035 CDP Water Supply Plan August 8 2022
2. Petition No. 2022-01 (ALU) Water Plan
3. Expedited State Review of Proposed CDP Amendment (Maitland 22-01ESR)

Commission/Board: City Council

Contact Person: Dan Matthys 407-539-6211

Reviewed by City Attorney
Drew Smith

MEETING DATE		AGENDA
August 8, 2022		Section: Public Hearing
Department/Office : Public Works	AGENDA REPORT	Item #: 3.
Subject: Ordinance Amending Chapter 20 Water, Sewer and Sewage Disposal Rates		
Requested Action or Motion: Move to adopt an ordinance to amend Chapter 20, Water, Sewers and Sewage Disposal, Article I "In General," Article II "Water," and Article III "Sewers and Sewage Disposal" to provide for updated water and sewer rates.		
Summary Explanation & Background: The City engaged GovRates to perform a Water and Sewer Rate Study and attached is a summary of the study results. At the July 11, 2022 City Council Meeting, Bryan Mantz from GovRates presented the results of the study, which included an overview of the City's utility and current rate structure, as well as rate guiding principles, a survey of surrounding municipality rates and proposed rate recommendations for recurring monthly charges and connection fees. GovRate's rate study concluded that revenues under existing rates are insufficient to meet all the revenue requirements of the Utility Fund and recommended adoption of rates. As a part of the presentation, it was recommended to adopt the new rates and charges through a resolution rather than by ordinance. The staff has prepared an ordinance that has removed all specific rates and has included language that all rates and fee schedules shall be adopted by resolution. The connection fees for both water and sewer remain in the ordinance and have been updated as recommended in the rate study. At the July 25, 2022 meeting, City Council moved to introduce the ordinance, and set the public hearing date for August 8, 2022. The City Council directed staff to develop the resolution utilizing a 9% annual increase between FY 2023 and FY 2024 and a 6% increase for FY 2025 and FY 2027 as proposed in the rate study. The proposed resolution is a decision item on this evening's agenda and is contingent upon the adoption of this ordinance. City staff recommends City Council adopt the ordinance implementing GovRate's recommendations to amend Chapter 20 of the City Code.		
Fiscal Impact: The fee structure adopted will fund the water and sewer operating and capital fund.		
Exhibits: - Signed Maitland Water and Wastewater Rate Study Report 06_28_2022 - Ordinance 1403 Water Sewer Rates Draft 07182022 (JJS) (5) - Utility Rates Resolution BAM Comments (JJS) - EXHIBIT A 08012022 - OSC_7256491_Affidavit		

Commission/Board: City Council
Contact Person: Kimberley Tracy 407-539-6216
Reviewed by City Attorney Jacob Schumer

MEETING DATE		AGENDA
August 8, 2022		Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 1.
Subject: City Council FY23 Budget Workshop Minutes of July 18, 2022		
Requested Action or Motion: Move to approve the City Council FY23 Budget Workshop Minutes of July 18, 2022.		
Summary Explanation & Background:		
Fiscal Impact: N/A		
Exhibits: 1. CC Draft FY23 Budget Minutes 07182022		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney N/A		

MEETING DATE		AGENDA
August 8, 2022		Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 2.
Subject: City Council FY23 Budget Workshop Minutes of July 19, 2022		
Requested Action or Motion: Move to approve the City Council FY23 Budget Workshop Minutes of July 19, 2022.		
Summary Explanation & Background:		
Fiscal Impact:		
Exhibits: 1. CC Draft FY23 Budget Minutes 07192022		
Commission/Board: City Council		
Contact Person:		
Reviewed by City Attorney		

MEETING DATE		AGENDA
August 8, 2022		Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 3.
Subject: City Council Meeting Minutes of July 25, 2022		
Requested Action or Motion: Move to approve the City Council Meeting Minutes of July 25, 2022.		
Summary Explanation & Background:		
Fiscal Impact: N/A		
Exhibits: 1. CC Draft Minutes 07252022		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney N/A		

MEETING DATE		AGENDA
August 8, 2022		Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 4.
Subject: City Council FY23 Budget Workshop Minutes of August 1, 2022		
Requested Action or Motion: Move to approve the City Council FY23 Budget Workshop Minutes of August 1, 2022.		
Summary Explanation & Background:		
Fiscal Impact: N/A		
Exhibits: 1. Draft CC FY23 Budget Workshop Minutes 8-1-2022		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney No		

MEETING DATE		AGENDA
August 8, 2022		Section: Consent Agenda
Department/Office : Public Works	AGENDA REPORT	Item #: 5.
Subject: Resolution Establishing and Adopting Utility Service Rates and Charges		
Requested Action or Motion: Move to adopt a resolution establishing and adopting utility rates and charges, and providing an effective date of October 1, 2022.		
Summary Explanation & Background: The City engaged GovRates to perform a Water and Sewer Rate Study and attached is a summary of the study results. At the July 11, 2022 City Council Meeting, Bryan Mantz from GovRates presented the results of the study, which included an overview of the City's utility and current rate structure, as well as rate guiding principles, a survey of surrounding municipality rates and proposed rate recommendations for recurring monthly charges and connection fees. GovRate's rate study concluded that revenues under existing rates are insufficient to meet all the revenue requirements of the Utility Fund and recommended adoption of rates. As a part of the presentation, it was recommended to adopt the new rates and charges through a resolution rather than by ordinance. The staff has prepared an ordinance that has removed all specific rates and has included language that all rates and fee schedules shall be adopted by resolution. The ordinance was introduced on July 25, 2022 and the public hearing is on this evening's agenda. This resolution is contingent upon the adoption of the ordinance. The rates in the resolution reflect a 9% annual increase between FY 2023 and FY 2024 and a 6% increase for FY 2025 and FY 2027 as discussed at the City Council meeting of July 25, 2022. Future year increases would be automatically increased by the percentage increase (if any) reported in the Engineering News-Record Construction Cost Index (the "Cost Index"), not to exceed 5%. This resolution is contingent on the passage of the ordinance during the Public Hearing period of this meeting. Staff recommends City Council adopt the resolution to establish and adopt utility rates and charges, and provide an effective date of October 1, 2022.		
Fiscal Impact: The funds generated by these revenues will support the utility fund to provide capital, operating and debt coverage to continue operating, maintaining and and expanding the systems.		
Exhibits: 1. Resolution 6-2022 Utility Rates BAM Comments (JJS) (4) 2. EXHIBIT A 08012022 Resolution 6-2022 3. Signed Maitland Water and Wastewater Rate Study Report 06_28_2022		

Commission/Board: City Council
Contact Person: Kimberley Tracy 407-539-6216
Reviewed by City Attorney Jacob Schumer

MEETING DATE		AGENDA
August 8, 2022		Section: Consent Agenda
Department/Office : Parks & Recreation	AGENDA REPORT	Item #: 6.
Subject: Parks and Recreation Department Contractual Payments		
Requested Action or Motion: Move to approve the contractual payments to LAB Sports for an amount of up to \$70,000 for FY 2022.		
Summary Explanation & Background: The City of Maitland Purchasing Policy stipulates that any purchase in excess of \$50,000 be approved by Council. LAB Sports is a contractual basketball instructor for the Parks and Recreation Department and this group is projected to slightly exceed the \$50,000 threshold for the 2022 fiscal year. This and all similar contractual payments of this nature are revenue neutral to the general fund and are only paid in correlation to the revenue that is received for each program. Staff is supportive of approving the remaining purchases for LAB sports for the 2022 fiscal year for an amount not to exceed \$70,000.		
Fiscal Impact: No fiscal impact to the general fund. All instructor payments are offset by revenue generated for each particular program.		
Exhibits:		
Commission/Board: City Council		
Contact Person: Jay Conn 407-539-6264		
Reviewed by City Attorney N/A		

MEETING DATE		AGENDA
August 8, 2022		Section: Consent Agenda
Department/Office : Police Department	AGENDA REPORT	Item #: 7.
Subject: Interlocal Agreement with Orange County - 800 Megahertz Radio System		
Requested Action or Motion: Move to authorize the Mayor to execute the Interlocal Agreement with Orange County for the 800 Megahertz Radio System as presented.		
Summary Explanation & Background: The Police Department's Motorola radio system is currently linked directly to the City of Apopka, which provides dispatching services on behalf of the Maitland Police Department. Both cities, Apopka and Maitland, and Orange County have 700/800 MHz Trunked Simulcast Radio Systems. In an effort to improve routine emergency communication throughout the county, all Orange County municipalities are transitioning their connectivity to be linked directly to the Orange County system, with the exception of the City of Eatonville. This will allow the consolidation and sharing of resources. As the City of Apopka transitions to Orange County, it is recommended that the City of Maitland migrate directly to Orange County as well. This direct link set up will be consistent with other counties such as Seminole, where all of their respective cities are connected directly to the county's core radio system. Direct connection to Orange County will minimize the potential for radio fail soft and site trunking issues, as well as increase radio reception coverage county-wide. This Interlocal Agreement allows for this transition and will not impact the City of Apopka's ability to dispatch the police department. The agreement was reviewed and approved by the Police Department legal advisor.		
Fiscal Impact: N/A		
Exhibits: 1. Orange County Interlocal Agreement - Radio 07.28.22		
Commission/Board: City Council		
Contact Person: David Manuel 407-539-6243		
Reviewed by City Attorney Erin DeYoung - Maitland PD Legal Advisor		

MEETING DATE		AGENDA
August 8, 2022		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 1.

Subject:

Request for Reduction of Fine For Code Violations (1920 and 1930 Rogers Ave.)

Requested Action or Motion:

Move to approve the prospective property owner's request to reduce the fine ordered by the Special Magistrate on September 13, 2021 (Case Numbers CODE-09-21-2361 and CODE-09-21-2362) for the properties located at 1920 and 1930 Rogers Avenue to 10% of the current accrued fine amount to cover the administrative cost to the City.

Summary Explanation & Background:

The City received multiple complaints regarding overgrown vegetation at 1920 and 1930 Rogers Avenue dating back to 2010. Over the course of 11 years, the City has opened 11 code cases on 1920 Rogers Avenue and 9 code cases on 1930 Rogers Avenue for overgrown vegetation, most of which were resolved after notice from the City. The properties have changed owners 3 times during the 11 year period. The current property owner (Classic Home Developers, LLC) acquired the properties by Quit Claim deed on April 20, 2021 and has owned the properties during the last 2 code enforcement cases on both properties.

The following timeline outlines the Code Enforcement Actions that resulted in the liens placed on the properties located at 1920 and 1930 Rogers Avenue:

- May 7, 2021 - The City posted the properties and sent a Notice of Violation (NOV) via certified mail to Classic Home Developers with a compliance date of May 12, 2021.
- May 14, 2021 - After receiving no response or compliance, the City posted the properties and sent a Notice of Hearing (NOH) via certified mail to Classic Home Developers notifying the property owner of the scheduled public hearing in front of the Special Magistrate for June 2, 2021 regarding Code CASE-04-21-2274 (1920 Rogers Avenue) and Code Case-04-21-2275 (1930 Rogers Avenue).
- June 2, 2021 - A finding of fact was ordered by Special Magistrate (Dan Mantzaris) concluding that Classic Home Developers was in violation of Sections 8-19 (Maintenance) and 7-6 (Excessive growth of grass, weeds and brush) and that if the property owner repeated the violations, the City may bring the matter back before the Code Enforcement Special Magistrate as a repeat violation and seek imposition of a fine up to \$500 per day.
- October 6, 2021 - After receiving another complaint, the properties were brought back to the Code Enforcement Magistrate (Case Number 09-21-2361 and Case Number 09-21-2362) and found to be in repeat violation of the prior Order of the Special Magistrate for a period of fourteen (14) days. A fine was imposed against the property owner in the amount of \$250 per day for the period of September 13, 2021 (date of Notice of Violation) to September 27, 2021 (date the violations were corrected). The total amount of the fine for both properties totaled \$7,000.00 (\$3,500 for 1920 Rogers Avenue and \$3,500 for 1930 Rogers Avenue).

- November 1, 2021 - Having received no payment of the code enforcement fine, the Finding of Facts, Conclusion and Order Imposing Fines were recorded at the Orange County Comptroller's office.

Both properties continue to be in compliance and maintained since September 27, 2021.

On July 7, 2022, staff received an email request from Mr. Anthony Grant (owner of Classic Home Developers, LLC and current property owner) requesting that the City consider reducing the liens. Mr. Grant continues to maintain the properties in compliance and intends to build homes on both lots later this year.

Staff Recommendation:

The staff supports Mr. Grant's request as the first goal of code enforcement is to get the property into compliance, followed by recovering the costs incurred. Staff recommends a reduction to 10% of the accrued fines once the violations are cured, as this amount would adequately recoup the City's expenses.

Fiscal Impact:

\$700 in code enforcement fines to cover city expenses.

Exhibits:

1. Anthony Grant email (7-7-22)
2. 1920 Rogers CODE-09-21-2361 FF fine recorded
3. 1930 Rogers CODE-09-21-2362 FF fine recorded

Commission/Board: City Council

Contact Person: Dan Matthys 407-539-6211

Reviewed by City Attorney
Cliff Shepard

MEETING DATE		AGENDA
August 8, 2022		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 2.

Subject:

Ordinance Introduction Petition 2021-03 (AZ-PD) Maitland Concourse North Lot 1

Requested Action or Motion:

Move to introduce an ordinance for Petition 2021-03 (AZ-PD) - Maitland Concourse North Lot 1 PD Amendment, and set the public hearing and action date for August 22, 2022.

Summary Explanation & Background:

Background

The Maitland Concourse North (MCN) Planned Development was approved on February 22, 2016, via Ordinance 1303. During the review of the original Planned Development (PD), the city worked with the applicant and the community to carefully review Maitland Concourse North's visual impact on the surrounding area. Research was conducted to assess the existing vegetation, topography, line-of-sight, and other factors to determine tree preservation, adequate buffers, screening type and frequency, landscaping requirements, streetscape requirements and more.

Since the approval of the PD, MCN has constructed internal roadways, stormwater facilities, landscaping and other infrastructure per the approved PD. In addition, a 350 unit apartment complex located on Lot 7 has been completed, as well as a 100 unit/111 bed ACLF and 20 unit/23 bed Memory Care facility on Lot 5. Construction of retail and restaurant uses is underway on Lot 2, consistent with the PD approved in 2016.

Application

An application was filed by Alan Charron, Maitland Synergy, LLC and Corkscrew, LLC, 2345 W. Sand Lake Road, Suite 100, Orlando, Florida 32809, to amend Lot 1 of the Maitland Concourse North Planned Development (PD). The applicant is proposing to develop up to 75,000 sq.ft. of commercial uses and associated infrastructure consistent with the approved Lot 1 entitlements. The proposed site re-design consists of five buildings that vary between one (1) and two (2) stories and include retail, office and restaurant spaces, including one (1) drive-thru.

The Maitland Concourse North Development Program was designed to place the highest intensity (FAR and height) towards the center of the project primarily (Lots 1, 2, 3, & 6) designated as Restricted Mixed Office Commercial Land Use category (MORC). Lot 1 was assigned 75,000 square feet of building floor area and the proposed amendment does not modify that allocation. The Floor Area Ratio (FAR) of Lot 1 will remain the same, as will all setbacks, perimeter buffer yards, and the residential scale and character of the buildings will be maintained, as is evident from the proposed building elevations.

Amendment

The applicant is proposing to revise the development plan site layout that was approved as part of the "Palloni Plan". The proposed conceptual PD plan maintains the 75,000 square feet of commercial development between one and two stories in height and breaks up the building and parking lot, while providing additional pedestrian connectivity and open space. The proposed project is parked at a scale of 5 spaces per 1,000 square feet.

On February 28, 2022, City Council amended the Comprehensive Development Plan (CDP) to allow for one drive-thru establishment, with a maximum interior square footage of 5,000, located on the western portion of Lot 1 and with the condition that the PD concept plan had to be reasonably consistent with the plan shown to City Council at that CDP adoption public hearing.

On July 6, 2022, the Development Review Committee (DRC) unanimously recommended approval of the proposed zoning amendment for Planned Development. The DRC recommendation report is consistent with the parameters established in the CDP amendment. The DRC staff report is attached to the draft City Ordinance included in this agenda packet.

On July 21, 2022, the Planning and Zoning Commission unanimously recommended approval of the proposed zoning amendment for Planned Development certifying consistency with the Comprehensive Development Plan, and that satisfactory provision and arrangement has been made concerning the factors itemized for review by the Development Review Committee.

Staff Recommendation

Staff recommends Council introduce an ordinance for Petition 2021-03 (AZ-PD) - Maitland Concourse North Lot 1 PD Amendment, and set the public hearing and action date for August 22, 2022.

Fiscal Impact:

N/A

Exhibits:

1. Maitland Concourse North Lot 1 Council Intro (Ord only)
2. Appendix A Maitland Concourse North Lot 1

Commission/Board: City Council

Contact Person: Dan Matthys 407-539-6211

Reviewed by City Attorney
Drew Smith

MEETING DATE		AGENDA
August 8, 2022		Section: Decisions
Department/Office : City Clerk	AGENDA REPORT	Item #: 3.
Subject: Ordinance Introduction Sunsetting Board of Adjustments and Appeals (BAA)		
Requested Action or Motion: Move to introduce an ordinance sunsetting the Board of Adjustment and Appeals (BAA); providing for the appeals process as defined by the State Statutes, setting the public hearing and adoption for August 22, 2022.		
Summary Explanation & Background: The City Council, at the July 11, 2022 meeting, authorized the drafting of an ordinance to sunset the Board of Adjustment and Appeals (BAA) and add the appeals process afforded in the State Statutes to the city code. The ordinance is attached for your consideration. Staff recommends introduction of the ordinance sunsetting the BAA and establishing the appeals process as defined in the State Statutes.		
Fiscal Impact: None		
Exhibits: 1. Ordinance Sunsetting BAA August 2022		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney Jacob Schumer		

MEETING DATE		AGENDA
August 8, 2022		Section: Decisions
Department/Office : Administration	AGENDA REPORT	Item #: 4.
Subject: Ordinance Introduction Chapters 11 and 18 Fort Maitland Park Boat Trailer Parking		
Requested Action or Motion: Move to approve the attached ordinance amending Fort Maitland Boat Parking Requirements, and set the public hearing and adoption date for August 22, 2022.		
Summary Explanation & Background: At the City Council meetings of June 27th and July 25th, the Council discussed various restrictions that could be put in place for the Fort Maitland boat parking spaces when the park reopens in September. Following the discussion at the July 25th meeting, the Council directed staff to prepare an ordinance that accomplished the following: 1. Develop a system to meter/charge for parking spaces on weekends. 2. Maitland residents will be issued a trailer decal with the purchase of an annual boat pass at no extra charge. The decal must be properly affixed to the trailer, allowing law enforcement to promptly identify the vehicle as belonging to a Maitland resident pass holder for which no parking fee is required. 3. Weekend parking shall be charged at a rate of \$25 per space. 4. Signage will be provided to indicate that weekend parking fee is waived for Maitland residents that purchase an annual boat pass and properly display the trailer decal. 5. The fine for illegal parking should be raised from \$30.00 to \$100.00. In reference to the method in which the fee was collected, the Public Works department is soliciting quotes from vendors to install and manage a text or scan to park payment system. Based upon these vendors' estimates, the system should be implemented by the time the park opens. During the review of the current regulations for Fort Maitland, it was noticed that the park hours for this park differ from other park hours. The latest park closing time other than Fort Maitland is 10:00 pm. Based upon discussions with Parks and Recreation and Police Department staff, it is recommended to adjust the closing time for Fort Maitland to coincide with the latest park closing times in the city.		
Fiscal Impact: TBD		
Exhibits: 1. Ordinance Fort Maitland Parking Chapter 11 and 17 August 2022 2. Fort Maitland Site Plan		

Commission/Board: City Council
Contact Person: Mark Reggentin 407-539-6220
Reviewed by City Attorney Cliff Shepard

MEETING DATE		AGENDA
August 8, 2022		Section: Discussion
Department/Office : City Manager	AGENDA REPORT	Item #: 1.
Subject: Uptown Maitland Lot 2 - 425 Sybelia Parkway		
Requested Action or Motion: None.		
Summary Explanation & Background: Councilmember Hall-Harrison requested at the July 25, 2022 meeting to have a Council discussion regarding 425 Sybelia Parkway, Uptown Maitland Lot 2 and the City's desire to acquire said property.		
Fiscal Impact: TBD		
Exhibits: 1. 425 Sybelia Parkway - Ppty Record Card		
Commission/Board: City Council		
Contact Person: Mark Reggentin 407-539-6220		
Reviewed by City Attorney N/A		