



**Planning and Zoning
Commission
Minutes
July 21, 2022
Council Chambers
6:00 PM**



I. CALL TO ORDER

Chairman Holloway called the Planning and Zoning Commission meeting to order at 6:01 pm.

Present: 5 - Vice-Chair Jamie Kay Bennett, Chair Keith Holloway, Commissioner Glen S. Jaffee, Commissioner Matthew Lamb, Commissioner Katheen McIver

Remote: 0 -

Absent: 0 -

Also present were Community Development Director Dan Matthys, Senior Planner Barrett Chaix and City Attorney, Drew Smith.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was made to approve the May 5, 2022 minutes as drafted.

RESULT: Approve

MOVER: Commissioner Matthew Lamb

SECONDER: Vice-Chair Jamie Kay Bennett

AYES: Jamie Kay Bennett, Keith Holloway, Glen S. Jaffee, Matthew Lamb, Katheen McIver

NAYS: None

IV. PUBLIC PERIOD

Chairman Holloway opened the Public Period. There being no one who wished to speak, Chairman Holloway closed the Public Period.

V. PUBLIC HEARING

2. PUBLIC HEARING

A. PUBLIC HEARING

Mr. Chaix introduced the petition and gave a brief presentation.

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 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 building orientation that was approved as part of the "Palloni Plan". The proposed conceptual PD plan maintains the 75,000 SF 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 SF.

A community meeting was held on January 6, 2022 at the Planning and Zoning Commission Meeting where the Commission provided direction to City staff to consider in their review, and the applicant's revision of the conceptual development plan. The version of the proposed plan reviewed at the meeting contained three drive-thru uses on the site.

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.

Chairman Holloway asked the Commission if there were any questions for staff or the applicant.

- Commissioner McIver asked for clarification about open space requirements, the definition of open space in the PD and the type of trees proposed for the project.
- Chairman Holloway asked the City Attorney for clarification regarding the language in the Ordinance (PD to PD)
- Commissioner Jaffee asked a question about the proposed gazebo and gathering space.

All questions were answered by staff (open space and definition), the City Attorney (specific language in the Ordinance) and Jonathan Martin of Kimley-Horne, representing the applicant (type of trees and gazebo).

There being no more questions, Chairman Holloway opened the public hearing. The following members of the public spoke:

- Dale McDonald (108 Tangelo Court) asked questions about the lakeshore restoration as part of the PD requirements and commented on the overall open space amount.

Chairman asked if staff would like to address the comments heard. Staff gave an update on the on-going code violation for the two trees that died and informed the Commission that the lakeshore restoration condition was in compliance.

There being no-one else to speak, Chairman Holloway closed the public hearing and brought the item back to the Commission for questions, comments or recommendations. A motion was made to forward Petition 2021-03 (AZ-PD), MCN Lot 1 to the city council with a recommendation of approval consistent with the DRC findings and recommended conditions of approval.

RESULT:	Approve
MOVER:	Commissioner Glen S. Jaffee
SECONDER:	Commissioner Matthew Lamb
AYES:	Jamie Kay Bennett, Keith Holloway, Glen S. Jaffee, Matthew Lamb, Katheen McIver
NAYS:	None

VI. OLD BUSINESS

Mr. Matthys indicated that the CDP amendments (Property Rights and Water Supply Plan) have been reviewed by the State and they had no comments or objections.

VII. NEW BUSINESS

Mr. Chaix informed the Commission about the upcoming August 4th P&Z meeting where there will be a patch ordinance to the LDC.

VIII. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

Members of the Commission asked about some project updates. Staff provided updates on specific projects.

IX. ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 6:35 pm.


Chairperson


Date


Attest


Date