Development Review Committee
April 19, 2023
Council Chambers
2:00 PM

I. Call to Order

II. Public Period

III. Minutes Approval

1. DRC Minutes - January 25, 2023
2. DRC Minutes - February 1, 2023

IV. Recommendations

1. Petition No. 2021-03 (SUB) 241 and 281 Dommerich Drive
2. Petition No. 2022-01 (SUB) 0 Monroe Avenue

V. 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.

Development Review Committee
Minutes
January 25, 2023
Council Chambers
10:30 AM

I. CALL TO ORDER

Chairman Dan Matthys called the meeting to order at 10:30 AM.

Present 3	Dan Matthys, Community Development; Alyssa Eide-Cadle, City Engineer; Matthew Cross, Battalion Fire Chief
Absent	0

Staff also in attendance: Sara Blanchard, Chief Planner; Barrett Chaix, Senior Planner; Jacqueline Holt, Planner III

II. PUBLIC PERIOD

Chairman Matthys opened the Public Period for non-agenda items. There being no one who wished to speak, the Public Period was closed.

III. MINUTES APPROVAL

1. DRC MINUTES - DECEMBER 14, 2022

A motion was made to approve the minutes with the direction that the amended conditions are added.

RESULT:	Approved
MOVER:	Alyssa Eide-Cadle, City Engineer
SECONDER:	Matthew Cross, Battalion Fire Chief
AYES:	Eide-Cadle, Cross, Matthys
NAYS:	None

IV. DECISIONS

1. PETITION NO. 2022-01 (SPR) MAITLAND WEST, LOT 2

Chairman Matthys asked if the applicant had received a copy of the Staff Recommendation report and if they had any questions. The applicant confirmed receipt of the report. The applicant had no questions.

Chairman Matthys asked if DRC had any questions for the applicant. There were none.

A motion was made to approve Petition No.2022-01 (SPR) Maitland West, Lot 2 with the amendment that the remaining revisions be made prior to site construction permit approval.

RESULT:	Approved
MOVER:	Alyssa Eide-Cadle, City Engineer
SECONDER:	Matthew Cross, Battalion Fire Chief
AYES:	Eide-Cadle, Cross, Matthys
NAYS:	None

V. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 10:34 AM.

_____ _____

Chairman Date

DRAFT

Development Review Committee
Minutes
February 1, 2023
Council Chambers
2:00 PM

I. CALL TO ORDER

Chairman Matthys called the meeting to order at 2:00 PM.

Present:	3 -	Dan Matthys, Community Development; Kim Tracy, Public Works Director; Will Watts, Fire Chief
Absent:	0 -	

Staff also in attendance: Sara Blanchard, Chief Planner; Barrett Chaix, Senior Planner; Jacqueline Holt, Planner III

II. PUBLIC PERIOD

Chairman Matthys opened the Public Period for non-agenda items. There being no one who wished to speak, the Public Period was closed.

III. RECOMMENDATIONS

1. PETITION # AZS(2022)- 0001- 473 KELLER ROAD

Chairman Matthys asked if the applicant had received a copy of the Staff Recommendation report and if they had any questions. The applicant confirmed receipt of the report. The applicant had no questions.

Chairman Matthys asked if DRC had any questions for the applicant. Kim Tracy voiced concern about the continued drainage issues.

A motion was made to recommend approval to Council for rezoning of Petition #AZS (2022)-001-473 Keller Road.

RESULT:	Approved
MOVER:	Kim Tracy, Public Works Director
SECONDER:	Will Watts, Fire Chief
AYES:	Tracy, Watts, Matthys
NAYS:	None

IV. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 2:19 PM.

Chairman Date

MEETING DATE		AGENDA
April 19, 2023	MAITLAND FLORIDA	Section: Recommendations
Department/Office : Community Development	AGENDA REPORT	Item #: 1.

Subject:
Petition No. 2021-03 (SUB) 241 and 281 Dommerich Drive

Requested Action or Motion:
See Agenda Report

Summary Explanation & Background:
See Agenda Report

Fiscal Impact:
N/A

Exhibits:
1. DRC Petition 2021-03 (SUB) 241 and 281 Dommerich Drive

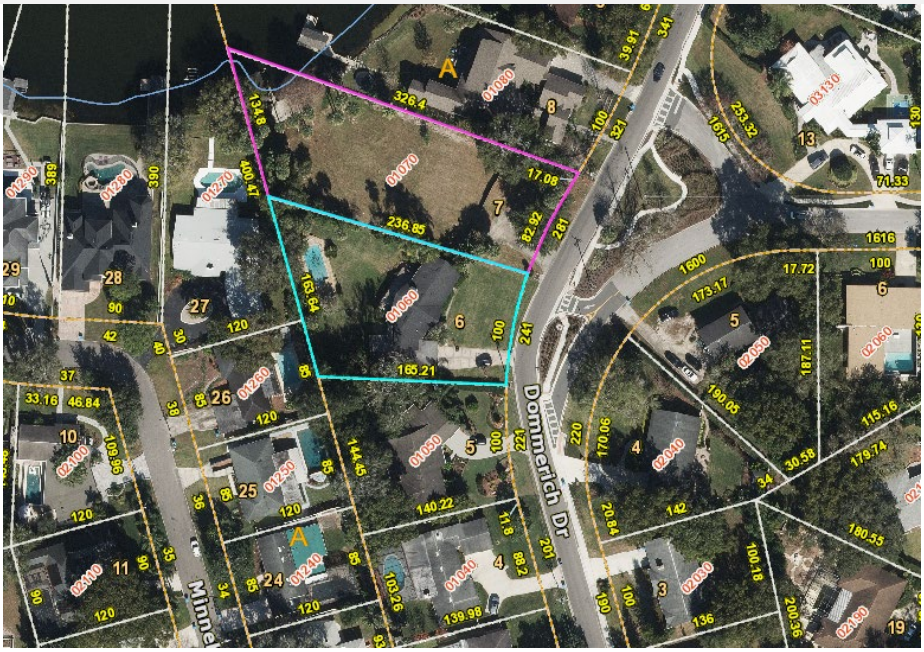
Commission/Board: Other

Contact Person: Jacqueline Holt 407-539-6215

Reviewed by City Attorney
N/A

PETITION # 2021-03 (SUB)
241 AND 281 DOMMERICH DRIVE
DEVELOPMENT REVIEW COMMITTEE
APRIL 19, 2023

APPLICANT:	James and Anna Bond
OWNER(S):	James and Anna Bond
PETITION:	2021-03 (SUB) 241 and 281 Dommerich Drive The applicant requests approval of a two (2) lot subdivision
CURRENT USE:	Residential
DISTRICT:	RSF-2, Residential Single-Family 2 District
FUTURE LAND USE:	Traditional Neighborhood
LOCATION:	241 and 281 Dommerich Drive, Maitland, FL 32751
PARCEL ID(S):	30-21-30-2124-01-070 & 30-21-30-2124-01-080
ACREAGE:	1.23±
ACCESS:	Dommerich Drive



I. FINDINGS & RECOMMENDATIONS

Based on the requirements of Section 2.5.2(b)(5)(B) Minor Subdivision Procedure, of the City of Maitland's Land Development Code, the Development Review Committee, at its meeting on, April 19, 2023 recommends **approval/denial of Petition Number 2021-03 (SUB) 241 and 281 Dommerich Drive** of the subdivision, including supplementary materials listed below, and determines:

(A) Minor Subdivision Review Standards

A minor subdivision plat shall be approved only on a finding there is competent substantial evidence in the record that all of the following standards are met:

1. The minor subdivision plat **does/does not** comply with all applicable standards in Article 5: Development Standards, and Article 6: Subdivision Standards.
2. The minor subdivision plat **does/does not** conform to the requirements of Ch. 177, Fla. Stat.
3. The minor subdivision plat **does/does not** conform to any site plan of which it is a part.
4. The minor subdivision plat **is/is not** consistent with the comprehensive development plan.
5. The minor subdivision plat **does/does not** comply with all other applicable requirements of this LDC, the City Code, and other City regulations.
6. If applicable, a performance bond and maintenance bond has been provided to the City in accordance with subsection (6).

THE FOLLOWING ARE INCLUDED IN THE RECOMMENDATION FOR <u>APPROVAL/DENIAL</u>:

1. Petition and Final Subdivision Plan.

II. PETITION ANALYSIS

<u>Background</u>

The applicants, James and Anna Bond, 241 Dommerich Drive are requesting to adjust the Lot lines of Lot 6 and 7 of the Dommerich Estates Plat, to increase the size of Lot 6. Both properties are currently owned by the applicants and are zoned RSF-2 Residential Single Family 2, and will be renumbered to Lot 1 and 2. The properties are 1.23 acres in total, with Lot 1 proposed at 0.89 square feet and Lot 2 at 0.34 square feet. The Future Land Use designation of the properties are Traditional Neighborhood. Access to the properties are from Dommerich Drive.

<u>Recommendation Factors</u>

The subdivision of land in Maitland is regulated by Land Development Code Sec. 2.4.5. The DRC shall review the application, prepare a staff report, and make a decision on the application based on the review standards in subsection (C) below. The DRC's decision shall be one of the following, the Development Review Committee shall make a recommendation for approval, approval with conditions, or denial of the proposed petition.

The Development Review Committee shall formulate its recommendation and make findings with regard to the following factors:

#	CITY CRITERIA	CITY ANALYSIS
1	The minor subdivision plat complies with all applicable standards in Article 5: Development Standards, and Article 6: Subdivision Standards	The applicants request to adjust the lot line to incorporate the portion of the lot 6 located on Lake Minnehaha. There is no change to the number of lots proposed. The lot is in compliance with the applicable ordinances and regulations.
2	The minor subdivision plat conforms to the requirements of Ch. 177, Fla. Stat.	The City Surveyor has confirmed that the subdivision plat conforms to the requirements for platting in the State of Florida.
3	The minor subdivision plat conforms to any site plan of which it is a part.	The existing Lot 6 of the subject property is a developed residential property. Lot 7 is currently vacant. The applicants request to adjust the line is in compliance with the applicable ordinances and regulations for the property.
4	The minor subdivision plat is consistent with the comprehensive development plan.	Staff finds that the proposed minor subdivision plan is consistent with the comprehensive plan.
5	The minor subdivision plat complies with all other applicable requirements of this LDC, the City Code, and other City regulations.	Staff finds that the minor subdivision plat complies with all other applicable requirements of this LDC, the City Code, and other City regulations, with the conditions of approval and revisions to the plans noted in this Report.
6	If applicable, a performance bond and maintenance bond has been provided to the City in accordance with subsection (6).	Not applicable

Revisions:

1. Headwall does not need to be depicted on plat and should be removed. Please be advised, the headwall shown currently on the plat is inaccurate. Also, the easement is shown as 15' than to 12.5' which is acceptable. Dimension line from property line needs to be included.

GENERAL INFORMATION:

1. Any utility service feeds to the existing house from the right-of-way shall not cross over or under the newly created lot once property is subdivided.

_____ _____

Dan Matthys, AICP, CPM
Development Review Committee
City of Maitland, Florida

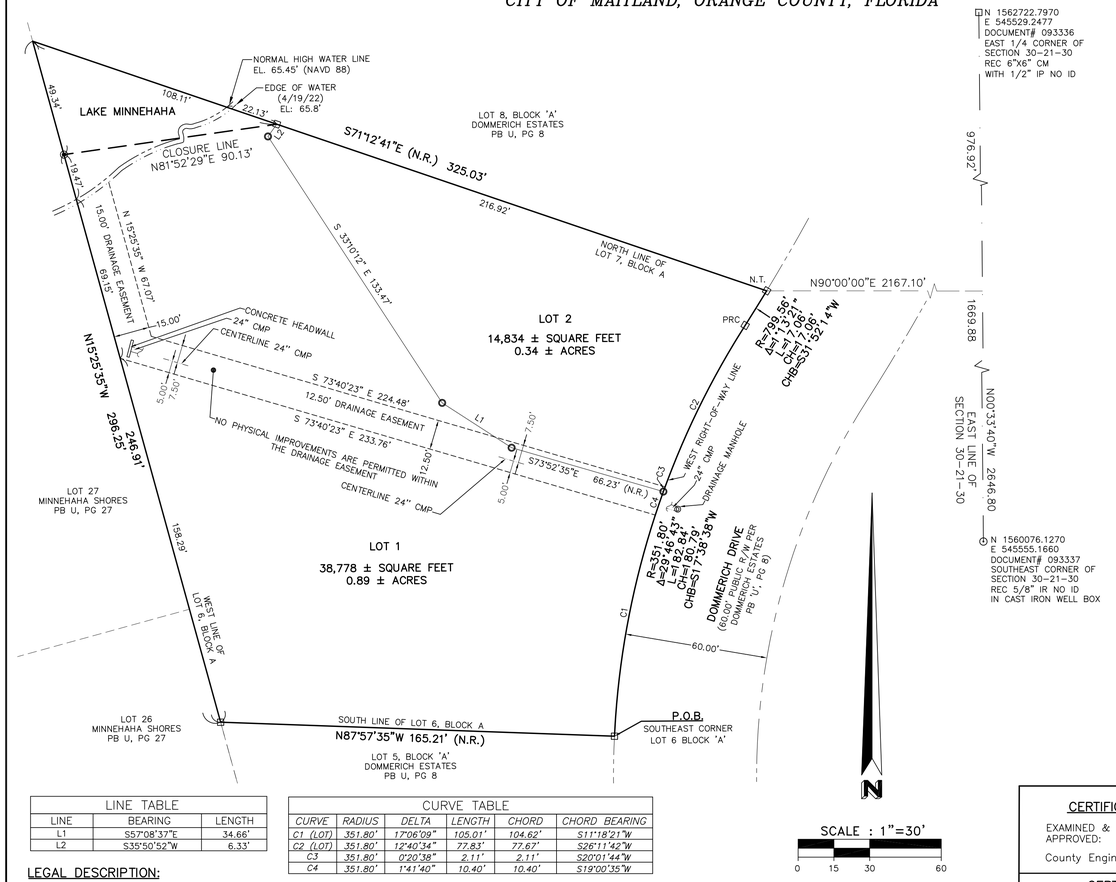
Date

DRAFT

DOMMERICH ESTATES – LOTS 6 AND 7 REPLAT

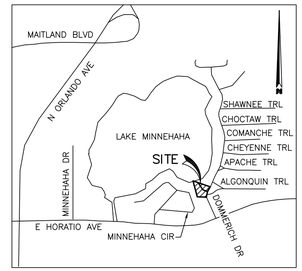
SHEET 1 OF 1

A REPLAT OF LOTS 6 AND 7, BLOCK 'A', DOMMERICH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK U, PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. IN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST, CITY OF MAITLAND, ORANGE COUNTY, FLORIDA



VICINITY MAP

NOT TO SCALE



LEGEND:

CH	CHORD LENGTH
CHB	CHORD BEARING
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
EL	ELEVATION
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
L	LENGTH
LB	LICENSED BUSINESS
N.R.	NON-RADIAL
N.T.	NON-TANGENT
NAVD	NORTH AMERICAN VERTICAL DATUM
P	PLAT
PB	PLAT BOOK
PG	PAGE
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
REC	RECOVERED
R/W	RIGHT-OF-WAY
Δ	DELTA
○	SET 3/4" IRON PIPE AND CAP STAMPED: "HLSM" "LB 7276"
□	SET 4"x4" CONCRETE MONUMENT STAMPED: "P.R.M." (PERMANENT REFERENCE MONUMENT) "LB 7276"
◉	RECOVERED NAIL & DISK IN CONCRETE FLUME STAMPED: "HLSM" "LB 7276"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°08'37"E	34.66'
L2	S35°50'52"W	6.33'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1 (LOT)	351.80'	17°06'09"	105.01'	104.62'	S11°18'21"W
C2 (LOT)	351.80'	12°40'34"	77.83'	77.67'	S26°11'42"W
C3	351.80'	0°20'38"	2.11'	2.11'	S20°01'44"W
C4	351.80'	1°41'40"	10.40'	10.40'	S19°00'35"W

LEGAL DESCRIPTION:

A REPLAT OF LOTS 6 AND 7, BLOCK 'A', DOMMERICH ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK U, PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 'A', DOMMERICH ESTATES; THENCE N87°57'35"W, A DISTANCE OF 165.21 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6, THENCE N15°25'35"W, ALONG SAID WEST LINE AND THE WEST LINE OF LOT 7, A DISTANCE OF 296.25 FEET TO A POINT ON THE NORTH LINE OF LOT 7, BLOCK 'A'; THENCE S71°12'41"E, ALONG SAID NORTH LINE, A DISTANCE OF 325.03 FEET TO A NON-TANGENT POINT ON A CURVE ON THE WEST RIGHT-OF-WAY LINE OF DOMMERICH DRIVE; SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 799.56 FEET, A DELTA ANGLE OF 01°13'21"; A CHORD BEARING OF S31°52'14"W; AND A CHORD DISTANCE OF 17.06 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 351.80 FEET; A DELTA ANGLE OF 29°46'43"; A CHORD BEARING OF S17°38'38"W, AND A CHORD DISTANCE OF 180.79 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, A DISTANCE 182.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.23 ACRES MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST; SAID BEARING BEING N00°33'40"W.

2. THE LANDS DEPICTED HEREON ARE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR DOMMERICH ESTATES, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. NO PHYSICAL IMPROVEMENTS ARE PERMITTED WITHIN THE DRAINAGE EASEMENT DEPICTED ON THIS PLAT.

HLSM, LLC
Henrich–Luke–Swaggerty–Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
Survey@HLSM.US

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I have reviewed this Plat and find it to comply in form with requirements of Chapter 177, Florida Statutes.

Date: _____

Registaration No. _____

_____
print name

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

EXAMINED & APPROVED:

County Engineer _____ DATE:_____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on_____ the City Council of the City of Maitland approved the foregoing plat and consented to and approved the extinguishment and substitution of the easements referred to thereof.

_____
MAYOR

Attest: _____
City Clerk

CERTIFICATE OF APPROVAL BY THE CITY OF MAITLAND PLANNING AND ZONING COMMISION CHAIRMAN

THIS IS TO CERTIFY, that on _____ the Director of Planning and Zoning of the above Municipality approved the foregoing plat.

_____ DATE:_____
CHAIRMAN

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

This plat was prepared under my direction and supervision. This plat complies with all of the survey requirements of Chapter, 177, Florida Statutes.

_____ _____
Surveyor's Signature — Date

William F. Menard — Surveyor's Name (printed)

5625 — Surveyor's Registration Number

HLSM, LLC — Legal Entity's Name

7276 — Legal Entity's Certification of Authorization Number

302 LIVE OAKS BOULEVARD, CASSELBERRY, FL 32707
Legal Entity's Address

PLAT BOOK PAGE

DOMMERICH ESTATES – LOTS 6 AND 7 REPLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That James N Bond and Anna Bond, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

NOTWITHSTANDING the foregoing; The city has the right of entry into perpetuity to reconstruct, repair, inspect and maintain all facilities on or in good and welfare, and which may be included any or all of the following: streets, alleys, gutters, curbs, sidewalks, street signs and posts, parks and parkways; water lines, sanitary sewers, stormwater drainage ponds and associated line pipes and other stormwater elements, storm sewers and their accoutrements; utility lines to include as a minimum power, telephone, telegraph and television cable service; street lights and poles; power and transformer stations, sewage lift stations; all other facilities that shall be construed as to be for the public good and welfare. Such dedication shall be subscribed to by the legal and equitable owners of such lands, which dedications shall be checked for accuracy of description by the Director of Public Works and attested by a notary public.

NOTWITHSTANDING the foregoing; The city has the right to clear trees, brush or any other impediment to reconstruction, maintenance, inspection or repair of the above–listed facilities and providing prohibition against all others from planting, constructing or placing any object on the dedicated right–of–way without the explicit written permission of the Director of Public Works of the city.

In witness whereof, the entities identified above have caused these presents to be signed and attested to by the individuals named below and their seal affixed hereto.

James N Bond

By: _____ WITNESS: _____

Print Name: _____ Printed Name: _____

Its: Owner WITNESS: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF ORANGE

THIS IS TO CERTIFY, that before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, by means of __ physical presence or __ on–line notarization, this _____ day of _____ , 2023, appeared _____, to me known to be the individual and officer described in and who executed the foregoing Dedication and who acknowledged the execution thereof to be his free act and deed as such officer, thereunto duly authorized; that the official seal of said company is duly affixed hereto; and that the said Dedication is the act and deed of said company on behalf of same. The aforesaid person is known to me.

KNOW ALL MEN BY THESE PRESENTS, That Anna Bond, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed.

In witness whereof, the entities identified above have caused these presents to be signed and attested to by the individuals named below and their seal affixed hereto.

Anna Bond

By: _____ WITNESS: _____

Print Name: _____ Printed Name: _____

Its: Owner WITNESS: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF ORANGE

THIS IS TO CERTIFY, that before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, by means of __ physical presence or __ on–line notarization, this _____ day of _____ , 2023, appeared _____, to me known to be the individual and officer described in and who executed the foregoing Dedication and who acknowledged the execution thereof to be his free act and deed as such officer, thereunto duly authorized; that the official seal of said company is duly affixed hereto; and that the said Dedication is the act and deed of said company on behalf of same. The aforesaid person is known to me.

CERTIFICATE OF APPROVAL OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____

County Comptroller in and for Orange County, Florida

BY: _____

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on_____ the Board of County Commissioners of Orange County, Florida approved the foregoing plat.

ATTEST: _____
CLERK OF THE BOARD

BY: _____

MEETING DATE		AGENDA
April 19, 2023	MAITLAND FLORIDA	Section: Recommendations
Department/Office : Community Development	AGENDA REPORT	Item #: 2.

Subject:
Petition No. 2022-01 (SUB) 0 Monroe Avenue

Requested Action or Motion:
See Agenda Report

Summary Explanation & Background:
See Agenda Report

Fiscal Impact:
N/A

Exhibits:
1. DRC Petition 2022-01 (SUB) 0 Monroe Ave

Commission/Board: Other

Contact Person: Sara Blanchard 407-539-6214

Reviewed by City Attorney
N/A

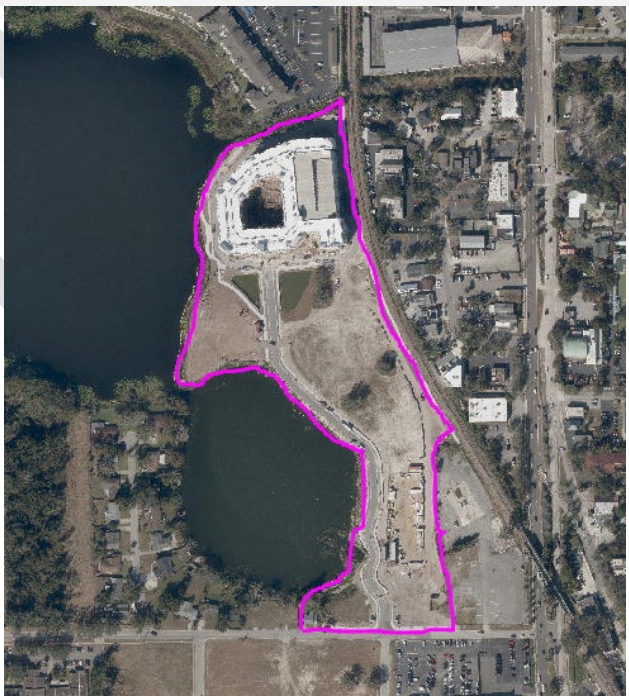
FINAL SUBDIVISION PLAT PETITION # 2022-01 (SUB)

GEM LAKE WATER DISTRICT

DEVELOPMENT REVIEW COMMITTEE

APRIL 19, 2023

APPLICANT:	Gem Lake Apartments, LTD
OWNER(S):	Gem Lake Apartments, LTD; Winter Park Development Agency, LTD; Gem Lake Water District Association, Inc.; Lake Gem Apartments Owners, LLC; City of Maitland
PETITION:	Eighteen (18) lot subdivision with private facilities and dedicated private and public easements
CURRENT USES:	Under construction; Vacant
ZONE DISTRICT:	PD, Planned Development
FUTURE LAND USE:	New Neighborhood (East Lake District area of special consideration)
LOCATION:	North of Monroe Avenue, Maitland
PARCEL ID(S):	36-21-29-0000-00-117, 36-21-29-0000-00-191, 36-21-29-0000-00-192, 36-21-29-0000-00-191, 36-21-29-0000-00-112, 36-21-29-0000-00-193, 36-21-29-0000-00-18, 36-21-29-0000-00-192; 36-21-29-0000-00-105, 36-21-29-0000-00-110
ACREAGE:	18.12 +/-
ACCESS:	Monroe Avenue



I. FINDINGS & RECOMMENDATIONS

Based on the requirements of Section 2.5.2(b)(4)(C) Final Subdivision Plat Procedure of the Maitland Land Development Code, the Development Review Committee recommends **approval/denial of Petition Number 2022-01 (SUB) Monroe Ave** for a final subdivision plat, including supplementary materials listed below, and finds that there **is/is not** competent substantial evidence that all of the Major Subdivision Review Standards are met and that the proposed final plat **does/does** not comply with the requirements of the Maitland Land Development Code.

A. **THE FOLLOWING ARE INCLUDED IN THE RECOMMENDATION FOR <u>APPROVAL/DENIAL</u>**:

1. Petition and Final Subdivision Plan.

II. PETITION ANALYSIS

<u>Background</u>

The applicant is requesting a subdivision of property as required by the approval of Maitland City Ordinance 1387 on November 23, 2020, which approved the Gem Lake Water District Planned Development. A condition of approval for that planned development, recorded in Exhibit A of Ord. 1387, states that "A final subdivision plat for the [..] PD shall be accomplished prior to the certificate of completion of Phase 1 of the project." Other conditions of approval [2, 3, and 4] detailed easements that were to be included as part of this final plat or recorded as separate instruments. Phase 1 of the Gem Lake Planned Development, which includes a multifamily development and private roadway, is currently under construction. Staff review concludes that all necessary notes, easements and separate instruments have been included with the proposed final plat.

<u>Recommendation Factors</u>

The approval of divisions of land is provided by Section 2.5.2(b) *Subdivision* of the Land Development Code. The procedure for approval of a Final Subdivision Plat is further described in Section 2.5.2(b)(4)(C) *Final Subdivision Plat Procedure*. It states that the Development Review Committee shall review the application, determine whether the application has complied with the Final Subdivision Plat review standards, and recommend action on the application, including any recommended modifications or conditions of approval.

	REVIEW STANDARDS	STAFF ANALYSIS
a.	There is substantial conformity with the approved preliminary subdivision plan (preliminary plat), including any	The Option 1 PD approved by Maitland City Council in Ord 1387 included a preliminary subdivision plan with the development plan for the project. Other facets of

	changes approved by the Community Development Director or the DRC in accordance with subsection (C)5 above.	the final subdivision plat are specified in Conditions of Approval 1, 2, 3, and 4 of the Planned Development. Staff finds that this standard has been met through adherence to the proposed conditions of approval.
b.	The final subdivision plat conforms to the requirements of Ch. 177, Fla. Stat.	The City's surveyor has reviewed the proposed final plat for conformance with all relevant statutes. Staff finds that this standard has been met.
c.	The engineering plans for the final subdivision plat have been approved by the City, as applicable.	The applicant provided water/sewer level of service and fire flow analysis that was reviewed by the public works department in the context of the final plat and found to be compliant with applicable City codes and standards. Staff finds that this standard has been met through adherence to the proposed conditions of approval.
d.	The final subdivision plat complies with any site plan of which it is a part.	Staff has reviewed the proposed final plat in comparison with the approved Gem Lake Water District development plan to confirm that it does not conflict with the Phase I approved site plans. Staff finds that this standard has been met.
e.	The final subdivision plat complies with all other requirements of this LDC and other City regulations.	Staff has reviewed the plat and associated instruments for compliance with the Land Development Code, Maitland City Code, and with the approved Gem Lake Water District PD (Ord. 1387]. Staff finds that this standard has been met through adherence to the proposed conditions of approval.
f.	If applicable, a performance bond and maintenance bond has been provided to the City in accordance with [the LDC].	Performance and Maintenance Bonds are required in the conditions of approval consistent with Section 2.5.2(b)(6) of the Maitland Land Development Code. Staff finds that this standard has been met through adherence to the proposed conditions of approval.

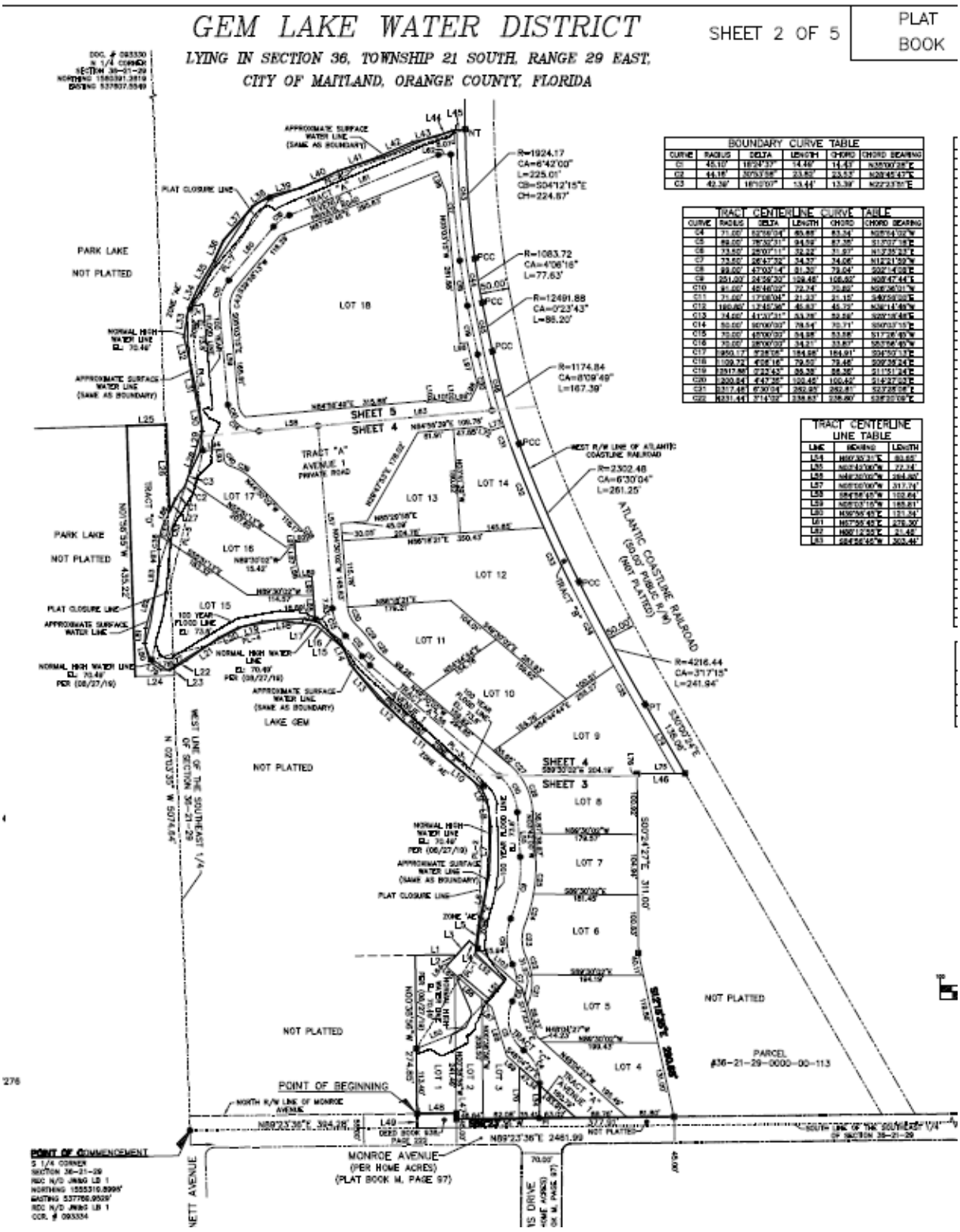
CONDITION(S) OF APPROVAL

1. The Deed for the bike path is subject to final acceptance by the Maitland City Council and shall be recorded at the time of the Final Plat recordation.
2. The *Amended Water Utility Easement*, for City access rights to the bike path, is subject to final acceptance by City Council and shall be recorded at the time of Final Plat recordation.

3. The bike path easement, for connection to Monroe Avenue, is subject to City Attorney comments, final acceptance by the City Council, and shall be recorded at the time of Final Plat recordation.
4. The Plat must be modified to conform to City Surveyor's corrections, prior to City Council Review of the Final Plat.
5. A Maintenance Bond shall be provided to City for the northern portion of the bike/pedestrian path (to be deeded to the City), when deemed substantially complete and prior to issuance of the Certificate of completion of the Site Construction permit. All bonds referenced herein, must be consistent with Section 2.5 (6) *Required Bond* of the Land Development Code.
6. A Performance Bond shall be provided to the City for the bike/pedestrian path, (provided through an easement) connecting to Monroe Avenue, prior to issuance of the permit for construction of the path. Upon completion of the path, when deemed substantially complete per the LDC, a maintenance bond shall be provided. All bonds referenced herein, must be consistent with Section 2.5 (6) *Required Bond* of the Land Development Code.
7. Modify Note #12 of the plat to remove retail sales and commercial uses.

DRAFT

_____ _____

Dan Matthys, AICP, CPM Date
Development Review Committee
City of Maitland, Florida

Attachment: Depicting plat in graphic form