



**City Council
Approved Minutes
April 10, 2023
Council Chambers
6:30 PM**



I. CALL TO ORDER

Present: 5 - Councilmember Lori Wurtzel, Councilmember Vance Guthrie, Councilmember Michael Wilde, Vice-Mayor Lindsay Hall Harrison, Mayor John Lowndes

Absent: 0 -

Mayor Lowndes called the April 10, 2023 meeting to order at 6:34 pm. Staff also in attendance: Interim City Manager Reggentin, City Clerk Hollingsworth, Legal Counsel Brackins, Parks and Recreation Director Conn, Finance Director Gray, Public Works Director Tracy, Human Resources Director Gondar, Fire Chief Morton, Police Chief Manuel, Records Management Specialist Eichner, and Public Information Officer Sargent.

II. MOMENT OF SILENCE

Mayor Lowndes offered a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

IV. PRESENTATIONS

1. PROCLAMATION NATIONAL LIBRARY WEEK

Mayor Lowndes, on behalf of the City Council, read aloud and presented Maitland Public Library Director Larson with a Proclamation proclaiming the week of April 23-29, 2023, National Library Week.

Maitland Public Library Director Larson graciously accepted and thanked the Mayor and City Council for all of their support.

V. PUBLIC HEARING

1. ORDINANCE POLICE OFFICER AND FIREFIGHTERS PENSION

City Clerk Hollingsworth read aloud, by title, Ordinance No. 1417, of the City of Maitland, amending Chapter 2, Article IV; Division 4, Police Officers and Firefighters, of the city code, providing for conflicts, providing for severability, providing for codification; and providing for an effective date.

Interim City Manager Reggentin stated that on March 27, 2023, the City Council introduced the ordinance which was approved at the Maitland Police Officers and Firefighters Pension Board meeting on December 14, 2022. The ordinance will allow:

1. Employees who have opted in for the 20 and out of any age receive a refund for the additional amounts paid for that benefit to receive a refund of additional contributions paid if they later decide to opt out of the 20 and out;
2. Allow members, in the event of death prior to retirement, to make other beneficiary elections prior to their actual retirement
3. Change the age for IRS minimum distribution; and
4. Clarify the payout period for Share Plan distributions to start when they reach retirement age.

Mayor Lowndes opened the public comment period. There being no one who wished to speak, Mayor Lowndes closed the public comment period.

A motion was made by the Council to adopt Ordinance No. 1417, amending Chapter 2; Article IV, Division 4, Police Officers and Firefighters Pension as presented.

RESULT:	Adopt
MOVER:	Councilmember Vance Guthrie
SECONDER:	Councilmember Michael Wilde
AYES:	Lori Wurtzel, Vance Guthrie, Michael Wilde, Lindsay Hall Harrison, John Lowndes
NAYS:	None

2. ORDINANCE ZONING MAP AMENDMENT (AZS 2022-0001) 473 S. KELLER ROAD

City Clerk Hollingsworth read aloud, by title, Ordinance No. 1418, of the City of Maitland, amending the official zoning map (Case number AZS 2022-0001) from Planned Development (PD) to West Side New Market (WS-NM) located at 473 S. Keller Road based on the findings that the proposed rezoning meets all applicable requirements of the Land Development Code, as outlined in the February 1, 2023 DRC Recommendation Report.

Community Development Director Matthys stated the application was filed by ERM-TLS, INC [Eli Melamed] to rezone the subject property located at 473 S. Keller Road from Planned Development (PD) to West Side New Market District (WS-NM). A description of the property and staff analysis of the rezoning request is contained in the attached Development Review Committee staff report, dated February 1, 2023, that addresses the application's compliance with the applicable review standards.

On January 28, 2019, Council approved an application to rezone the subject property from R-1 (Single-family district) to Planned Development

(PD) along with a PD concept plan, for the development of a six-story, 50-unit gated condominium community with associated parking and amenities. On November 20, 2019, the Development Review Committee (DRC) approved a site plan consistent with the PD concept plan. On April 25, 2022, the applicant received Council approval for a one-year extension of the site plan to allow the applicant time to file Site Construction and other associated building permits.

In late 2022, the applicant contacted staff expressing a desire to increase the number of units of the approved project, citing that the approved PD was no longer feasible due to a variety of factors such as material and labor costs, inflation, et cetera. After exploring his options, the applicant elected to request a rezoning from PD to WS-NM. The WS-NM district is consistent with adjacent properties and, per the LDC, is intended to provide sufficient flexibility to adapt to future market demands.

Applications for site-specific zone district map amendments require a quasi-judicial public hearing, held in accordance with Sec. 2.4.7, Public Hearing Procedures of the Land Development Code. The City Council may consider all testimony and evidence it deems competent and substantial to the application, and may exclude testimony or evidence it determines to be irrelevant, immaterial, incompetent, unreliable or unduly repetitious. The Council's review and decision is based on whether the application meets all applicable requirements of the Land Development Code, based on the entirety of the record before the decision-making body.

February 1, 2023: The Development Review Committee (DRC) voted unanimously to recommend approval of the application.

March 2, 2023: The Planning and Zoning Commission (P&Z) voted unanimously to recommend approval of the application.

March 27, 2023: The City Council introduced the ordinance to implement the application.

Staff recommends Council adopt Ordinance No.1418, amending the official zoning map (Case number AZS 2022-0001) from Planned Development (PD) to West Side New Market (WS-NM) located at 473 S. Keller Road based on the findings that the proposed rezoning meets all applicable requirements of the Land Development Code, as outlined in the February 1, 2023 DRC Recommendation Report.

Mayor Lowndes opened the public comment period. There being no one who wished to speak, Mayor Lowndes closed the public comment period.

A motion was made by the Council to adopt Ordinance No. 1418, amending the official zoning map (Case number AZS 2022-0001) from

Planned Development (PD) to West Side New Market (WS-NM) located at 473 S. Keller Road as presented.

RESULT: Adopt

MOVER: Councilmember Lori Wurtzel

SECONDER: Vice-Mayor Lindsay Hall Harrison

AYES: Lori Wurtzel, Vance Guthrie, Michael Wilde, Lindsay Hall Harrison, John Lowndes

NAYS: None

VI. OLD BUSINESS

There were none.

VII. CONSENT AGENDA

Mayor Lowndes opened the public comment period for Consent items #2 through #6.

Dale McDonald, 108 Tangelo Court, requested item #6, City Manager Employment Agreement, be removed from the consent agenda.

There being no one else who wished to speak, Mayor Lowndes closed the public comment period.

A motion was made by the Council to approve the Consent agenda as presented.

RESULT: Approve

MOVER: Vice-Mayor Lindsay Hall Harrison

SECONDER: Councilmember Lori Wurtzel

AYES: Lori Wurtzel, Vance Guthrie, Michael Wilde, Lindsay Hall Harrison, John Lowndes

NAYS: None

1. **CITY COUNCIL MEETING MINUTES OF MARCH 27, 2023**
Approve the City Council Meeting Minutes of March 27, 2023.
2. **PIGGYBACK CONTRACT CITYWIDE INFRASTRUCTURE POTABLE, SANITARY, RECLAIMED, & STORMWATER WITH SITE RESTORATION - CATHCART CONSTRUCTION COMPANY**
Authorize the Interim City Manager to execute a contract with Cathcart Construction Company - Florida, LLC for Citywide Infrastructure Potable, Sanitary, Reclaimed, & Stormwater with Site Restoration.
3. **PIGGYBACK CONTRACT UTILITY PUMP AND MOTOR REPAIR - TAW CONTRACT ORLANDO SERVICE CENTER, INC.**

Authorize the Interim City Manager to execute a piggyback contract with TAW Orlando Service Center, Inc., for Utility Pump and Motor Repairs.

4. MAITLAND PUBLIC LIBRARY BOARD OF TRUSTEES BYLAWS

Approve the Maitland Public Library By-Laws.

5. DOMMERICH HILLS SEPTIC TO SEWER PROJECT BID AWARD PHASES 2-4

Authorize the Interim City Manager to execute the contracts for Dommerich Hills Sanitary Sewer Extension, Phases 2-4 including Alternate 2, with R. P. Utility & Excavation Corp. in the total amount of \$11,348,886; and authorizing a contingency in the amount of \$1,174,025 for field directives, as well as the Construction Engineering and Inspection (CEI) Services contract with Neel-Schaffer Inc. in an amount not to exceed \$1,012,089 for a total project cost of \$13,535,000.

6. CITY MANAGER EMPLOYMENT AGREEMENT

Authorize the Mayor to execute the City Manager Employment Agreement between the City of Maitland City Council and Interim City Manager Mark Reggentin.

VIII. PUBLIC PERIOD

Mayor Lowndes opened the public comment period. There being no one who wished to speak, Mayor Lowndes closed the public comment period.

IX. DISCUSSION

1. WORKFORCE HOUSING INCENTIVES

Councilmember Guthrie proposed a workshop on workforce housing incentives.

A brief discussion ensued.

X. CITY MANAGER'S REPORT/CITY ATTORNEY/COUNCIL REPORTS

City Manager Reggentin reminded everyone of upcoming events: the Volunteer Appreciation BBQ, the reopening of Ft. Maitland Park, Getdown Downtown and lastly, the Earth Day / Arbor Day Farmers Market.

Councilmember Wurtzel offered congratulations to Fire Chief Morton. She also applauded the staff for all the hard work making the Jazz and Blues Festival successful.

XI. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 7:07 pm.