



**City Council
Approved Minutes
October 9, 2023
Council Chambers
6:30 PM**



I. CALL TO ORDER

Present: 4 - Councilmember Lori Wurtzel, Vice Mayor Vance Guthrie, Councilmember Michael Wilde, Mayor John Lowndes

Absent: 1 - Councilmember Lindsay Hall Harrison

Mayor Lowndes called the October 9, 2023 meeting to order at 6:30pm. Staff also in attendance: City Manager Reggentin, Assistant City Manager Kifolo, City Clerk Hollingsworth, Legal Counsel Knight, Parks and Recreation Director Conn, Finance Director Gray, Public Works Director Tracy, Fire Chief Morton, Police Chief Manuel, Community Development Director Matthys, Sustainability Coordinator Rives, 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. PUBLIC HEARING

**1. ORDINANCE NO. 1421 SOLID WASTE FRANCHISE AGREEMENT
EXTENSION: WASTE PRO OF FLORIDA, INC.**

City Clerk Hollingsworth read aloud, by title, Ordinance No. 1421.

City Manager Reggentin stated that in July 2013, the City entered into an exclusive franchise agreement with Waste Pro of Florida, Inc. for solid waste and recyclable materials collection. On October 12, 2020, the City Council amended the contract with Waste Pro to provide for an additional three-year extension to the Franchise Agreement. Staff recommends renewing the franchise agreement with Waste Pro of Florida, Inc. for the second three-year extension period under the same terms and conditions as the 2020 franchise agreement.

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 to adopt Ordinance No. 1421 extending the solid waste and recyclable materials collection franchise agreement with Waste Pro of Florida, Inc. for a second (2nd) three (3) year renewal as outlined in Section 1.C of the franchise agreement.

RESULT: Adopt

MOVER:	Councilmember Vance Guthrie
SECONDER:	Councilmember Michael Wilde
AYES:	Lori Wurtzel, Vance Guthrie, Michael Wilde, John Lowndes
NAYS:	None

V. OLD BUSINESS

City Manager Reggentin recapped a previous discussion regarding Fort Maitland Park.

A brief discussion ensued.

The council consensus was an ordinance to be presented at a future meeting to change the Fort Maitland Park hours to be consistent with other city parks.

VI. CONSENT AGENDA

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

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

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

RESULT:	Approve
MOVER:	Councilmember Michael Wilde
SECONDER:	Councilmember Lori Wurtzel
AYES:	Lori Wurtzel, Vance Guthrie, Michael Wilde, John Lowndes
NAYS:	None

- 1. CITY COUNCIL MEETING MINUTES OF SEPTEMBER 25, 2023**
Move to approve the City Council meeting minutes of September 25, 2023, as presented.
- 2. HOLIDAY LIGHTING CONTRACT: HOLIDAY OUTDOOR DECOR**
Move to authorize the City Manager to execute the agreement with Holiday Outdoor Decor for the installation, testing, maintaining, removing and storing of holiday lighting and decorations at various City Park locations, as presented.
- 3. RIGHT-OF-WAY AND MEDIAN LANDSCAPE MAINTENANCE AGREEMENT: HELPING HAND LAWN CARE, INC.**
Move to authorize the City Manager to execute the agreement with Helping Hand Lawn Care, Inc. (HHLC, Inc.) for the landscape

maintenance of the right-of-ways, medians, and associated parcels throughout the City, as presented.

4. RECREATION INSTRUCTORS CONTRACTUAL PAYMENTS

Move to approve payments to Donald McGinnis and Whitney Tossie that may exceed \$50,000 for the youth tennis and basketball programs in the 2024 fiscal year.

5. WESTSIDE TRAILS PROJECT DESIGN CHANGE ORDER: CPH, INC.

Move to authorize the City Manager to execute the change order (EWA #1) with CPH, Inc., for additional engineering services for the Westside Trails Project, as presented.

6. PROFESSIONAL SERVICES AGREEMENT SECOND AMENDMENT SCHOOL ZONE SIGNING AND PAVEMENT MARKING DESIGN SERVICES: NEEL-SCHAFER

Move to authorize the City Manager to execute an amendment to Neel-Schaffer's contract for School Zone Signing and Pavement Marking Design for a time and materials cost, not to exceed \$15,000.

VII. PUBLIC PERIOD

Mayor Lowndes opened the public comment period.

Public comment was given as follows:

Stacie Larson, Maitland Public Library Director

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

VIII. DECISIONS

1. ORDINANCE NO. 1422 INTRODUCTION: SITE-SPECIFIC ZONE DISTRICT MAP AMENDMENT AZS(2023)-0002: 801 S. LAKE DESTINY RD.

City Clerk Hollingsworth, read aloud, by title, Ordinance No. 1422.

Community Development Director Matthys provided an overview stating the applicants, SEE Consult GmbH and Jenni Clucas (ITS.USA) are requesting a zone district map amendment from residential single family-1 (RSF-1) to West Side Research and Technology District (WS-RT). The subject property consists of four un-platted parcels developed with two single-family dwellings totaling 1.26 acres above normal high water. The properties are currently not served by public water or sanitary sewer and are located west of South Lake Destiny Road and east of Lake Hungerford, just north of the Maitland/Eatonville border. To the east (across South Lake Destiny Road) is a narrow grass median and Interstate 4.

In March, 2019, the City adopted the Maitland Comprehensive

Development Plan 2035 (CDP), which assigned the seven residentially zoned properties along South Lake Destiny Road within the City's jurisdiction with the Employment Center (EC) Future Land Use designation. The Employment Center Future Land Use designation is a designation containing a regional employment center with a focus on providing ancillary residential options and service uses. The appropriate land use mix within the designation is primarily nonresidential (0.3 to 3.0 Floor Area Ratio) with an appropriate balance of medium to high density residential (up to 65 dwelling units per acre). Higher densities and intensities are intended to spur redevelopment in accordance with the most recent Maitland West Side Master Plan.

Per Section 3.4.4, LDC, the intent of the West Side Research Technology (WS-RT) zoning subdistrict is to provide for a high intensity/density mix of office and other employment uses primarily in an office park setting with supporting retail and residential uses.

The applicant intends to develop the subject site as an office building to serve as ITS's United States-based corporate headquarters. ITS is an Austrian-based company which manufactures and sells metal surgical implants used in trauma surgery. The proposed office building will also have at least one medical education lab to train trauma surgeons from throughout the United States and overseas in the surgical procedures of the ITS implant.

Action to Date:

- May 18, 2023: In accordance with the Land Development Code (LDC), the applicant hosted a neighborhood meeting to get public input on their proposed rezoning.
- August 2, 2023: The Development Review Committee (DRC) found the application to be in compliance with the applicable review standards in the LDC and unanimously voted to recommend approval.
- September 7, 2023: The Planning and Zoning Commission (P&Z) reviewed the application, relevant support materials, the DRC staff report and public comments, and unanimously recommended approval based on the decision standards in Sec. 2.5.1(e)(3), LDC.

Additional details of the subject property and the applicants request, along with staff analysis and recommendation are found within the attached DRC Recommendation Report.

Jenna Barbato, Associate Watson Sloane PLLC, presented an overview of the proposed project including a preliminary site rendering.

A brief discussion ensued.

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 to move to introduce Ordinance No. 1422 for Site-Specific Zone District Map Amendment AZS(2023)-0002: 801 S. Lake Destiny Road and set a public hearing for October 23, 2023.

RESULT:	Introduce
MOVER:	Councilmember Vance Guthrie
SECONDER:	Councilmember Lori Wurtzel
AYES:	Lori Wurtzel, Vance Guthrie, Michael Wilde, John Lowndes
NAYS:	None

2. SUSTAINABILITY ADVISORY BOARD (SAB) APPOINTMENT

City Clerk Hollingsworth stated that the Sustainability Advisory Board (SAB) has one (1) vacancy created by a recent board member's resignation. Karen Simasek resigned from SAB on September 27, 2023. Karen Simasek was appointed by Council at the February 22, 2021, regular meeting to serve an initial three (3) year term. Ms. Simasek's initial appointment expires in February 2024. In accordance with the SAB bylaws, the individual selected shall serve the remaining time period in the unexpired term in which the vacancy was filled. The individual appointed to serve the remainder of the unexpired term will still be eligible if desired and appointed to serve two (2) consecutive 3-year terms.

Members of the Sustainability Advisory Board shall consist of five (5) residents of the City, preferably with demonstrated expertise, training, education, interest, or experience in fields related to sustainability and the practical application thereof, such as: physical, biological, or health sciences, engineering, environmental law, environmental education, corporate responsibility, environmental science, energy management, environmental health and safety, sustainability communications, green building, land use planning, water conservation, resiliency planning, or other related fields.

The following applicants as their:

First (1st) Choice

Carl Wilhelm

Mayor Lowndes requested nominations for the seat on the Sustainability Advisory Board. Councilmember Wilde nominated Carl Wilhelm. The nomination received a second from Councilmember Wurtzel and a third from Councilmember Guthrie. Mayor Lowndes declared Carl Wilhelm as

the appointed resident member to service on the Sustainability Advisory Board.

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

Councilmember Guthrie stated the walk/bike to school event at Lake Sybelia Elementary on October 4, 2023, was a success.

Mayor Lowndes expressed enthusiasm for the kickoff to the 1st Friday Getdown Downtown event.

X. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 7:19pm.