



**City Council
Workshop Minutes
January 31, 2022
Council Chambers
6:30 PM**



I. CALL TO ORDER

Present: 7 - Councilmember Vance Guthrie, Councilmember Hall Harrison, Councilmember Michael Thomas, Vice Mayor Michael Wilde, Mayor John Lowndes

Absent: 0 -

Mayor Lowndes called the meeting to order at 6:31 pm. Also present were City Manager Anselmo, City Clerk Hollingsworth, Community Development Director Matthys and City Attorney Shepard. Mayor Lowndes stated the purpose of the meeting was for the applicant to discuss the proposal for increased density for the mixed use project in the Downtown Maitland zoning district.

II. DISCUSSION

1. DENSITY INCENTIVE COMMUNITY ENHANCEMENT (DICE) PROGRAM MIXED USE PROPERTY.

Mr. Damon Kolb, MCR Investments (applicant), and Mrs. Rebecca Wilson, Attorney with Lowndes, Drosdick, Doster, Kantor & Reed, PA., provided a brief presentation (attached hereto and made a part hereof) on the mixed-use project in the Downtown Maitland (DM) zoning district for approximately 2.936 acres of land located at 1775 South Orlando Avenue, Maitland. The applicant discussed their intent to apply for participation in the DICE program, the anticipated increase in density or site FAR's that will be requested, and the applicant's general plan to offset those impacts through the provision of specific public enhancements. The applicants also answered questions posed by Council.

City Attorney Shepard provided guidance to the Council and the applicant on the project and the DICE program.

III. ADJOURNMENT

Thereupon the workshop adjourned at 7:01 pm.

CITY OF MAITLAND



Signature

Mayor

Title

ATTEST:



Signature

City Clerk

Title

Horizontal: Grid North, NAD83, Florida State Planes, East Zone
(North American Datum of 1983) (2011)
US Survey Foot, Orange County, Florida
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid18 (Conus)

BEV	BACKLASH PREVENTER
BOL	BOLWHEELS
BRG	BRIDGE BEARING
CER	CERTIFIED CONCRETE RECORD
CHN	CHAMBERLAIN
CMR	CONCRETE REINFORCEMENT FOLD
CMU	CONCRETE MASONRY UNIT
CNC	CONCRETE
CON	CONCRETE
CNC	CONCRETE PLASTIC MESH
CUL	CULVERT
DEB	DEED BOOK
DIC	DUCTILE IRON PIPE
DPE	DEED PAGE
E	EAST
EAT	ELEVATION
EXT	EXTENDING
EXP	EXCEPT
F	FEDERAL
FED	FEDERAL DEPARTMENT OF TRANSPORTATION
FLD	FLORIDA DEPARTMENT OF CONSTRUCTION
FRN	FOUND IRON PIPE
FRN	FOUND IRON ROD
GRG	GRANITE POLYESTER LINER
HDP	HIGH DENSITY POLYETHYLENE
HVR	HORIZONTAL
HYD	HYDRAULIC
IPS	IRON PIPE
IRP	IRON PIPE
LCB	LEGISLATIVE BUSINESS
LLC	LIMITED LIABILITY COMPANY
M	MARCH
N	NORTH
NF	NORTH FORMERLY
NAD	NORTH AMERICAN DATUM
NVD	NORTH VIRGINIA DEPARTMENTAL VERTICAL DATUM
NE	NORTHEAST
NTH	NORTHWEST
OF	OFFICIAL
OR	OFFICIAL RECORD
OPR	OPERATOR
PR	PLAY BOOK
PRF	FACE OF CONSTRUCTION NUMBER
PAN	PANZER
PCH	POINT OF BEGINNING
PCH	POINT OF BEGINNING
PCN	PROFESSIONAL SURVEYOR
PFM	PROFESSIONAL SURVEYOR MAPPER
PI	PIPE
REB	REBAR
REN	REINFORCED CONCRETE PIPE
RD	ROAD
REL	RELATIVE LENGTH SURVEY
RTX	RIGHT-TO-LEAVE AGREEMENT
BRG	BREAST-CANARY
S	SOUTH
SO	SOUTHWEST
SW	SOUTHWEST
SAN	SANITARY
STF	STONE FEET
STW	STREET
STW	STORM CATCH BASIN
STW	STORM CATCH BASIN
US	UNITED STATES
REF	REFUGAL REFERENCE STATION
W	WEST
WPT	WORTH

[illegible]

○ FIP	FOUND IRON ROD
○ FIP	FOUND IRON PIPE
⊞	RAW MONUMENT
⊕	SUBJECT BOUNDARY LINE
	BENCHMARK
---	ADJACENT BOUNDARY LINE
R/W	RIGHT OF WAY LINE
X X	EXISTING FENCE
	GUARD RAIL
	EASEMENT LINE
	ASPHALT PAVEMENT

- AFFECTS LEASE, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, ANY CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHMENTS SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSTRUMENT BECAME AVAILABLE FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. ANY RIGHTS, INTERESTS, ON CLAIMS OF PARTIES IN POSSESSION OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, SUCH AS AN ENCROACHMENT, ENCUMBRANCE, VIOLATION VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. ANY LEIN FOR SERVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS FURNISHED BEFORE, ON OR AFTER DATE OF PARTIAL PAY NOT SHOWN IN THE PUBLIC RECORDS.
4. ANY DEBT DUE TO THE BOUNDARIES CAUSED BY CHANGE IN THE LOCATION OF AN WATER BODY WITHIN OR OUTSIDE THE PROPERTY AND/OR UNDER THE STATE OR FEDERAL LAWS AND THAT IS AT DATE OF PARTIAL PAY, OR WAS PREVIOUSLY UNDERWRITTEN.
5. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LEINS BY THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL GOVERNMENT, COUNTY, CITY OR STATE OF FLORIDA.
6. ANY MINERALS OR MINERAL RIGHTS, GRANTED, OBTAINED OR RETAINED BY CURRENT OR PRIOR OWNERS.
7. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
8. EASEMENT FOR CATTLE/DRAWN GRADE ORTANTS TO STATE OF FLORIDA BY INSTRUMENT RECORDED DECEMBER 13, 1961 IN DEED BOOK 417, PAGE 364.
RESPONSE: DOES NOT AFFECT SUBJECT PROPERTY.
9. AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED AUGUST 24, 1961 IN DEED BOOK 483, PAGE 289.
RESPONSE: IS EQUINE INFLUENCE AND DOES NOT CONTAIN ANY PLATTABLE SURVEY MAP.
10. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED MARCH 1, 1946 IN BOOK 1524 PAGE 475.
RESPONSE: AFFECTS SUBJECT PROPERTY, 14 FPC EASEMENT LOCATED AS SHOWN.
11. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED AUGUST 2, 1961 IN BOOK 1954 PAGE 87.
RESPONSE: AFFECTS SUBJECT PROPERTY, 8 FPC EASEMENT LOCATED AS SHOWN, NO EVIDENCE OF USE.
12. WATER UTILITY EASEMENT GRANTED TO THE CITY OF MIAMI BY INSTRUMENT RECORDED SEPTEMBER 17, 1961 IN BOOK 1954 PAGE 87.
RESPONSE: AFFECTS SUBJECT PROPERTY, 15 WATER UTILITY EASEMENT LOCATED AS SHOWN.
14. STREET/GASPEDES/TRANSUTILITY EASEMENT GRANTED TO THE CITY OF MIAMI AND BY INSTRUMENT RECORDED MARCH 20, 2003 IN BOOK 6482, PAGE 1221.
RESPONSE: AFFECTS SUBJECT PROPERTY, 15 STREET/GASPEDES/TRANSUTILITY EASEMENT LOCATED AS SHOWN.
15. EASEMENT FOR TELECOMMUNICATIONS CARRIED BY AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LITIGATION BETWEEN THE CITY OF MIAMI AND THE CITY OF MIAMI RECORDED SEPTEMBER 15, 2011 IN BOOK 1962, PAGE 154. AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LITIGATION BETWEEN THE CITY OF MIAMI AND THE CITY OF MIAMI RECORDED NOVEMBER 19, 2011 IN BOOK 1964, PAGE 707. NOTICE OF DISTRIBUTION OF EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LITIGATION OF LANDOWNER CARRIED NOVEMBER 19, 2011 IN BOOK 1964, PAGE 707.
RESPONSE: AFFECTS SUBJECT PROPERTY, 70 MAXIMUM EASEMENT LOCATED AS SHOWN.
16. AMENDED AND RELATED TENANTS IN COMMON AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED AUGUST 9, 2018 IN INSTRUMENT NO. 20180473447.
17. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED RECEIPTS; AND ALL RIGHTS OF (LESSEES) AND ANY PARTIES CLAIMING THRU OR THROUGH THE (LESSEES) UNDER THE LESSEES.

2.936 ACRES OF LAND
1775 SOUTH ORLANDO AVENUE
CITY OF MAITLAND
ORANGE COUNTY, FLORIDA

PARCEL IDENTIFICATION NUMBER: 36-21-29-0000-00-113



VICINITY MAP
NOT TO SCALE

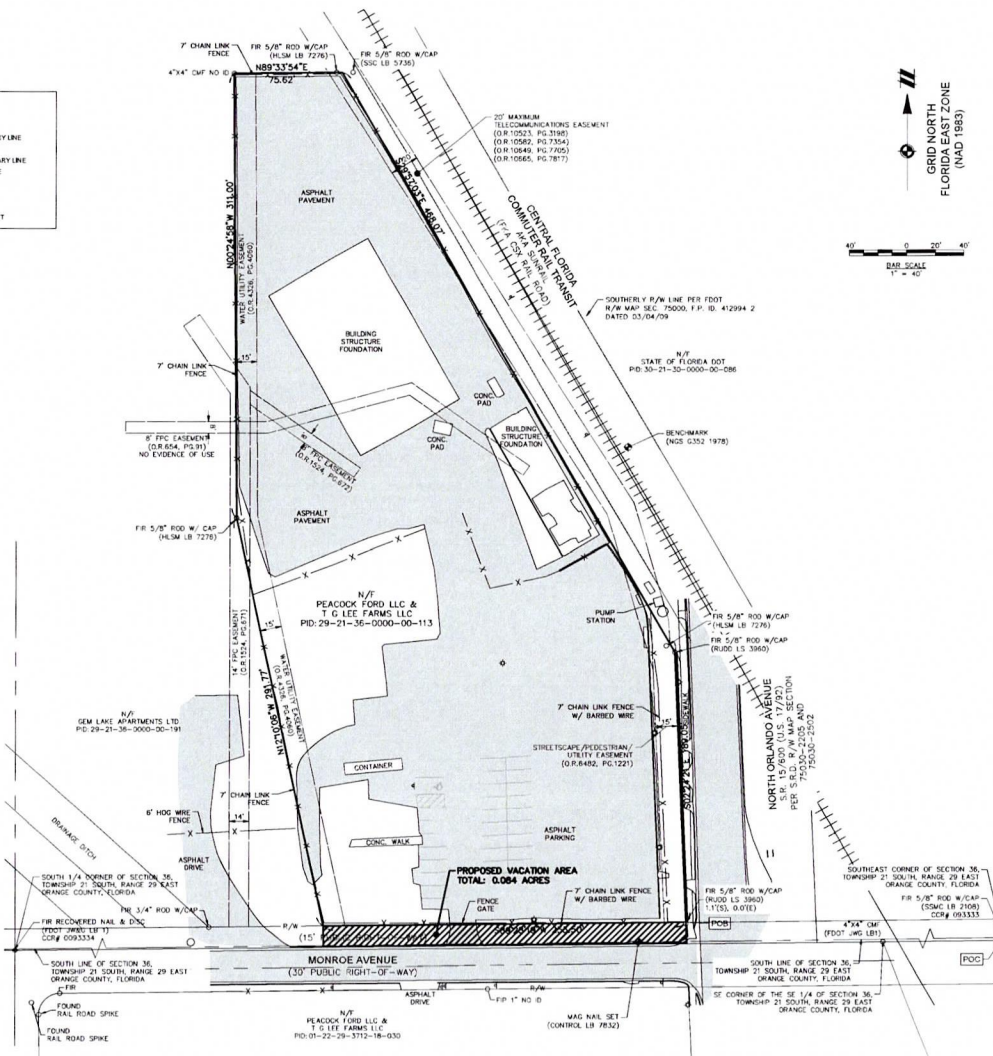
GRID NORTH
FLORIDA EAST ZONE
(NAD 1983)

BAR SCALE
1" = 40'

1. SPECIAL WARRANTY DEED BY PEACOCK FORD, LLC., TO FAMLEE INVESTMENT COMPANY, DOCUMENT NUMBER 20190379524, PREPARED BY KANTOR & REED, P.A., DATED JUNE 20, 2019.
2. ALTANSFS LAND TITLE SURVEY (BOUNDARY AND LOCATION), EXISTING DON REID FORD FACILITIES, PREPARED FOR PEACOCK FORD LLC., BY MICHAEL RUDD & ASSOCIATES LLC, DATED OCTOBER 26, 2016.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, FLORIDA, (COMMUNITY PANEL NUMBER 12095C0255F, EFFECTIVE DATE SEPTEMBER 25, 2009), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

- THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAME HEREIN. THIS PLAN DOES NOT CONSTITUTE AN ADVISORY OPINION, PERSONS OR ENTITIES OTHER THAN THE PERSON, PERSONS, OR ENTITY NAME HEREIN ARE NOT TO BE RELIED UPON FOR ANY INFORMATION CONTAINED HEREIN. THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREIN. ANY REUSE OR MISUSE OF THIS PLAN IS AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS FROM THE APPROPRIATE AGENCIES.



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR AND ALL DAMAGES WHICH MAY OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE, PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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DATE	10/27/2021
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(Date) _____

REVISIONS	
NO.	DESCRIPTION
1	Initial design
2	Revised design
3	Final design

OWG	STH	CH	KL
P.M. CRE			
CODE		AS	
JOB		21004231	

SHEET NO.
1 OF 2

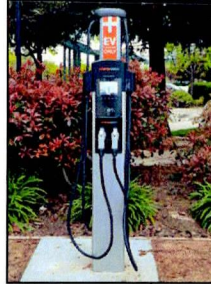
Modera Maitland
City of Maitland Benefit Analysis

	Undeveloped	As of Right - Existing Zoning	Proposed Density W/ DICE	Proposed Density W/ DICE & ROW Vacation
Homes Per Acre	0	30	55	67
# Homes	0	88	161	202
City Ad Valorem Taxes for 10 Years	\$350,000	\$792,000	\$1,449,000	\$1,818,000
City Impact Fees	\$0	\$700,000	\$1,280,000	\$1,605,000
DICE Proffers				
Bicycle / Pedestrian Path - Land Value	\$0	\$0	\$285,000	\$285,000
Bicycle / Pedestrian Path - Construction Cost	\$0	\$0	\$50,000	\$50,000
Payment in Lieu for CIP Projects	\$0	\$0	\$200,000	\$700,000
Total Benefit to City of Maitland	\$350,000	\$1,492,000	\$3,264,000	\$4,458,000
Incremental DICE Benefit to City of Maitland Per Home			\$24,274	\$26,018

ARCHITECTURAL STYLE



EV CHARGING



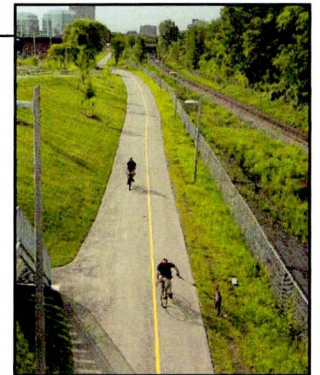
DOG PARK



STREETSCAPE



MULTI-USE TRAIL



MODERA MAITLAND

DICE PRESENTATION
JANUARY 31, 2022

SCOTT +
CORMIA

ARCHITECTURE + INTERIORS

SCOTT + CORMIA Architecture and Interiors, LLC

429 South Keller Road, Suite 200, Orlando, Florida 32810 407.660.2766 www.scottcormia.com FL#: AA26002980

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED, THE VIEWER IS ADVISED TO USE THIS RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS, AND THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

About Mill Creek:

At Mill Creek Residential, we develop, build, acquire and operate high-quality rental communities in the nation's best markets. Since 2011 we have grown to become the nation's third largest apartment developer, and we have deployed more than \$12.0 billion of capital across more than 42,000 apartments and nearly 1.0 million square feet of retail. We have extensive experience developing luxury multifamily communities throughout Florida.

Modera Maitland will be our third community in Metro Orlando. Mill Creek Residential previously developed the Modera Central high-rise in Downtown Orlando and is currently constructing Modera Creative Village within the Creative Village master plan.

