



**City Council Minutes
January 24, 2022
Council Chambers
6:30 PM**



I. CALL TO ORDER

Present: 5 - Vice-Mayor Michael Wilde, Councilmember Michael Thomas, Councilmember Vance Guthrie, Councilmember Lindsay Hall Harrison, 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, and City Attorney Shepard.

II. INVOCATION

Mayor Lowndes requested a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

IV. PUBLIC HEARING - NONE

There were no Public Hearings scheduled.

V. OLD BUSINESS

There was no Old Business to report.

VI. CONSENT AGENDA

Mayor Lowndes opened the public period for Items 3-7 of the Consent Agenda. There being no one who wished to be heard, Mayor Lowndes closed the public comment period.

A motion was made to approve the Consent Agenda as presented.

RESULT:	Approve
MOVER:	Councilmember Vance Guthrie
SECONDER:	Councilmember Michael Thomas
AYES:	Michael Wilde , Michael Thomas, Vance Guthrie, Lindsay Hall Harrison , John Lowndes
NAYS:	None

- 1. APPROVE THE CITY COUNCIL MEETING MINUTES OF JANUARY 10, 2022**
Approve the City Council meeting minutes of January 10, 2022.
- 2. APPROVE THE CITY COUNCIL JOINT WORKSHOP MEETING MINUTES OF DECEMBER 6, 2021**

Approve the City Council Joint Workshop meeting minutes of December 6, 2021.

3. PURCHASE - CONTRACT FOR ANNUAL GENERATOR MAINTENANCE

Authorize the City Manager to execute a contract with Accurate Power and Technology dba A Generator Guy for the annual Generator Maintenance Services.

4. PURCHASE - HOMER HOUGH BATHROOM AND PAVILION REPAIR PROJECT

Authorize the City Manager to execute the contract with Johnson-Laux Construction, LLC for the Homer Hough Bathroom and Pavilion Repair project, in the amount of \$112,000.

5. PURCHASE - LIFT STATION 8 REHABILITATION ENGINEERING SERVICES AMENDMENT

Authorize the City Manager to sign an amendment to the approved Professional Engineering Services Agreement for Lift Station #8 Rehabilitation with Burgess & Niple, Inc. for the amount of \$3,958.

6. PURCHASE - FY 2022 CITY VEHICLES

Approve the purchase of FY22 approved replacement City vehicles through Alan Jay Fleet Sales utilizing Sourcewell contract #2021-120716 NAF, 2022-120716 NAF, and 060920 NAF awarded to National Auto Fleet Group.

7. JANITORIAL SERVICE CONTRACT

Authorize the City Manager to execute a contract amendment for a price increase to the piggyback agreement with FCS Facility Services per the amended Seminole County agreement.

VII. PUBLIC PERIOD

Mayor Lowndes opened the Public Period. There being no one who wished to be heard, Mayor Lowndes closed the Public Period.

VIII. DECISIONS

1. ORDINANCE - CDP AMENDMENT TO REMOVE THE PROHIBITION OF DRIVE-THROUGH USE ON LOT 1, MCN

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the 2035 City of Maitland Comprehensive Development Plan (2035 CDP) by amending the Future Land Use Map 2.1, to identify Lot 1 of Maitland Concourse North as allowing drive-through uses and amending the future land use element, standard 1.1.3.9 (C) to allow drive-through uses on Lot 1 of Maitland Concourse North; the property is located to the north of Maitland Boulevard and the west of Maitland Avenue; providing for conflicting provisions; providing for severability; and providing for an effective date.

Mr. Dan Mathys, Director of Community Development stated that the Maitland Concourse North (MCN) Comprehensive Development Plan (CDP) Amendment was adopted in 2013 via Ordinance 1236, which established a Policy and Standards to guide MCN mixed use development program on the roughly 96 gross acre site on the north side of Maitland Boulevard. The CDP standards were designed to regulate items such as appearance (residential scale and character); buffering, size (no big box); floor area ratios, height, and uses (including use prohibitions). Among the uses prohibited within the (R-MORC) commercial portion of the site were drive-through establishments of any kind. The R-MORC commercial portion of the site covered Lots 1,2,3,6 and a portion of Lots 4 (stormwater pond) and 7 (developed with 350 multi-family units). The CDP amendment proposes to remove the drive-through use prohibition on Lot 1 only. The remaining lots would maintain the prohibition. Lot 1 is adjacent to the west of Lake Faith Villas and is currently vacant with approval of 75,000 square feet of commercial uses. The applicant has submitted a Planned Development (PD) amendment concurrent with the CDP amendment to enable the development plan to be reviewed as the CDP amendment is processed. A future Land Use Map amendment accompanies the text change to identify the location of the requested removal of the drive-through prohibition use (Lot 1 only). On October 4, 2021, City Council held a workshop to discuss the possibility of drive-through uses on the Maitland Concourse North Lot 1 site. The workshop was only to inform and not provide recommendations. On January 6, 2022, the Planning & Zoning Commission (P&Z) voted 4-1 to forward the proposed CDP amendment to Council with a recommendation of denial. On January 19, 2022, the Development Review Committee (DRC) voted unanimously to forward the proposed CDP amendment to Council with a recommendation of approval. Mr. Mathys answered questions posed by Council.

Mr. Mickey Grindstaff, PA, Shutts & Bowen, 300 S. Orange Ave., Suite 1000, Orlando, FL., 32801; Mr. Jonathan A. Martin, P.E., Kimley Horn & Associates, 189 S. Orange Ave, Suite 1000, Orlando, 32801; Mr. Ciff Tate, Sr. Vice President, Kimley Horn & Associates, 189 S. Orange Ave., Suite 1000 Orlando, FL., 32801; Mr. Alan Charron, Maitland Synergy LLC, 2345 W. Sand Lake Road, Suite 100, Orlando, FL., 32809; and, Ms. Lauren Kaplus, 2345 W. Sand Lake Road, Suite 100, Orlando, FL., 32809, all provided input on the project and answered questions posed by Council.

Mayor Lowndes opened the public comment period.

The following residents spoke in opposition of removing the prohibition on the drive-through use on Lot 1, MCN: Mrs. Heidi Barry, 1314 Druid Isle Road; Mr. William Brown, 307 W. Lake Faith Drive; Mr. Martin Cohen, 339 W. Lake Faith Drive; Mrs. Amanda Sampaio, 105 W. Lake Faith Drive; Mr. Jody

Bowman, 369 W. Lake Faith Drive; Inaudible; Ms. Robin Beech, 291 W. Lake Faith Drive; Ms. Sarah Davies, 319 W. Lake Faith Drive; Mrs. Colleen Lilling, 250 Seneca Trail; Ms. Jasmine Perris, 301 W. Lake Faith Drive; Ms. Matina Vourvopoulos, 285 W. Lake Faith Drive; Mrs. Ann Gorman, Lake Faith Drive; Mr. Mike Rusnak, 317 W. Lake Faith Drive; Mrs. Stephanie Henley, 1412 Druid Road;

The following residents spoke in favor of removing the prohibition on drive-through use on Lot 1, MCN: Ms. Lydia Dyker, 595 Trelago Way; and, Mr. Drew Froness, 2441 McIntosh Way.

After discussion, a motion was made to deny the proposed ordinance (Petition Number 2021-01 ALU) MCN Lot 1 Comprehensive Plan Amendment.

RESULT:	Deny
MOVER:	Councilmember Vance Guthrie
SECONDER:	Mayor John Lowndes
AYES:	None
NAYS:	Michael Wilde, Michael Thomas, Lindsay Hall Harrison

After further discussion, a motion was made to continue the item to a future meeting, determined by the applicant but no later than the 2nd meeting of March 2022.

RESULT:	Continue
MOVER:	Vice Mayor Michael Wilde
SECONDER:	Councilmember Hall Harrison
AYES:	Michael Wilde, Vance Guthrie, Lindsay Hall Harrison, Michael Thomas, Mayor John Lowndes
NAYS:	

Mayor Lowndes called for a 10 minute recess.

2. ORDINANCE - MAITLAND WEST LOT 2 PD AMENDMENT - PETITION NO. 2021-01 (AZ-PD)

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the Official Zoning Map, a part of Chapter 21 of the Maitland Code of Ordinances, by changing the zoning classification of property generally

located south of State Road 414 (Maitland Boulevard), North of Herbison Drive and east of Albemarle Road further described herein, from Planned Development to Planned Development; permitting development of a 6 story, 385 multi-family unit development (The Aspen at Matiland West); and associated site improvements on Lot 2 of Maitland West PD; and approvals for the Planned Development District Classification; and providing for an effective date.

Mr. Dan Matthys, Director of Community Development, stated that the applicant, GAI Consultants, is requesting to rezone property from (PD) Planned Development Zoning District to PD Zoning, to include the development of a 385-unit, 5 story (with penthouse) multi-family residential building ("The Aspen at Maitland West") and associated site development items on Lot 2 of the Maitalnd West Planned Development Site. The current property owner is Michael Niederst of MWAD PHASE II LLC, 423 S. Keller Road, Suite 300, Orlando, Florida 32751. A Community meeting was held on this project on February 4, 2021 at the Planning and Zoning Commission meeting. At its December 8, 2021 meeting, the Development Review Committee (DRC) recommended approval of this PD amendment subject to conditions of approval. As part of the recommended Conditions of Approval, redesign and repair of Summit Centre Way to alleviate flooding of the roadway must be completed prior to occupancy of the proposed multifamily structure.

The applicant submitted revised data to substantiate that Lots 1 and 2 will adhere to the minimum permeable and open space requirements specified within the PD. The data supports compliance and the City will reconfirm at the site plan review phase of the project. Mr. Matthys answered questions posed by Council.

The applicant, Mr. Ian McCook, Nvision Development, 485 N. Keller Rd., Suite 520, Maitland, FL., 32751, and Mr. Patrick Panza, GAI Consultants, (applicant's representative) provided an overview of the project and answered questions.

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

After discussion, a motion was made to introduce the proposed ordinance amending Lot 2, Maitland West Planned Development (PD); and, set the Public Hearing date for February 14, 2022.

RESULT: Introduce

MOVER: Councilmember Michael Thomas

SECONDER:	Vice-Mayor Michael Wilde
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

IX. DISCUSSION**1. PUBLIC ART ADVISORY BOARD**

Councilmember Lindsay Hall Harrison stated that she would like the Council to consider creating a Public Art Advisory Board. In 2016, the City established an Ad Hoc Public Art Committee to develop a public art procurement policy and to assist in the selection of the public art project to be funded by the 1-4 Ultimate Project. The committee sunset in 2018 per the provisions in the enabling resolution. A discussion ensued, and may be further discussed at a later meeting.

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

The City Manager reminded Council of the two upcoming workshops on Monday January 31, 2022 at 6:30 pm to discuss the Density Incentive Community Enhancement (DICE) Program mixed use property; and, on Monday February 7, 2022 at 5:30 pm to discuss the American Rescue Plan (ARP) Funds. the City Manager updated Council on the volunteer appreciation event.

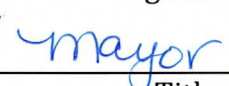
Councilmember Guthrie reminded Council of the Lake Clean up event on Saturday January 29th.

XI. ADJOURNMENT

There being no further business to come before Council the meeting adjourned at 10:11 pm.

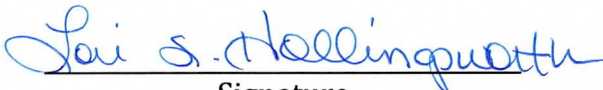
CITY OF MAITLAND

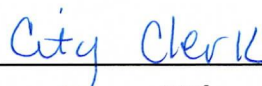


Signature


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ATTEST:



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