



**City Council Minutes
February 14, 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 6:32 pm. Staff in attendance were City Manager Anselmo, Assistant City Manager Reggentin, City Clerk Hollingsworth, City Attorney Shepard, Community Development Director Dan Matthys, Public Works Director Kimberly Tracy, Fire Chief Will Watts, Police Chief Dave Manuel, Finance Director Jerry Gray, Senior Planner Barrett Chaix, and Deputy City Clerk Kathy Sotero.

II. INVOCATION

Resident Dale McDonald was on the agenda to provide the invocation. Unfortunately, he was not in attendance at that time.

III. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

IV. PRESENTATION

1. PROCLAMATION - BLACK HISTORY MONTH

Mayor Lowndes presented Mr. Michael Anna, Head of School at Park Maitland School, with a Proclamation proclaiming the month of February as Black History Month and encouraged all citizens to join in this special observance. In honor of Black History Month, Mrs. Sandy Bonus, Art Instructor, and Park Maitland School 6th grade students, attended and were recognized for their charcoal art portraits of 'People of Color' who have made a significant contribution to society, which are being displayed in the Council chambers for the month of February.

Mayor Lowndes stated that Item #4 under Decisions, Resolution Supporting Bridgefest 5k, has been pulled from the agenda indefinitely, at the request of the applicant/organizer.

V. OLD BUSINESS

1. ORDINANCE INTRODUCTION CONTINUED FROM JANUARY 24, 2022 - CDP AMENDMENT TO REMOVE THE PROHIBITION OF DRIVE-THROUGH USE ON LOT 1 OF MCN

Mayor Lowndes stated that this item, Ordinance introduction on Comprehensive Development Plan Amendment to remove prohibition of drive-through use on Lot 1, Maitland Concourse North, is being continued from the January 24, 2022 meeting. The process moving forward, if approved, would include a Public Hearing and another public comment period.

Mr. Dan Matthys, Community Development Director, stated that this item is a continuation of the discussion of the proposed introduction of the ordinance for Petition Number 2021-01-ALU - Maitland Concourse North Lot 1 CDP Amendment and that Staff is recommending Council introduce the ordinance, Maitland Concourse North Lot 1 Comprehensive Development Plan (CDP) Amendment, and, set the Public Hearing date for February 28, 2022. The applicant modified the text, limiting it to two drive-thru establishments with a cumulative interior square footage that shall not exceed 10,000 sf, may be allowed on the west five hundred feet of Lot 1.

Mr. Matthys answered questions posed by Council.

After discussion, a motion was made to introduce the proposed ordinance (Petition No. 2021-01-ALU) - Maitland Concourse North Lot 1 Comprehensive Development Plan (CDP) Amendment; and, set the Public Hearing and action date for February 28, 2022.

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

VI. PUBLIC HEARING

1. MAITLAND WEST, LOT 2 PD AMENDMENT

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 Maitland 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, Community Development Director, 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 Maitland 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. On December 8, 2021, DRC unanimously voted to forward Petition 2021-01(ZA-PD) to Council with a recommendation of approval subject to the findings and conditions outlined in the December 8, 2021 DRC report. On January 6, 2022, the Planning and Zoning Commission unanimously voted to forward Petition 2021-01 (AZ-PD) to the Council with a recommendation of approval. On January 24, 2022, the City Council introduced the ordinance to amend Lot 2, PD for Maitland West and authorized a public hearing to adopt the ordinance to affect the amendment.

Mr. Matthys answered questions posed by Council.

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

A motion was made to adopt Ordinance #1394 amending Lot 2, Maitland West Planned Development (PD).

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

VII. CONSENT AGENDA

Mayor Lowndes opened the public comment period for Consent items 3-7. 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 Michael Thomas

SECONDER: Councilmember Vance Guthrie

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

NAYS: None

1. **APPROVE THE CITY COUNCIL MEETING MINUTES OF JANUARY 24, 2022**
Approve the City Council meeting minutes of January 24, 2022.
2. **APPROVE THE CITY COUNCIL WORKSHOP MEETING MINUTES OF JANUARY 31, 2022**
Approve the City Council Workshop meeting minutes of January 31, 2022.
3. **1ST QUARTER 2022 FINANCIAL SUMMARY**
Receive the 1st Quarter 2022 Financial Summary and Investment Schedule.
4. **FIRE DEPARTMENT GPS PRE-EMPTION DEVICES.**
Approve the FD to install Transportation Control GPS pre-emption systems and receivers in fire department apparatus and all major intersections within the City.
5. **ORANGE COUNTY GIS INTERLOCAL AGREEMENT**
Authorize the Mayor to execute the Interlocal Agreement renewal, and subsequent renewals, between the City and the Orange County Property Appraiser for Cost Sharing of Aerial Photography Acquisition.
6. **PETITION NO. 2021-01 (SUB) 1700 FENNELL STREET - FINAL SUBDIVISION PLAT**
Accept the Final Plat for Petition No. 2021-02 (SUB) 1700 Fennell Street.
7. **PURCHASE - FY 2022 CITY VEHICLES**
Approve the purchase of FY 22 budgeted City vehicles through Alan Jay Fleet Sales utilizing Sourcewell contract # 2022-120716 NAF, and 060920 awarded to National Auto Fleet Group.

VIII. PUBLIC PERIOD

Mayor Lowndes opened the Public Period. Mrs. Martha Bryant Hall, 455 Amado Lane, stated that she has concerns about Kentucky Avenue and that it has not been

turned into a road. In addition, she would like to have riparian rights for Brook Drive. Mrs. Bryant Hall would like the City of Maitland to honor the Martin Luther King Holiday as a legal holiday. There being no one else who wished to be heard, Mayor Lowndes closed the Public Period.

IX. DECISIONS

1. ORDINANCE - LAND DEVELOPMENT CODE (LDC) UPDATE

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the Maitland City Code of Ordinances relating to an update of the City of Maitland Land Development Code with an associated repeal and replacement of the obsolete sections of the Code of Ordinances; providing for general provisions; providing for administration of development review; providing for zoning districts; providing for use regulations; providing for development standards; providing for subdivision standards; providing for public facility funding; providing for nonconformities; providing for enforcement; providing for definitions and rules for construction, interpretation, and measurement; deleting provisions that will become moot upon the adoption of the updated Land Development Code; providing a severability clause; providing for conflicts; and providing for effective dates.

Mr. Dan Matthys, Community Development Director, stated that the City of Maitland is comprehensively reorganizing and updating the Land Development portions of the Code of Ordinances, to be codified separately in a ten-article document that will be adopted as the Land Development Code (LDC) the City of Maitland. The City's development goals were set forth in the Comprehensive Development Plan 2035, adopted in March, 2019. These included a focus on creating a vibrant mix of uses in Downtown Maitland and on the city's west side, while respecting and maintaining the city's many high-quality single-family neighborhoods.

In the spring of 2019, the City issued a national Request for Qualifications to select a consultant team to assist the City in its update to the LDC. A team led by Clarion Associates was selected from several interested firms. The Project was initiated in the summer of 2019, when the consultants reviewed the existing long term plans and interviewed many local stakeholders, including City Staff and elected and appointed officials.

Next, they evaluated the existing City Code and produced an annotated outline for the proposed LDC document and a Code Assessment Document that described detailed goals and objectives for the LDC update. These goals and objectives were discussed with the Planning and Zoning Commission in a workshop on November 21 and with City Council in a workshop on November 22, 2019. Based on these discussions, City Council directed staff

and the consultant team to implement an update of the Downtown Maitland (DM) zone district as its first priority. This DM district update was completed in March of 2020, and was adopted by City Council after a recommendation by city staff and the Planning and Zoning Commission, along with an accompanying Zoning Map amendment.

The remainder of the draft Land Development Code update was written, edited, and refined in a collaborative effort between the consultant team and city staff. The LDC was drafted out of sequence in four portions,(referred to as modules) which were first reviewed separately as they were available, and then in total as a joint workshop draft. It was then reviewed and discussed at a joint workshop by the City Council and the Planning and Zoning Commission on December 6, 2021. Some refinements were proposed and implemented from input received at the joint workshop, and those edits are reflected in the proposed Adoption Draft of the LDC. On January 20, 2022, the Planning and Zoning Commission (P&Z) held a public hearing and voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval, certifying consistency with the Comprehensive Development Plan. On January 26, 2022, the Development Review Committee (DRC) voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval.

Mr. Matthys answered questions posed by Council. A discussion ensued.

Mayor Lowndes opened the Public Period. Mr. Dale McDonald, 108 Tangelo Court, stated that the City has come a long way with the Land Development Code and asked if the Board of Zoning Adjustment would be retired. There being no one else who wished to be heard, Mayor Lowndes closed the Public Period.

A motion was made to introduce the proposed Ordinance; and, set the Public Hearing and action date for February 28, 2022.

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

**2. ORDINANCE - AMENDMENT TO THE OFFICIAL ZONING MAP
CONSISTENT WITH THE LDC UPDATE**

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the official zoning map of the City of Maitland to conform to the updated City of Maitland Land Development Code by amending the Zoning District Boundaries and changing the Zoning Map Classification of properties as follows: privately owned properties currently zoned RS-1 and RS-1A (Single Family Residential Districts) changed to RSF-1 (Residential Single Family 1 District); city owned properties currently zoned RS-1 and RS-1A (Single Family Residential Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned RS-2, RS-3, temporary district R1-AA (Single Family Residential Districts) and Temporary District C-3 (Commercial District) except for the property known as the King of Kings Evangelical Lutheran Church changed to RSF-2 (Residential Single Family 2 District); city owned properties currently zoned RS-2 and RS-3 (Single Family Residential District) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned RS-5 (Single Family Residential District) changed to RSF-3 (Residential Single Family 3 District); city owned properties currently zoned RS-5 (Single Family Residential District) to GAP (Government, Arts, and Public District); privately owned properties currently zoned RS-D and RS-D1 (Residential Single Family and Duplex Districts) changed to RSF-D (Residential Single Family and Duplex District); city owned properties currently Zoned RS-D and RS-D1 (Residential Single Family and Duplex Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned RG-2 and RG-3 (Multiple Family Residential Districts) changed to R-MF (Residential Multifamily District); city owned properties currently zoned RG-2 and RG-3 (Multiple Family Residential Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned PO-1, PO-2, PO-3 (Professional Office Districts), RSF-4 (Single Family Residential District), RG-1 (Multiple Family Residential District), and the property known as the King of Kings Evangelical Lutheran Church currently zoned Temporary District R1-AA changed to MX (Mixed Multifamily District); city owned properties currently zoned PO-1, PO-2, PO-3 (Professional Office Districts), RSF-4 (Single Family Residential District), and RG-1 (Multiple Family Residential District) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned OC, OC-1, and OC-3 (Office, Commercial Districts) and temporary District R-1 (Single Family Residential) changed to WS-RT (West Side Research Technology Subdistrict) and WS-NM (West Side New Market Subdistrict); city owned properties currently zoned OC, OC-1, and OC-3 (Office, Commercial Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned CC (Cultural Corridor District) except for the Civic Center property changed to MX (Mixed Multifamily District); city owned property and the Civic Center property currently zoned CC (Cultural Corridor) changed to GAP (Government, Arts, and Public District); establishing and assigning a CHA-O (Culture, History,

and Arts) overlay upon all properties currently identified in the 1994 Master Plan as “City of Maitland Cultural Corridor Special District”; providing instructions to the City Clerk; repealing all conflicting ordinances; and providing a severability clause; and providing for an effective date.

Mr. Dan Matthys, Community Development Director, stated that the City of Maitland is comprehensively reorganizing and updating the Land Development Code of Ordinances, to be codified separately as the Land Development Code (LDC) of the City of Maitland. The map amendment is necessary to reflect the consolidation of the existing twenty-four (24) zone districts and three (3) temporary zone districts on the map for land annexed with Orange County zoning into twelve(12) base zone districts and one overlay district codified in the updated Land Development Code.

On January 20, 2022, the Planning and Zoning Commission held a public hearing and voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval, certifying consistency with the Comprehensive Development Plan, and that satisfactory provision and arrangement had been made concerning the factors itemized for review by the Development Review Committee. On January 26, 2022, the Development Review Committee voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval.

Mr. Matthys answered questions posed by Council.

Mayor Lowndes opened the public comment period. Mrs. Martha Bryant Hall, 455 Amado Lane, had concerns about the zoning changes and asked if there had been public input. Mrs. Maria Bryant, 455 Amado Lane, questioned if the residents had been notified of the zoning changes and when the public hearings were held. There being no one else who wished to be heard, Mayor Lowndes closed the public comment period.

After discussion, a motion was made to introduce the proposed ordinance amending the Official Zoning Map; and, set the Public Hearing and action date for February 28, 2022.

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

3. APPOINTMENT - COUNCILMEMBER AND RESIDENT MEMBER TO THE CANVASSING BOARD

The City Clerk stated that as of November 2007, the City's Canvassing Board is to be comprised of one (1) member of Council, the City Manager or designee, the City Clerk and one (1) citizen appointed by the City Council. Serving on the Canvassing Board will require all members to be at the Supervisor of Elections Office on Tuesday March 8, 2022, at 3 P.M. and Friday March 11, 2022, at 2 P.M. In the event of a run-off, members will be required to serve additional dates, to be determined. Council is requested to appoint one citizen member, one alternate citizen member, and one member of Council to the Canvassing Board for the March 8, 2022, Maitland General Election.

Mayor Lowndes requested nominations. Councilmember Thomas nominated Councilmember Guthrie to serve as the Councilperson for the Canvassing Board. The nomination received a second from Councilman Hall Harrison and a third from Vice Mayor Wilde.

Councilmember Hall Harrison nominated Doris Houck as the resident member and Grey Binford as the alternate member to the Canvassing Board. The nomination received a second from Councilmember Thomas and a third from Councilmember Guthrie.

There being no further nominations, Mayor Lowndes declared Councilmember Guthrie appointed as the Councilperson, Doris Houck appointed as the Resident Member, and Grey Binford as the Alternate Resident Member to the Canvassing Board for the March 8, 2022 Maitland General Election.

4. RESOLUTION AUTHORIZING THE BRIDGEFEST 5K ON MAY 7, 2022

This resolution has been removed from the agenda indefinitely, at the request of the applicant/organizer.

X. DISCUSSION

There were no discussion items.

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

The City Attorney provided an update on the Peacock Ford pending litigation.

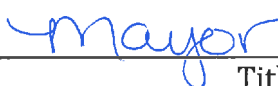
XII. ADJOURNMENT

There being no further business to come before Council the meeting adjourned at 8:27 pm.

CITY OF MAITLAND



Signature

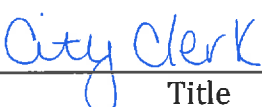


Title

ATTEST:



Signature



Title