



**Planning and Zoning
Commission Minutes
February 3, 2022
Council Chambers
6:00 PM**



I. CALL TO ORDER

Chair Holloway called the meeting to order at 6:00 pm and called roll.

Present: 5 - Chair Keith Hollway, Vice-Chair Matthew Lamb, Kathleen McIver, Glen Jaffee, Jaimie Kay Bennett
Remote: 0 -
Absent: 0 -

Also present were Community Development Director Dan Matthys, Senior Planner Barrett Chaix, and City Attorney Drew Smith

II. PLEDGE OF ALLEGIANCE

III. ELECTION OF 2022 CHAIR AND VICE-CHAIR

Chair Holloway introduced the item as the annual election of the commission's vice-chair and chair positions and clarified that the elected roles would take effect at the next commission meeting. Keith Holloway was nominated as chair for 2022.

RESULT: Approved
MOVER: Kathleen McIver
SECONDER: Matthew Lamb
AYES: Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Matthew Lamb, Keith Holloway
NAYS: None

Jaimie Kay Bennett was nominated as Vice-Chair.

RESULT: Approved
MOVER: Matthew Lamb
SECONDER: Glen Jaffee
AYES: Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Matthew Lamb, Keith Holloway

NAYS: None

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

Chair Holloway asked if anyone had any edits to the draft minutes. Hearing none, he asked for a motion to approve the minutes.

RESULT: Approved

MOVER: Kathleen McIver

SECONDER: Matthew Lamb

AYES: Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Keith Holloway

NAYS: None

V. PUBLIC PERIOD

Chair Holloway asked if there was anyone from the public who wished to speak on a non-agenda item. Dale McDonald, 108 Tangelo Court, spoke about the upcoming City Council workshop on Monday, February 7 on the topic of expenditure of federal funds. Martha Bryant Hall of 455 Amado Lane asked for information on whether the city would be providing long-awaited upgrades to Brook Drive. Those being the only two who wished to speak on a non-agenda item, Chair Holloway closed the public hearing.

VI. PUBLIC HEARING

1. PUBLIC HEARING

A. PUBLIC HEARING

Petition # 2021-02 (AZ-PD) 1250 N. Maitland Avenue -- Maitland Landings; Planned Development (Option 1)

Senior Planner Barrett Chaix presented background information on the project and explained the process for the petition to rezone to Planned Development, specifically that this was the community meeting for providing direction to City Staff in their review of the petition. He presented the proposed site plan and conceptual building elevations provided by the applicant. The applicant's representative, Tara Tedrow of Lowndes Law, also gave a presentation describing the project and how it was compatible with the comprehensive development plan and surrounding properties. Mr. Chaix noted that five emails were received expressing concern about the project, which were forwarded to the commission and distributed to them at the meeting.

Chair Holloway opened the public hearing. Joe Quigley of the Florida Haven HOA expressed a desire to give a presentation, and staff accommodated him. The following people spoke and expressed the following concerns about the project:

1. Larry McLean, (101 Stone Hill Drive) spoke about compatibility with neighboring development, and lake access;
2. Ross Coapstick, (111 Stone Hill Drive) spoke about the size of the proposed homes and the need for a security gate;
3. Martha Bryant Hall (455 Amado Lane) spoke about how, though she was not opposed to development, the Woodbridge neighborhood had experienced systemic racism and needs infrastructure. There was poor notification and signage regarding the meeting and the developers had never met with her or the community.
4. Chase Tickker (144 Stone Hill Drive) expressed concern about the proposed development's value.
5. Hillary Straws (237 Lookout Place & 1041 Cottontail Lane) expressed concern about allowing emergency access through Keewin Lexington Park and expressed that she did not like the architecture of the conceptual homes.
6. Yulanda Walters (1122 Mechanic Street) spoke about how the development wouldn't help current residents, and how their neighborhood didn't have sewer, fire hydrants, or adequate drainage.
7. Dexter Gibbens (488 Oak Street) spoke about how their neighborhood has been historically neglected and that they weren't considered part of Maitland.
8. Michael J Carrell Sr (1122 Mechanic Street) spoke about local history of racism and how the dynamics were identical to what transpired in Winter Park with the takeover of land and aggressive policing. He spoke about how this was a moral issue and challenged the commission to prevent injustice.
9. Joe Quigly (200 Lake Seminary Circle) gave a presentation that he said was the same given in 2019. The presentation provided the history of the project draining into Lake Seminary, described the water quality of Lake Seminary, said that the HOA accesses the lake from Oak Avenue, and showed the location of the area of flood hazard.
10. Maria Bryant (455 Amado Lane) spoke about the problems with notification of neighborhoods, and about how the Woodbridge community experienced discrimination. She stated that their area needed sewer and improved roads.
11. Linda Granthee (sp?) (1122 Mechanic Street) spoke about how they had not been approached by the developer in the five years since the last plan was discussed and that it was disrespectful.
12. Michael Bryant (455 Amado Lane) stated that he was concerned about there being only one ingres/egress to the proposed development and how that would be insufficient in an emergency.

13. Jonathan Ainsley (1010 Winderley Place) stated that the units were not 'lakefront' but rather lake view and that it was misleading to state that the lots drained to the road.
14. Roxanne Smith (190 Lake Seminary Circle) spoke about the wildlife and aquatic life in Lake Seminary and the importance of protecting it.
15. John Smith (190 Lake Seminary Circle) spoke about the concerns about increased drainage into Lake Seminary.
16. Domenic Aloise (136 Stone Hill Drive) spoke about how he wanted a security gate for the development and expressed concern regarding the path adjacent to the rear of his property. He urged responsible development.
17. Eric Solis (146 Stone Hill Drive) spoke about how the city should prioritize the concerns of the existing neighborhoods and offered policy suggestions for tax reinvestment into the area.

Seeing none else who wanted to speak, Chair Holloway closed the public hearing. Tara Tedrow and David Stokes PE, representing the applicant, spoke and responded to questions from the Planning and Zoning Commission.

Ms. Tedrow and Mr Stokes addressed the following topics:

- Ownership and improvements to Amado Lane and Oak Avenue;
- 10 ft wide path allowing access to Florida Haven HOA;
- Determination about whether gates should be mandatory;
- Lake protection measures;
- Clarification of site drainage (and how it drains post-treatment into Lake Seminary);
- Ingress/egress of vehicles, pedestrians, and police/fire/EMS;
- Clarification of unit sizes, garages and number of bedrooms.

Members of the Planning and Zoning Commission discussed the project, pointing out how the approval of this project could lead to infrastructure improvements for the Woodbridge subdivision, and expressing concerns about the impact on water quality of dirt roads and septic tanks. The Commission provided the following items for the development review committee to consider in its review of the petition:

1. Impact of the new development on the Woodbridge subdivision; specifically unpaved roads of Oak Avenue and Mechanic Street
2. Problems of run-off/drainage and compatibility with surrounding areas;
3. Amado Lane improvements and conversations will all impacted parties;
4. All issues mentioned by the applicant's response of public concern;

5. Cross-access for pedestrians to Sunrail station and west on Maitland Boulevard to future development sites;
6. Ingress/egress to office parking lot;
7. Emergency/police responsibility for the development and surrounding areas;
8. Ensuring that public notice is done correctly for this and future projects;
9. Interaction with Seminole County on water quality and lake issues;
10. Status of gate (optional/required)
11. Evaluate cost of connecting Woodbridge subdivision to utilities and upgraded public facilities and whether that can be subsidized.

A motion was made to provide the direction listed by P & Z to the development review committee with regards to the factors identified in Chapter 7.5-53 (VI) and after its action is taken, return the application to the planning and zoning commission for a recommendation to city council.

RESULT:	Approved
MOVER:	Glen Jaffee
SECONDER:	Matthew Lamb
AYES:	Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Matthew Lamb, Keith Holloway
NAYS:	None

VII. OLD BUSINESS

Director Dan Matthys explained that the City of Matiland's Volunteer Appreciation event has been postponed, and that a new date has not been set. He also mentioned that the Maitland Fitness project had submitted revised plans to the development review committee.

VIII. NEW BUSINESS

IX. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

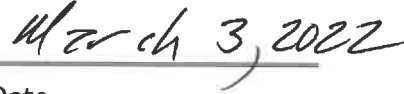
Vice-chair Lamb noted that a slide showing a visual representation of the review process was not provided in this meetings staff presentation, and asked that it be included in future presentations, to which staff agreed.

X. ADJOURNMENT

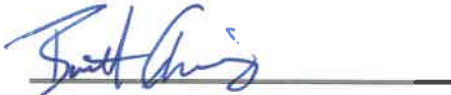
Chair Holloway adjourned the meeting at 8:40pm



Chairperson



Date



Attest



Date