



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



I. CALL TO ORDER

Chairman Holloway called the meeting to order at 6:00 p.m.

Present: 5 Chairman Keith Holloway, Vice-Chair Matthew Lamb, Commissioner Jamie Kay Bennett, Commissioner Kathleen McIver, Commissioner Glen S. Jaffee

Remote: 0

Absent: 0

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

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was made to approve the September 2, 2021 minutes as drafted.

RESULT:	Approved
MOVER:	Commissioner Glen S. Jaffee
SECONDER:	Vice-Chair Matthew Lamb
AYES:	Bennett, McIver, Jaffee, Lamb, Holloway
NAYS:	None

IV. PUBLIC PERIOD

Chairman Holloway requested public comment. There being no one who wished to be heard, Chairman Holloway closed the public comment period.

Senior Planner Chaix requested the agenda be modified to move Petition 2020-01 (AZ-PD) Maitland West Lot 2 to the front of the agenda to allow the applicants to be heard without having to stay for the preceding public hearings. Chairman Holloway and the Commission agreed.

V. PUBLIC HEARING

1. PUBLIC HEARING**A. PUBLIC HEARING****Petition No. 2021-01 (AZ-PD) Maitland West Lot 2**

Senior Planner Chaix gave an overview of the request and the changes that have been made based on the P&Z community meeting.

Chairman Holloway opened the floor to the public. The following members of the public spoke:

- Dale McDonald, 108 Tangelo Court, asked if the City was reviewing the stormwater concerns and if the proposed apartments were sharing parking with the existing apartments to the south (Tiffany).
- Ian McCook, representing the property owner, responded to questions from the Commission.

Seeing no one else wishing to speak, Chairman Holloway closed the public period and brought it back to the Commission for a recommendation.

A motion was made to forward Petition No. 2021-01 (AZ-PD) to Council with a recommendation of approval subject to the conditions outlined in the DRC staff report.

RESULT:	Approved
MOVER:	Commissioner Glen S. Jaffee
SECONDER:	Commissioner Jamie Kay Bennett
AYES:	Jaffee, Bennett, McIver, Lamb, Holloway
NAYS:	None

2. PUBLIC HEARING**A. PUBLIC HEARING****Petition No. 2021-01 (ALU) CDP Amendment - Maitland Concourse North (MCN) Lot 1**

Senior Planner Chaix introduced the requested amendment and clarified the separation between the CDP amendment and the following case (PD amendment). Micky Grindstaff, attorney representing the applicant, added a few comments on the project history and request for the CDP amendment.

The following members of the public spoke in opposition, citing concerns about traffic, safety, and drive-through uses.

- William Brown (307 W. Lake Faith Drive)
- Matina Vourpoulos (285 W. Lake Faith Drive)
- Susan Furrer (121 W. Lake Faith Drive)
- Amanda Teran (211 W. Lake Faith Drive)
- Stephanie Henley (no address provided)
- Christine Davies (no address provided)
- Heidi Barry (1314 Druid Isle Road)
- Sara Davies (319 W. Lake Faith Drive)
- Jody Bowman (369 W. Lake Faith Drive)
- Jasmine Perris (301 W. Lake Faith Drive)
- Dale McDonald (108 Tangelo Court)

The Commission received 2 emails in opposition and 1 letter not in opposition to the request.

Seeing no one else wishing to speak, Chairman Holloway closed the public hearing and brought it back to the Commission for questions and a motion. After discussion, the following motions occurred:

A motion was made by Vice-Chair Lamb to recommend approval of the proposed CDP amendment but died for a lack of second. A motion was then made by Commissioner Jaffee to recommend denial of the proposed CDP amendment but died for a lack of second.

A motion was made by Vice-Chair Lamb and seconded by Commissioner Bennett to recommend approval of the proposed CDP.

RESULT:	Denied
MOVER:	Vice-Chair Matthew Lamb
SECONDER:	Commissioner Jamie Kay Bennett
AYES:	Lamb, Bennett
NAYS:	McIver, Jaffee, Holloway

After passing the gavel to Vice-Chair Lamb, a motion was made by Chairman Holloway and seconded by Commissioner McIver to recommend denial of the proposed CDP.

RESULT:	Approved
MOVER:	Chairman Keith Holloway
SECONDER:	Commissioner Kathleen McIver
AYES:	Holloway, McIver, Jaffee, Bennett
NAYS:	Lamb

B. PUBLIC HEARING

Petition No. 2021-03 (AZ-PD) MCN Lot 1

Senior Planner Chaix introduced the requested PD amendment and clarified the need to still send comments on the requested application to DRC to consider in their review as the outcome of the CDP amendment is still pending. Micky Grindstaff, attorney representing the applicant, and Jonathan Martin, project engineer, added a few comments on the project and answered questions.

The following members of the public spoke in opposition, citing concerns about traffic, safety and drive-through uses, road access, billboards, and outdoor noise.

- Matina Vourropoulos (285 W. Lake Faith Drive)
- Tom Owens (no address provided)
- Stephanie Henley (no address provided)
- Heidi Barry (1314 Druid Isle Road)
- Dale McDonald (108 Tangelo Court)

Seeing no one else wishing to speak, Chairman Holloway closed the public hearing and brought it back to the Commission for questions and a motion.

A motion was made to forward the following comments to DRC to consider in their review and then bring it back to P&Z for a recommendation to Council:

1. Consider eliminating all or some of the drive-through uses;
2. Consider 'curbside takeout' style digital ordering (specifically on Building 4, which seems well suited for it);
3. Enhance landscaping on the eastern property boundary as a buffer for residences;
4. Develop a sidewalk on Lake Faith Drive/relocate NE corner sidewalk to along the perimeter (Lake Faith Drive);
5. Review the potential impacts of trucks and buses on Lake Faith Drive;
6. Accommodate the existing OCPS bus stop;
7. Develop pedestrian access north of Building 5;

8. Consolidate or relocate refuse areas;
9. Utilize fully enclose dumpsters;
10. Study patterns of existing and likely pedestrian circulation and match with proposed pathways;
11. Consider if pathways accommodate bikes or other non-motorized transit as well as pedestrians;
12. Analyze the percentage of area dedicated to drive-through uses, consider the percentage of frontage on Maitland Blvd dedicated to drive-through uses;
13. Review additional trip generation of drive-through uses, including consideration of proximity to Interstate 4;
14. Consider the noise impacts of outdoor dining; and
15. Examine whether NE access point is too close to the existing E-W drive.

RESULT:	Approved
MOVER:	Commissioner Glen S. Jaffee
SECONDER:	Commissioner Jamie Kay Bennett
AYES:	Jaffee, Bennett, Lamb, Holloway
NAYS:	McIver

3. PUBLIC HEARING

VI. OLD BUSINESS

1. OLD BUSINESS

Prior to discussion Barry Kalmanson (500 N. Maitland Avenue # 305) requested permission to make a few comments about the draft LDC. Chairman Holloway agreed. Mr. Kalmanson voiced concerns about the following:

- Need for more parking
- Need to increase FAR and reduce open space requirements
- Concerns about cross access easements between non-residential properties.

Staff and P&Z discussed and clarified final refinements made by staff during the final review and comments based on comments from the Joint Council/P&Z Workshop.

VII. NEW BUSINESS

Community Development Director Matthys updated P&Z on the January 20th agenda items and urged members to schedule briefings ahead of the meeting.

VIII. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

Community Development Director Matthys reminded P&Z of the ^{February} ~~January~~ 8th Volunteer Appreciation Celebration scheduled for 6:30 p.m. at the Germain Marvel Building. (2)

IX. ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 10:12 PM.


Chairperson

Jan 20, 2022
Date


Attest

1/20/22
Date

Received
JAN 21 2022
Council/Clock