**MINUTES OF THE JOINT WORK SESSION OF THE**
**MAITLAND CITY COUNCIL,**
**COMMUNITY REDEVELOPMENT AGENCY,**
**COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD,**
**PLANNING AND ZONING COMMISSION, AND**
**PARKS AND RECREATION ADVISORY BOARD**
**MARCH 20, 2006**

Mayor/CRA Chairman Sascha Rizzo called the meeting to order at 7:30 p.m. Council/CRA Board members present were Vice Mayor Bob Brown, Councilman Jeff Flowers, Councilman Bob Miller, Councilman Bill Taulbee, and CRA Board member John Lowndes. CRA Advisory Board members present were Phil Bonus and Robert Yohe. Planning and Zoning Commission members present were Robert Gebaide, Michael Dabby, Dale McDonald, Thelma Scott and Ron Swiger. Parks and Recreation Advisory Board members present were John Bauer, Charles Green, Elizabeth Peele, Cynthia Price and Pushpa Seth. Also present were CRA Director Verl Emrick, City Clerk Donna Williams, City Attorney Cliff Shepard, Mayor-elect Doug Kinson and Community Development Director Dave Tomek.

**PUBLIC HEARING**

None

**OLD BUSINESS**

None

**APPROVAL OF MINUTES**

A motion was made by Member Flowers to approve the Joint City Council/CRA Board minutes of February 13, 2006. The motion was seconded by Member Lowndes and unanimously carried.

A motion was made by Councilman Flowers to approve the Joint City Council/CRA Board minutes of February 13, 2006. The motion was seconded by Councilman Taulbee and unanimously carried.

**MEMBER DISCUSSION**

**Work Session: Development Agreement - The Village at Lake Lily**

Mr. Emrick provided an overview of the items to be discussed at the meeting. Mr. Gebaide provided an overview of the Planning and Zoning Commission public hearing held on March 16, 2006. Then Dr. Owen Beitsch provided a summary of his economic feasibility study for the project and answered questions from the Board members.

Mr. Emrick introduced Jon Wood, Morgan Group, Inc., who provided an update of the architecture and site plan to date.

Mr. Emrick introduced the first topic to be discussed as density for the project. Mr. Wood outlined possibilities for reducing the density in increments, but noted that the project would not work at less than 414 units. After thorough discussion, the Board members directed Mr. Emrick to have the applicant meet with Mr. Yohe and Mr. Miller to reconfigure the architecture and site plan in order to address canyonization along Orlando Avenue and Lake Avenue, and to increase the potential park land dedication. Board members agreed that a fifth floor could be added to the interior of the development to trade off any unit reductions.

**Distribution of Annual Report for 2006**

Mr. Emrick distributed the annual report for 2006.

**PUBLIC PERIOD**

Mayor/Chairman Rizzo opened the public period.

Joan Matthews, 690 Dommerich Drive, expressed concern with the impact this development would have on Lake Lily.

David Marks, 901 Arapaho Trail, stated he was in support of this development as it would create a great a place in the City. He stated that it was important to do it right even though it might be necessary to slow down the process and increase height.

Bev Reponen, 1503 The Oaks Drive, member of the Lakes Advisory Board, read and submitted for the record a presentation she prepared dated March 20, 2006.

Tayloe Francisco, 470 Manor Road, stated she was opposed to this project as it was not architecturally attractive and in violation of the CDP.

Ed Hampden, Lake Sybelia Drive, requested that the concept of TDR's be explained to the public.

Joe Older, 459 Minnehaha Road, expressed concern that the developer is determining use of the property based upon his purchase price. He stated that the City should abide by the CDP and let developers know that they would have to build according to our code without exception.

Cora Lane, 907 Versailles Circle, stated she was dismayed at the attitude of the Board members as she felt they were going to approve this development even though there has been strong opposition to the density.

There being no one else who wished to speak, Mayor/Chairman Rizzo closed the public period.

**ADJOURNMENT**

There being no further business to come before the joint meeting, Mayor/Chairman Rizzo adjourned the meeting at approximately 10:45 p.m.

CITY OF MAITLAND

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Sascha Rizzo, Mayor/Chairman

ATTEST:

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Donna L. Williams, City Clerk

ATTEST:

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Verl Emrick, CRA Director