

**MINUTES OF THE PLANNING AND ZONING COMMISSION  
ALSO SITTING AS THE LOCAL PLANNING AGENCY AND  
THE LAND DEVELOPMENT REGULATION COMMISSION**

The regular meeting of the City of Maitland Planning and Zoning Commission, also sitting as the Local Planning Agency and the Land Development Regulation Commission, was called to order at 7:00 p.m. on Thursday, June 7, 2007, in the City Hall Council Chambers.

Members present were Chairman Robert Gebaide, Michael Dabby, Edmund Hampden, and Beth Yohe. City staff members present were Sara Blanchard, Senior Planner; Verl Emrick, CRA Director; Marla Molina, Senior Planner; and Ian McDonald, Lakes Management. Also present was John Jones, Land Design Innovations, Inc. Ron Swiger was absent as he was attending the FPZA conference.

**Approval of the Minutes of the Meeting of May 17, 2007**

The minutes were approved with the following modification:

**Mayor Douglas Kinson** came forward to give an overview of the City Council meeting of May 14<sup>th</sup> ~~which included the selection of a site for the relocation of the Police Department to Fennell Street and direction for the Fire station. where staff was directed to perform due diligence for the Trevi site for the Fire Station and Fennell Street for the Police Station.~~

**Public Hearing: Petition No. 2007-01 (PCU) 1300 Maitland Blvd. West**

Ms. Blanchard stated the applicant, Orangewood Christian School, requests a Permitted Conditional Use to permit the addition of a 46,676 square foot education building, a 9,585 square foot youth building, and dugouts to the existing church school facilities for Orangewood Presbyterian Church and School.

Jay Klima, Klima Weeks Civil Engineering, gave an overview of the project.

Chairman Gebaide asked if anyone from the public wished to speak.

Ms. Blanchard read for the record a letter dated June 7, 2007 to Robert H. Gebaide from Miranda F. Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

There being no one else who wished to speak Chairman Gebaide closed the public hearing.

Chairman Gebaide requested that staff address the following:

1. Examine the discrepancy between the student increase of 290 students indicated within the application materials, as compared to a memo from Ed Burkhart addressing dumpster issues which indicated an expansion of 50 students.
2. The City Transportation Engineer to ensure that the recent approvals for the Maitland Concourse South (PD) were considered in conjunction with the traffic analysis accomplished for the Orangewood project.
3. Examine the internal queuing for pickup and drop-off of students, as there will be increased enrollment in the school, to determine if it will function acceptably.
4. Ask the school representative to investigate and provide feedback regarding busing as a means of mitigating potential traffic impacts for the site.
5. Determine how to document the Fair Share Analysis within the Commission's recommendation.

**Public Hearing: Petition No. 2007-01 (AZ) Zoning Amendment - Grove Street from PD to RG-2**

Chairman Gebaide stated the applicant, Ramesh N. Mathur M.D., proposes to change the zoning classification of the subject property from PD, Planned Development District, to RG-2, Multiple-Family Residential District.

Chairman Gebaide stated for the record that he had met with Jere Pile who is representing Dr. Mathur. He stated they had met for approximately twenty minutes and basically discussed the application.

Mrs. Yohe stated she had received an email from Jean Thornton regarding this application. She stated she had met with Mr. Pile and noted that her decisions would be based on evidence and testimony she hears at the meeting.

Mr. Hampden stated he had received a telephone call from Mr. Pile that he did not have a chance to return.

Mr. Dabby stated he is a resident of this neighborhood and has met with neighbors at several community meetings over the course of the years, the last of which was two nights ago. He stated he had also contacted the City Attorney, Cliff Shepard, about two years ago in regard to whether he had a conflict of interest because he lives in the neighborhood. He stated that since he has no benefits that accrue to him, he was told he does not have a conflict of interest in this matter. Mr. Dabby stated he had met with Mr. Pile about two months ago to discuss this property.

Jere Pile, J Square Realty, 390 South Lake Sybelia Drive, gave an overview of the request.

Chairman Gebaide asked if anyone from the public wished to speak.

Margaret Schellang, 1113 Grove Street, stated that Michael Whadley would speak on behalf of the neighborhood residents.

Michael Whadley, 536 Orange Drive, Unit 15, Altamonte Springs, stated he has worked with this group for approximately two years. He gave a powerpoint presentation providing his findings regarding this request. He also presented an exhibit of photographs of the site.

Monique Rivers Williams, 811 Park Lake Place, spoke in opposition of the request.

Pushpa Seth, 1641 Indian Dance Court, stated she is Vice Chairman of the Parks and Recreation Advisory Board and wanted to remind the Commission that the Parks and Recreation Master Plan referenced that this property was earmarked for a park and then provided background information.

Chairman Gebaide read a letter received from Cindi Price, Chairman of the Parks and Recreation Advisory Board.

Ms. Blanchard read items received regarding this request: email from Chuck Jordan dated June 7, 2007 and letter from Cindi Price, Chair, Parks and Recreation Advisory Board; an email response to questions from Beth Yohe; email from Jean Thornton dated May 9, 2007; and a letter dated June 7, 2007 from Susan A. Englund.

There being no one else who wished to speak Chairman Gebaide closed the public hearing.

After discussion Chairman Gebaide requested that staff address the following items:

- Address why the City may not have stepped forward to acquire the property for a park; and if they have, what has been done to acquire the property for park purposes?
- Examine the Planned Development from 1993 and determine if it would be acceptable to the City today.
- If the CDP says that you cannot develop a neighborhood to a lesser density than stated in the CDP, and the surrounding area is zoned RG-2 but is built at a lesser density, does the CDP negate an area becoming RG-2 because the surrounding area was built to a lesser density.

- Provide a history for the property and include:
  - a. History of the 1980's, indicating what the RG-2 zoning category allowed at the time that the Park Lake Community surrounding the property was permitted. Provide timing of changes to Comprehensive Development Plan and Zoning.
  - b. When the townhome phases were actually developed and how the timetable interacts with CDP and Zoning changes.

Chairman Gebaide stated that as the sign regarding the public hearing was placed across the street from the subject property, there would be an additional advertised public hearing held in conjunction with the recommendation on this item.

Chairman Gebaide called for a recess at 8:30 p.m. and reconvened the meeting at 8:40 p.m.

**Public Hearing: Amendment to Chapter 11, Article II, Division 4. Construction of Boat Docks, Boathouses, Boat Ramps, Boardwalks and Seawalls of the Maitland City Code**

Ian McDonald reviewed the revisions to the document.

Chairman Gebaide asked if anyone from the public wished to speak.

Barry Kalmanson, 500 North Maitland Avenue, questioned the definition of a nonconforming structure and requested that it be clarified.

Fred Venturoni, Chairman, Lakes Advisory Board, 630 Old Horatio Avenue, explained the purpose of the proposed ordinance.

There being no one else who wished to speak Chairman Gebaide closed the public hearing.

The Commission members discussed the ordinance and provided direction to Mr. McDonald for revisions to the document.

Mr. McDonald stated he would work with Mr. Venturoni and revise the ordinance taking into consideration the Commission members' comments.

**Commission Discussion: Downtown Ordinance**

Chairman Gebaide stated that discussion of this item would be postponed to the next meeting. He requested that Mr. Jones provide a brief summary of his findings.

Mr. Jones gave a summary of his presentation.

**Review of Council Action on Prior Items**

Ms. Blanchard stated there were no items to be reviewed.

**Any Other Business the Commission Deems Advisable**

Chairman Gebaide stated that Barry Kalmanson had sent the Commission members an information packet and had requested to speak before the Commission. He stated that Mr. Kalmanson could explain why he sent the packet and give a brief summary of the content.

Mr. Kalmanson explained that he had put together a concept for the downtown project and that it was a discussion item on the June 11<sup>th</sup> Council agenda. He gave a brief summary of his proposal.

Mr. Hampden gave the members a curriculum vitae for Mr. Moriarity the keynote speaker from the 2007 Redevelopment Conference he attended in February, presented by DCA. Mr. Moriarity has been involved in the development process and case studies for many city centers and may be a valuable resource to the City to evaluate impacts of developments.

Chairman Gebaide suggested that Mr. Hampden speak with Council members to determine if they would be interested in having Mr. Moriarity give a presentation to the City.

Mr. Dabby noted the City had a contract with RERC and that it would need to be determined if their contract would prohibit hiring another consultant.

After discussion, Chairman Gebaide stated that the July 4<sup>th</sup> holiday occurred on the Wednesday before the scheduled July 5<sup>th</sup> meeting. With the consensus of the Commission, the July 5<sup>th</sup> meeting was cancelled. The Commission meeting in July would be held on July 19, 2007.

There was no other business.

**Adjournment**

The meeting was adjourned at 10:16 p.m.

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Chairman Robert Gebaide

Attest:

\_\_\_\_\_ Date \_\_\_\_\_

Attachments: Letter dated June 7, 2007 addressed to Robert H. Gebaide from Miranda F. Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.; email dated May 9, 2007 to Beth Yohe from Jean Thornton; email from Chuck Jordan to Sara Blanchard dated June 7, 2007; an email response to questions from Beth Yohe; a letter dated June 7, 2007 from Susan A. Englund; a letter dated June 7, 2007 from Cindi Price, Chair, Parks and Recreation Advisory Board, and a copy of the powerpoint presentation given by Michael Whadley.