

**SUMMARY OF THE DEVELOPMENT REVIEW COMMITTEE  
OCTOBER 2, 2014**

Chairman Richard Wells called the meeting of the Development Review Committee (DRC) to order at 2:00 p.m. on Thursday, October 2, 2014. Members in attendance, in addition to the Chairman, were Rick Lemke, Public Works Director; Will Watts, Deputy Chief, representing Kim Neisler, Fire Chief; Allen Johnson, Building Official, and Chuck Jordan, Leisure Services Director. Police Chief Douglas Ball was absent.

**Approval of the Meeting Summary from September 18, 2014**

Mr. Jordan made a motion to approve the minutes from September 18, 2014. The motion was seconded by Mr. Lemke and carried by roll call vote: Mr. Lemke, aye; Mr. Johnson, aye; Mr. Jordan, aye; Mr. Watts, aye; Chairman Wells, aye.

**Recommendation: Development Agreement (DA) for Maitland City Centre**

Chairman Wells stated the applicant is Maitland City Center, LLC. This meeting is to discuss the completed elements of a proposed Development Agreement for Maitland City Centre that includes a mixed-use development with multi-family residential units, restaurant/retail/office and/or live-work commercial space, and a multi-story parking garage in the Downtown Maitland Zoning District. The DA is anticipated to include provisions for bonuses, waivers, incentives, conditional uses, and off-site infrastructure, and these items may also be discussed in draft form.

David Lamm, Maitland City Centre, LLC; Emma Maury, Development Coordinator, Lamm & Company; Brian Grandstaff, Millenia Partners, and James Kattelmann, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. were present to represent the applicant. Additional City staff members present were Legal Counsel Virginia Cassady; Verl Emrick, CRA Director; Sara Blanchard, Chief Planner; Jacqueline Holt, Planner III; Kirsten Warren, Planner III; Noel Cooper, Transportation Engineer; and Marissa Williams, Lakes Manager Coordinator.

Chairman Wells opened the Public Period.

Dale McDonald, 108 Tangelo Court, stated his concerns were with the need for drive-throughs and the garage had an ingress and egress from Independence Lane. He stated he had questions regarding the financial elements and the City's participation.

Brij Seth, 1641 Indian Dance Court, stated his concerns were with the increase in traffic on Horatio Avenue, the City allowing increased density and parking requirements in this area, and the decrease in open space and pervious area. He stated the final financials were not available to the public, and he was not in support of waivers of the impact or permitting fees.

Kay Yeuell, 220 White Oak Circle, stated his concern was with the increased traffic on Horatio Avenue. He noted that Horatio Avenue would not be able to support both this project and the FinFrock project egressing onto Horatio Avenue.

Chairman Wells closed the Public Period.

The Committee members and staff reviewed, discussed, and clarified the Development Review Committee Recommendation Report and the draft Development Agreement with the applicant's representatives.

*Chairman Wells made a motion to recommend to the Planning and Zoning Commission approval of the request subject to the Development Review Committee Recommendation Report dated October 2, 2014 with the following modifications:*

1. Page 2, (b)

...The applicant has proposed a reduction in the number of curb cuts from the existing seven to four, subject to further analysis by Public Works of the Traffic Study that would be provided by the

applicant and modied from four to five if we are comfortable that the additional curb cut is properly addressed in conjunction with the pre-existing curb cut and the reduction of use of the pre-existing curb cut.

2. Page 6:

“**Traffic**” – modify to accurately reflect the actual trip data provided by the applicant.

~~(The City’s Transportation Engineer is finalizing comments in conjunction with the applicant’s Transportation Engineer will review the applicant’s traffic information and prepare comments and provide those to the Planning and Zoning Commission in time for them to receive and review those for October 16, 2014.)~~

3. Page 8:

6. ...The applicant/property owner shall provide approximately 200 spaces in the parking structure for use of the non-residential uses on the site.

4. The numerous amendments to the Development Agreement (Maitland City Centre) that were discussed today are to be addressed by the City Attorney in conjunction with whatever City staff she needs to consult to perfect her comments and the comments that were made in relation to the Development Agreement.

*Mr. Johnson seconded the motion.*

*Chairman Wells made an amendment to his motion to include the following two additional modifications to the Development Review Committee Recommendation Report dated October 2, 2014:*

5. Page 12:

9) Drive-through stacking lanes shall be designed in a way that customers can exit the lane at any time before the drive-through window.

An alternate exit pattern will be required at the Final Site Plan review. Address modifications to both of them if possible. If not possible, then the applicant would provide the City with a statement on how it would qualify for a waiver.

6. Page 23:

~~(3) The applicant is proposing~~ has the option to participate in two capital projects in the downtown core; the construction of a portion of the wastewater system and streetscape ~~upgrade of Independence lane into a “Festival Street” upgrades along the rights-of-way. In addition, construction of Independence Lane shall be included.~~

~~(7) Other improvements. Other improvements the city council determines further the goals of the Downtown Maitland Zoning and Special Districts and the comprehensive development plan.~~

~~The applicant will be required to construct a public bathroom to the benefit of the City for purposes of the Festival Street to be open during special festival events.~~

*Mr. Johnson accepted the amendment to the motion.*

*Mr. Lemke, aye; Mr. Johnson, aye; Mr. Jordan, aye; Mr. Watts, aye; Chairman Wells, aye.*

*The motion passed.*

Development Review Committee  
Meeting of October 2, 2014  
Page 3

**Any Other Business**

There was no other business.

**Adjournment**

There being no further business before the Committee, the meeting was adjourned at 4:40 p.m.

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Richard Wells, Chairman

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Date