

**SUMMARY OF THE STAFF WORKING MEETING
DECEMBER 18, 2015**

The meeting commenced at 3:00 p.m. on Thursday, December 18, 2015. City staff members present were: Richard Wells Community Development Director; Rick Lemke, Public Works Director; Jay Conn, Director, Parks and Recreation Department; Sara Blanchard, Chief Planner; Kirsten Warren, Planner III; Charles Rudd, CRA Manager; Paul Ritter, Lakes Manager Coordinator; Mike DiClemente, Landscape Specialist; and Cristina Torres-Reyes, Transportation Engineer.

Petition No. 2015-04 (AZ)(PD) Option 1, 511 West Maitland Boulevard (known as Maitland Concourse North)

The applicant, Related Development, LLC, is requesting a rezoning for Parcel No. 25-21-29-0000-00-032 and Parcel No. 25-21-29-0000-00-062 (FDOT retention pond) to Planned Development. The proposed planned development includes a 10.32 acre park and recreation area, 350 residential units, and up to 150,000 square feet of either commercial or a combination of commercial and not more than 30,000 square feet of office space.

The development team was represented by Bill Battaglia, Maitland Concourse North; Brent Lezen and Jonathan Martin, Kimley-Horn & Associates, Inc.; Micky Grindstaff, Shutts & Bowen, LLP; Max Cruz, Related Development LLC; Chris Hite, Dix.Hite + Partners, Inc.; Justin Pelloni, Pelloni Development Corporation; and Scott Webber, ACi Architects, Inc.

City staff members reviewed, discussed, and clarified with the applicant's development team the unresolved issues contained within the Development Review Committee Recommendation Report.

The following modifications were recommended:

Page 1: Incorporate following (Condition No. 74) as an informational item:

The Lakes Advisory Board (LAB) heard and discussed stormwater concepts during their meeting of August 19, 2015 and made recommendations that its concerns be conveyed to staff and Boards that are reviewing this project. We had the opportunity to discuss design concepts with their Consultant (Kimley Horn) and from those discussions, the following comments are offered regarding the review of the project:

- The Developer should be commended for incorporating the FDOT stormwater pond as an integral component of their irrigation plan, which reduces their water demands (irrigation) from the City, while “recycling” the stormwater and providing further treatment as the water returns to the groundwater system. It was explained that the conventional rectangular pond will be designed to mimic the Lake Lily Amenity.
- Given this concept, the FDOT stormwater “Pond”, in their initial plan, does not consider the significant collection of debris that will be collected from the parking lots. Using Lake Lily as a prime example, considerable floatables (paper, cans, bottles, trash) find their way into this very public focal point every day.
- Given the magnitude of pollutants that will come from the parking lots (oils, grease, & floatables), I have attached my comments to the Developer's Plan (Sheet PD 4.4) that recommend installation of at least two Continuous Deflective Separation (CDS) units or baffle Boxes to intercept the debris from the retail parking lots,
- Incorporating “Rain Garden” Low Impact Development (LID) stormwater landscape features between parking bays.
- Stormwater storage under drivable pavers located under the parking spaces will reduce runoff and reduce the ‘Heat Island’ effect of asphalt.

Page 1: ...Public access shall be provided to the Passive Park property which ~~shall~~ may include access for bicycle, pedestrian and public parking adjacent to the park for people that may need to park and not walk or bike to the site. ...

Page 13: ...The proposed development therefore, on its own, exceeds the level of service for parks and provides additional park land to assist the City in meeting these goals.” However further investigation finds that there is a deficiency in the area of this project. The City of Maitland Parks and Recreation Master Plan identifies that the City needs to “develop additional neighborhood parks in the...northern...areas of the City” (p. 15) and that the “S.C. Battaglia Park...addresses an existing deficiency in park service for residents in the north central area of the city” (p. 45).

In addition, the submittal statement that the CIP does not “have any planned park projects along the Maitland Blvd corridor” is incorrect. The five year City CIP lists “Battaglia Property Development (Park)” in FY19 under the Recreation Department funded in the amount of \$200,000.

Page 14. Transportation

...The traffic analysis did not contemplate the scenario of an un-widened Maitland Boulevard and therefore without this information no verification can be made at this time. ~~Therefore the LOS for the project will be held to the timeframe when Maitland Boulevard is widened,~~ unless the traffic study is updated with the analysis to support the LOS without the occurrence of the widening of Maitland Boulevard. ...

Pages 18 through 32: Conditions of Approval of the Planned Development:

2. A sidewalk/walkway shall be incorporated around the perimeter of the proposed retention pond no less than 8 feet in width if designed to serve as an amenity.
3. Internal bike/pedestrian circulation system is required for this site. A sidewalk shall be provided along the proposed centrally located entrance road to accommodate both bicycle and pedestrian movements and connect to the internal circulation system. ~~An easement for public use of the sidewalk/bike system is required in conjunction with this planned development.~~ Appropriate access rights will be provided for public access at the time of platting. ...
4. Public access shall be provided to the Passive Park property which shall include access for ~~bicycle~~ bike racks, pedestrian and parking adjacent to the park for vehicles that may need to park and not walk or bike to the site.

13. Screening Requirements:

Lot No. 3:

~~Trees indicated on Lot 3 are subject to review at a later phase of development.~~

13. Lot No. 4:

Shall incorporate into and accommodate tree preservation into the pond design. (See additional recommendations under the Residential scale and character Section d of this report.)

Move following from Page 35 to Condition of Lot No. 4 with the following modifications:

Surface stormwater facilities such as ~~stormwater ponds and~~ swales should be integrated into the parking lot design, incorporating landscaping and other aesthetic treatments and used as amenities.

If the developer, rather than FDOT, develops the retention pond on Lot 4, the following provisions shall apply. The retention pond on Lot 4 shall be designed ~~in~~ as an aesthetic amenity to the site or for buffering. Stormwater facilities that are located in the front of a property shall be prohibited from having fencing unless it can be demonstrated to be necessary due to the configuration and topography of the lot or safety reason. The determination of necessity in this circumstance shall be made by the City Council.

~~The~~ If the stormwater detention/retention facilities are designed as an amenity, they shall include a water feature such as a fountain or spray jet, ~~and~~ The pond shall be planted with aquatic species which shall include cypress trees or other suitable aquatic plant material. The pond shall be designed with curvilinear edges to be reflective of a natural water body and not as a straight "box." ~~Retention embankments shall be planted with a minimum of two trees per hundred linear feet of the stormwater tract.~~ Trees shall be a minimum size requirements established in the City Code. Trees shall ~~be~~ include those suitable for wet locations and are subject to City acceptance. Trees shall be planted in clusters to achieve a quality landscape design, to provide buffering for the neighborhoods to the north and west of the site to ~~augments~~ the lake edge buffer.

A pedestrian pathway and benches for use by the public ~~shall~~ may be incorporated into the design, which is discussed further in this report.

13. Lot No. 6.

~~...This proposed Lot 6 contains an area of trees that was described in the expired MCN Development Agreement (DA) as "Tree Protection Land". This area contained approximately 2 acres of land area with trees which the City would acquire by deed from the Developer to ensure that the mature stands of trees and open space would be protected. This area is contiguous to the Passive Park Area and may provide an opportunity for park impact fee credit should this be conveyed to the City for tree preservation purposes and to add to the Passive Park area. Non-exotic or invasive trees will be preserved in the flag portion of Lot 6 and trees directly to the east of the flag to be described in an exhibit provided by the applicant.~~

13. Lot No. 7

Shall provide additional tree preservation along the eastern boundary adjacent to Lake Faith Villas. The eastern-most parking row adjacent to Lake Faith Villas shall be relocated to preserve the trees in that location. Likewise, the cul-de-sac shall be moved a minimum of 25 feet from the property line and a decorative wall, fence or other opaque screening, as may be agreed to by Lake Faith Villas and the applicant, placed along the property line to screen the area from lights. Parking shall be removed from the cul-de-sac to allow for unencumbered turning movements. ...

13. Lot No. 8 [Unresolved]

...Should a conservation easement be placed on the park property, the City of Maitland shall be ~~the~~ an easement holder, with uses established within a conservation easement consistent with the uses listed within the *City of Maitland 2030 CDP Standard 3.28.4 (a)* as a Passive Park area. ...

16. Other Requested Variations Setbacks

~~Variation~~ Request

20. Requested Variations Impervious Areas (For clarification: Applicant shall re-calculate all areas to certify permeable and open space at a minimum of 30% for the overall development.)

Lot Request City Response

Lot 1: Up to ~~90%~~ 85% ~~Denied~~– A minimum of 30% shall be maintained on site.

Lot 2: Up to ~~90%~~ 85% ~~Denied~~– A minimum of 30% shall be maintained on site.

29. through 40. apply to the final site plan.

41. ~~The site must not be mass graded in conjunction with the PD. Mass grading is approved in concert with temporary seeding/mulching and soil erosion control.~~ Clearing may only occur on those areas that are to be built upon immediately after clearing, regardless of which phase of development is underway. The soils conditions on site are very erodible and removing the existing vegetation will allow erosion of soils into the adjoining lakes. Provide a provision for temporary seeding/mulching.

50. Sheet LFV-01 – Lake Faith Villas Access Option – please provide a copy of the joint use agreement for the gated access to Lake Faith Villas prior to final site plan approval.

~~69. The retention pond for the development and FDOT is located within Lake Charity to the lake side of the Normal High Water Elevation. PD3.1~~

- ~~• This existing NHWE is the definitive line.~~
- ~~• Any structure or impervious surface must be a minimum of 50 LF back from the existing NHWE.~~
- ~~• The vegetation within that area is listed as Wetland Shrub and cannot be removed or destroyed.~~
- ~~• The soils in the area are Bassinger Fine Sand Depressional indicating complete inundation by the lake.~~

~~72. The site must not be mass graded in conjunction with the PD. Clearing may only occur on those areas that are to be built upon immediately after clearing, regardless of which phase of development is underway. The soils conditions on site are very erodible and removing the existing vegetation will allow erosion of soils into the adjoining lakes. Provide a provision for temporary seeding/mulching.~~

~~73. The cul du sac and parking lot on the northwest end of the residential development extend into the limit radius around the Bald Eagle nest site located in Lot 8. PD3.3.~~

74. Move this item to the beginning of the report as informational paragraph and delete as a condition of approval.

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~~prime example, considerable floatables (paper, cans, bottles, trash) find their way into this very public focal point every day.~~

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- ~~• Incorporating "Rain Garden" Low Impact Development (LID) stormwater landscape features between parking bays.~~
- ~~• Stormwater storage under drivable pavers located under the parking spaces will reduce runoff and reduce the "Heat Island" effect of asphalt.~~

101. No boat ramps/docks for boat launching are shown in this proposal and shall not be allowed for the proposed project, unless authorized through an amendment to the PD, planned development. A non-recreational Lake Maintenance boat ramp can be applied for under separate permit to be reviewed and approved by the Public Works Department and not require a PD modification.

Page 37:

Fee Credits. Fee Credits are subject to separate action with City Council approval. Informational only.

Page 38:

(iv.) ...The applicant does propose and the City is requiring an 8 foot wide walkway around the pond for use by the public if the pond is designed as an amenity. ...