

About the Commission

The Planning and Zoning Commission is a five member volunteer Board comprised of citizens of Maitland appointed by the City Council. Commission members are appointed to terms of three years and may be appointed for one additional consecutive term.

The Commission serves in an advisory capacity to the City Council and is responsible for preparation and maintenance of the City's Comprehensive Development Plan as well as preparation of the City's Land Development Code. The Commission reviews and provides recommendations to the City Council regarding land development applications such as, zoning code amendments, annexations, property rezoning (including planned developments), permitted conditional uses, comprehensive development plan amendments, and subdivision plats. The Commission reviews and issues decisions concerning land development applications such as site plan review and off-site or shared parking.

Commissioners

Kathy Hattaway, **Chairperson**
Michael C. Wilde, **Vice Chairperson**
Barry Kalmanson
Michael D. Dabby

Special Assistance

In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any special accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk's office at (407) 539-6219, 1776 Independence Lane, Maitland, Florida 32751, forty-eight hours in advance of the meeting; if you are voice or hearing impaired, call 1-800-955-8771.

Appeals

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such a person must provide a method for recording the proceedings

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www.itsmymaitland.com.



CITY OF MAITLAND, FLORIDA

Welcome

The Commission welcomes public comment. To ensure that the concerns of all parties are given fair consideration at the appropriate stages of the process, it is important that decorum is maintained. When addressing the Commission, please address all statements to the Chair. Since an audio record is being made of the meeting, individuals addressing the Commission are asked to use the lectern so that the comments may be recorded. In addition, individuals addressing the Commission must provide their name and address for the record. During public hearings, an announcement will be made to open and close the public comment stages of the hearing. Any written statements or other exhibits shall be provided to the staff representative, if desired to be made a part of the meeting record. Your involvement is essential to the process and is appreciated. One or more members of the City Council may be present at this meeting and may speak.

PLANNING & ZONING COMMISSION AGENDA THURSDAY, NOVEMBER 17, 2016

Order of Business

6:30 P.M. Thursday, November 17, 2016
Council Chambers, City Hall

- I. Call to Order/Roll Call
- II. Pledge of Allegiance
- III. Approval of Minutes – October 20, 2016
- IV. Public Period for non-agenda items (up to 15 minutes with time limit of three minutes per person)
- V. **Public Hearing: Petition No. 2016 – 07 (SPR), Lift Station 1, 2230 Tuscarora Trail**
Request: The applicant requests review of a proposal to install a lift station pursuant to Section 21-20, Floating Zone for Public/Semi-Public Uses.
Applicant: City of Maitland, 1776 Independence Lane, Maitland, Florida 32751.
Location: 2230 Tuscarora Trail, Maitland, Florida 32751.
- VI. **Public Hearing: Petition No. 2016 – 01 (SPR), Minnehaha Park Viewing Deck**
Request: The applicant requests review of a proposal to construct a gated viewing deck and walkway pursuant to Section 21-20, Floating Zone for Public/Semi-Public Uses.
Applicant: City of Maitland, 1776 Independence Lane, Maitland, Florida 32751.
Location: 1101 E Horatio Avenue, Maitland, Florida 32751.
- VII. **Public Hearing: Development Agreement for Bainbridge Communities, 2266& 2270 Shadow Lane**
Request: The applicant requests review of a Development Agreement to construct up to 300 multi-family dwelling units, obtain impact fee credits for construction of the Winfield Neighborhood park area and to obtain sufficient right-of-way and approvals to widen and extend Fennell Street to the entrance to the subject property.
Applicant: Bainbridge Communities Acquisition III, LLC, 12765 W Forrest Hill Boulevard, Suite 1307, Wellington, Florida 33414.
Location: 2266 & 2270 Shadow Lane, Orlando, Florida 32810.
- VIII. **Public Hearing: Petition No. 2016 – 03 (AZ-PD), PD Option 1, 2266 & 2270 Shadow Lane**
Request: The applicant requests to rezone the property from Planned Development (previous PD-up to 243 multi-family) to Planned Development to construct up to 300 multi-family dwelling units on approximately 48 acres.

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

Applicant: Bainbridge Communities Acquisition III, LLC, 12765 W Forrest Hill Boulevard, Suite 1307, Wellington, Florida 33414.

Location: 2266 & 2270 Shadow Lane, Orlando, Florida 32810.

- ix. Review of Action by City Council on Prior Items
- x. Other Business the Commission Deems Advisable
- xi. Adjournment

Please silence cellular phones during the meeting.