



MAITLAND

FLORIDA

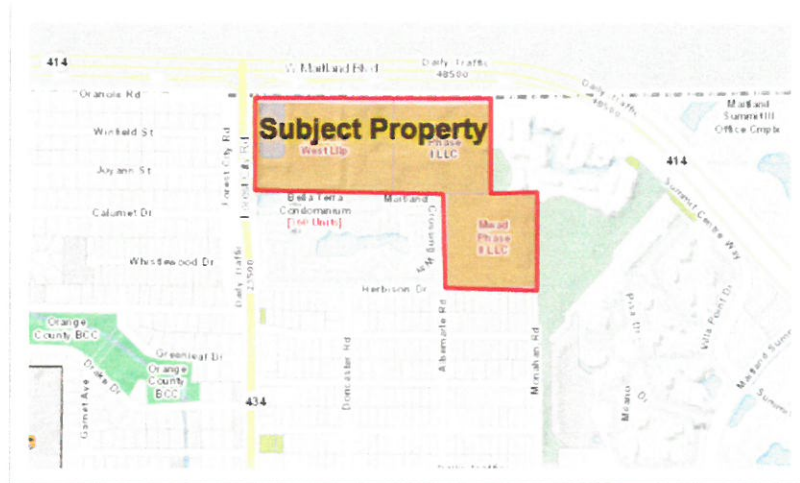
PLANNING & ZONING COMMISSION MEETING

AUGUST 17, 2017

MAITLAND WEST CDP AMENDMENT (2017-01 ALU)

APPLICANT:	MICHAEL WRIGHT, PRESIDENT - MMI DEVELOPMENT INC.
OWNER(S):	Maitland West, LLP; MWAD Phase I, LLC and MWAD Phase II, LLC
PETITION:	2017-01 (ALU) Maitland West Administrative future land use map (FLUM) change from County PD-Commercial (3.0 FAR), PD- HDR (up to 50 DU/AC) and PD-MDR (up to 20 DU/AC) to Maitland Mixed Office/Residential/Commercial (MORC) (up to 65 DU/AC & 1.9 FAR) and a text amendment to reduce the overall Maitland PD open space requirement of 40% (including functional open space) to 25%.
PROPOSED USE:	Mixed use planned development to include multiple family residential, office, and commercial uses.
LOCATION:	Immediately south of Maitland Boulevard and east of SR 434
PID(S):	28-21-29-5499-01-000, 28-21-29-5499-02-000, 28-21-29-5499-03-000
ACREAGE:	~34.27
ACCESS:	SR 434, Summit Centre Way, Herbison Dr., and Albemarle Rd. Maitland Boulevard off-ramp (under construction)

AREA MAP



I. FINDINGS & RECOMMENDATIONS (1st request)

Based on the requirements of Section 7.5, Article IV. Comprehensive Development Plan Amendments process, of the Maitland City Code, the Planning & Zoning Commission at its meeting on August 17, 2017, following consideration of and consistent with the Development Review Committee recommendation report, recommends that the City Council **approve** Petition No. 2017-01 ALU (Maitland West), with regards to the request for an amendment to the future land use map (FLUM) change from County PD-Commercial (3.0 FAR), PD - HDR (up to 50 DU/AC) and PD-MDR (up to 20 DU/AC) to Maitland Mixed Office/ Residential/Commercial (MORC) (up to 65 DU/AC & 1.9 FAR), and determines;

- A. That the proposed amendment **will not** have a negative effect on the City's budget;
- B. That the proposed development **will not** diminish the service level of the City's transportation system;
- C. That there **will be no** negative impact on the environment as a result of the proposed amendment;
- D. That the proposed amendment **is consistent** with the Maitland Comprehensive Development Plan;
- E. That the City **is able** to provide adequate public services to the affected property, and that service levels **will not** be reduced to below adopted service levels if the amendment is granted; and
- F. That the amendment **is compatible** with surrounding neighborhoods and land uses.

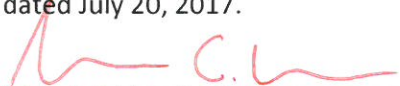
II. FINDINGS & RECOMMENDATIONS (2nd request)

Based on the requirements of Section 7.5, Article IV. Comprehensive Development Plan Amendments process, of the Maitland City Code, the Planning & Zoning Commission at its meeting on August 17, 2017, following consideration of, and consistent with, the Development Review Committee recommendation report, recommends that the City Council **deny** Petition No. 2017-01 ALU (Maitland West), with regards to the request for a text amendment to reduce the overall Maitland West PD open space requirement to twenty-five percent (25%), and determines;

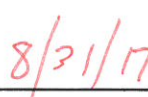
- A. That the proposed amendment **will not** have a negative effect on the City's budget;
- B. That the proposed development **will not** diminish the service level of the City's transportation system;
- C. That there **will be a negative** impact on the environment as a result of the proposed amendment;
- D. That the proposed amendment **is not consistent** with the Maitland Comprehensive Development Plan;
- E. That the City **is able** to provide adequate public services to the affected property, and that service levels will be reduced to below adopted service levels if the amendment is granted; and
- F. That the amendment **is not compatible** with surrounding neighborhoods and land uses.

III. PETITION ITEMS RECOMMENDATION

- A. **Approve** change of Land Use Category from Orange County: PD-C (Commercial –PD), PD-HDR High Density Residential and (MDR) Medium Density Residential to City of Maitland MORC.
- B. **Deny** – Applicant’s Text Amendment for 25% minimum open space for the Maitland West PD site, consistent with the DRC Recommendation Report for Petition No. (2017-01 ALU) Maitland West dated July 20, 2017.



 Michael Wilde, Chairman
 Planning & Zoning Commission



 Date