



Planning and Zoning Commission
July 17, 2025
Council Chambers
6:00 PM



- I Call to Order
- II Pledge of Allegiance
- III Minutes of Previous Meeting
 - 1 Minutes of the June 5, 2025 Planning and Zoning Commission
- IV Public Period
- V Public Hearing
 - 2 CDP(2025)-0001 • Comprehensive Development Plan (CDP) Amendment
[Maitland Concourse North, Lot 6]
- VI Old Business
- VII New Business
- VIII Other Business the Commission Deems Advisable
- IX Adjournment

More than one member of the City Council may be present and speak at this meeting.

Notice: Any person who desires to appeal any decision made at this meeting or hearing will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office (407-539-6219) 48 hours in advance of the meeting.

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

MEETING DATE		AGENDA
July 17, 2025		Section: Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Planning and Zoning Commission Meeting Minutes of June 5, 2025.		
Requested Action or Motion: Approve the Planning and Zoning Planning and Zoning Commission Meeting Minutes of June 5, 2025.		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. Planning and Zoning Commision Minutes June 5, 2025		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney No		

MEETING DATE		AGENDA
July 17, 2025		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: CDP(2025)-0001: Comprehensive Development Plan (CDP) Amendment Maitland Concourse North, Lot 6.		
Requested Action or Motion: After holding a public hearing, make a recommendation to City Council on the application for a Comprehensive Development Plan amendment. Staff finds that this application is not inconsistent with the provisions of the Comprehensive Development Plan.		
Summary Explanation & Background: The applicants, David Weekley Homes and Kimley-Horn and Associates, are proposing to amend the City of Maitland Comprehensive Development Plan (CDP) Future Land Use Element. The amendment would alter the Maitland Concourse North area of special consideration's Overall Land Use Mix (Table 1.1.13.11) to add 85 townhomes and also exclude residential parking garages from the calculation of floor area ratio (Standard 1.1.3.10). The applicants are proposing to develop the 85 townhome units on Lot 6 of Maitland Concourse North Planned Development. The applicants have provided an analysis of the proposed CDP amendment, including fiscal analysis and analysis of the amendment on levels of service. On April 3, 2025 the applicants held a neighborhood meeting at Maitland City Hall to provide information about the project and solicit comments and answer questions from the public. The applicants provided notes from this neighborhood meeting which are included for reference. BACKGROUND: Maitland Concourse North (MCN) was previously approved as part of a CDP amendment (Ord. 1236) and subsequent rezoning to Planned Development with an accompanying PD Plan (Ord. 1303). The CDP amendment allowed a mix of office, residential, commercial and public/semi-public uses on the Maitland Concourse North property. The area designated as Lot 6 was permitted for a mix of office, residential (10-20 DU/acre) and commercial uses. The floor area ratio for these uses was capped at 0.50, excluding parking structures. At present, the transportation and stormwater infrastructure for MCN has been completed, as well as the development of approximately 75,000 SF of commercial structures, an Assisted Living Facility, and a 350 unit multifamily development. Another 75,000 SF of commercial structures have been approved as part of the PD plan and are currently in site construction permit review. A 10.12 acre passive park has been given a Parks and Recreation land use designation and ownership has been transferred to the City of Maitland. Lot 6 and Lot 3 remain undeveloped, and are subject to PD plan approval prior to development. NEXT STEPS:		

After a recommendation by the Planning and Zoning Commission, the application for CDP Amendment would be placed on a City Council agenda for a decision to either deny the application or transmit it to FloridaCommerce for review and comment. After coordinated state review, the City Council would hold a second hearing to amend the CDP. If the CDP is amended, the applicant would next amend the Planned Development prior to Site Plan Review and building permits. An application to amend the Planned Development was submitted to the City on June 12, 2025 and is undergoing staff review.

Fiscal Impact:

N/A

Exhibits:

1. Applicant's Submittal

Commission/Board: Planning and Zoning Commission

Contact Person: Barrett Chaix 407-539-6213

Reviewed by City Attorney

No