



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




- I Call to Order
- II Pledge of Allegiance
- III Minutes of Previous Meeting
 - 1 Minutes of the July 17, 2025 Planning and Zoning Commission
- IV Public Period
- V Public Hearing
 - 1 Planned Development AZPD(2025)-0002; Maitland Concourse North Lot 3
- 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
November 6, 2025		Section: Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Minutes of the July 17, 2025 Planning and Zoning Commission		
Requested Action or Motion: Approve the minutes of the July 17, 2025 meeting of the Planning and Zoning Commission		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. P & Z Minutes July 17, 2025		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney No		



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



I CALL TO ORDER

Present: 4- Glen Jaffee (Chair); Kathleen Mclver (Vice-Chair); Greg Hardwick; Jody Barry.
Absent: 1- Eddie Baird

Chair Glen Jaffee called the July 17, 2025 meeting to order at 6 pm. Staff also in attendance: Attorney Drew Smith, Chief Planner Sara Blanchard, Senior Planner Barrett Chaix, and Planner III Jamie Kay Bennett.

II PLEDGE OF ALLEGIANCE

III MINUTES OF PREVIOUS MEETING

1 PLANNING AND ZONING COMMISSION MEETING MINUTES OF JUNE 5, 2025.

RESULT: Adopt the Planning and Zoning Commission Meeting Minutes of June 5, 2025
MOVER: Mclver
SECONDER: Hardwick
AYES: Mclver, Hardwick, Barry, Jaffee
NAYS: None

IV PUBLIC PERIOD

Chair Jaffee opened the public hearing and asked if there was anyone in the audience present who wished to speak on a non-agenda item. Seeing none, the public period was closed.

V PUBLIC HEARING

1 CDP(2025)-0001: COMPREHENSIVE DEVELOPMENT PLAN (CDP) AMENDMENT MAITLAND CONCOURSE NORTH, LOT 6.

Sara Blanchard, Senior Planner, provided a presentation on the item.

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 expedited 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, Platting, and building permits. An

application to amend the Planned Development was submitted to the City on June 12, 2025 and is undergoing staff review.

After staffs' presentation, Glen Jaffee asked for clarification on the new townhome units, that we're not adding additional square footage to the overall project, only that additional townhome units were being added to the table in the CDP. Jody Barry pointed out that the addition of townhome units would use square footage allocated to other uses, we just didn't know which ones. Greg Hardwick asked for the acreage of Lot 6, which is 7.67 acres. Kathleen McIver asked what the SF allocated for Lot 6 was, and it was clarified that issue was not in the CDP, but only in the PD plan. Jody Barry asked about the uses available to the lot within the PD without a CDP amendment. Blanchard clarified that any of those other uses, up to four stories in height, could be built without amending the PD including office or other commercial uses. Barry asked if it's common for PDs to be subject to minor changes such as this. Blanchard explained that some are, but this one was established in the CDP and it must be amended in addition to the PD amendment, such as the recent amendment to add a drive-through use to Lot 1. Jaffee observed that it was unlikely that the PD could absorb the entirety of the square footage approved for it. Blanchard explained specific areas in the middle of the PD, including Lot 6, were designed for higher intensity and four-story height.

Jonathan Huels of Lowndes Law spoke on behalf of the applicant. He described the development process and provided details on the project. He stated that the site is currently entitled with 167,000 square feet of office use with a structured parking garage that does not count towards site FAR limits. He showed aerial images of the site. He showed a preview of the PD amendment site layout and conceptual building elevations. He pointed out the existing drainage easement between the townhomes and the natural area/park. He noted that the transmittal hearing at City Council will be on August 11. He referred to the application material and stated that he believes the project is consistent with the overall PD and CDP in scale and character. He noted that the proposed project would be more consistent with the intent of the PD plan than a potential project implemented through the Live Local Act. He stated they believe it's a better transition than the office product would be and also result in less traffic and using less water. He asked for P & Z's recommendation of transmittal to City Council.

Jody Barry asked for clarification of the width of the drainage easement (167 FT) and noted it wasn't the applicant's intention to build up to the treeline. Jaffee asked about the number of trips generated by the different uses, noting that it would be a reduction in daily trips. Hardwick asked how likely the numbers (of trip generation) were to change. Huels stated

that the numbers would not change since they were based on the number of units which would be set in the CDP. However, both noted the PD amendment hasn't completed staff review. Jaffee asked if it would be a for-sale product. Huels said it would be platted and sold as a fee-simple lots. Jaffee then opened the hearing for the public to speak.

Paul Herwig stated that he opposes 85 townhome units. He's concerned about the elevation of the units. He stated that some units on Lot 6 should be limited to two stories because the other residential uses on Lot 7 have a "transition zone", for consistency. He stated that Kimley-Horn's own drawings has acknowledged a transition zone and they are seeking special treatment. He stated that the amendment is incomplete and needs to be denied.

Nicole Herwig, 1410 Druid Isle Road, stated that the notes on the neighborhood meeting by the applicant were a complete misrepresentation. She stated that their comments about their neighborhood were ignored. She stated they don't want noise or boats and that it would destroy their neighborhood. She stated that they are being ignored right now by the applicants and they aren't being heard. She stated that everyone is on vacation and that's why they aren't here. She stated there are two sides to the story and this would destroy the natural area. She stated they went to Tampa and that it was horrible, like a storage facility, and that would be what they would build in Maitland. She said that they do have to do a step-down.

Jessica Guthrie, 1504 Druid Isle Road, stated she had been a resident there since 1967. She stated that she's seen it change a lot and she believes there is a glut of office space, if its allowed, it would be a much worse situation than building residential. She said that a parking garage would result in transient people with no connection to the community. She prefers a residential development, but one with guardrails. She listed ideas from the neighborhood meeting she was interested in seeing: A gated community because it would bring in the type of people that they would like to see in the community, no lake access, no preserve access, no short-term rentals, living there for a year before doing long-term rentals, only allowing a certain percentage to be rented, or disallow rentals altogether, light and noise pollution must be taken care of. She asked if it's the last public period, and if the easement can be formalized.

Heidi Berry, 1314 Druid Isle Road, stated she was unaware that the parking garage SF wasn't included. She stated she agrees that things in the meeting weren't addressed. She stated that when they built the ALF there were things they wanted, but some things were addressed such as the plantings. She stated that when we ask for things, it's to protect the

value of the homes -- When they ask for a fence, they are trying to protect our homes since they pay high taxes to live on the lake and they are trying to protect our investments over people who don't live there. She asked about the impact fees, to make sure money will support the schools. She stated a huge concern about water going into the retention pond and no drainage into the lake.

Huels responded to the public comments. He stated that he realized the interest is in the details of the project. He stated that: the property doesn't have lake access nor is it being sought; short-term rentals are not being proposed; the drainage easement is being left in place; the stormwater system is already designed and is designed to accommodate the highest and most intense use allowed; this development will pay impact fees and homes will be taxed; we are proposing an improvement in height overall over what is allowed by right -- we are proposing three stories and will agree to conditions limiting us to that; square footage of garage would not be counted towards overall FAR. He stated the garage is integrated into three stories, but not counted towards FAR.

Hardwick asked if we have a townhome ordinance. Blanchard replied that we have a definition in the LDC. Huels responded that the garage would not be facing outwards. Jaffee asked about height transition, and City Attorney Drew Smith clarified that it was to be dealt with at the PD level. Hardwick noted we will have another opportunity to discuss details of the PD. Barry emphasized importance of lighting and discouraging lake access. Huels described that the stormwater system is already in place and will be reverified during the development process. McIver stated she would think the residents would prefer looking at townhomes rather than a four-story office building and structured parking. She stated the financial comparisons to Montacino, meant property sales at 750-800 range, that people spending that kind of money on property would not be disruptive. She stated some things need to be addressed down the road: She'd like to see a gated community; light and noise pollution addressed with LED; drainage goes under the master stormwater plan; Montecino was developed 20 years ago and Maitland has not seen a product like that in 20 years, which is important for residents who want to scale down and stay in the city and live and own. She stated she'd like to see a restriction on short-term rentals, homeowners, rather than investors; a very nice use of the land. Jaffee stated that we also live here, and care as much as you do about our community. He stated that the developers also don't have an interest in creating bad outcomes. He stated he always thought office on this lot was a mistake; and this is a better use to support the businesses, and neighbors do a better job of policing the community than office users will. He stated that you don't own your view, even on the lake, you can drop in cypress trees to help protect and preserve your view that might change. He stated that staff should address it if people

are misusing the lake, but it's not the people who would be living there. He stated short-term rental issues should be addressed by the developer. Jaffee ended the discussion among the commissioners and asked for a motion.

Motion: To recommend to City Council to transmit the proposed CDP Amendment to the state for review;

RESULT:	Approved
MOVER:	Mclver
SECONDER:	Barry
AYES:	Mclver, Hardwick, Barry, Jaffee
NAYS:	None

VI OLD BUSINESS

VII NEW BUSINESS


VIII OTHER BUSINESS THE COMMISSION DEEMS ADVISABLE

Jaffee suggested a workshop to see if there were things we could be doing better as a city to work with developers. Barry also seconds that and thinks we need to hear from those that have had bad experiences. Hardwick also stated he doesn't see any barriers to holding a workshop on the topic with P & Z and City Council.

Staff provided an update on development projects underway.

IX ADJOURNMENT

The meeting adjourned at 7:32 pm.

MEETING DATE	 MAITLAND <small>FLORIDA</small>	AGENDA
November 6, 2025		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Planned Development AZPD(2025)-0002; Maitland Concourse North Lot 3		
Requested Action or Motion: After holding a public hearing, recommend that the City Council approve the application for planned development amendment based on the review standards in Section 2.5.1(f)(3) of the Maitland Land Development Code and the findings described in the DRC staff report dated October 22, 2025.		
Summary Explanation & Background: <u>Background</u> <p>The subject property is designated as Lot 3 of the Maitland Concourse North Planned Development final development plan, which was initially approved in February 2016 by Maitland City Council Ordinance number 1303. The current zoning is Planned Development and the Future Land Use Designation is Corridor District; Maitland Concourse North Area of Special Consideration. Lot 3 was designated for office, residential or retail uses, but no building layout or site plan was approved, necessitating a PD amendment prior to development.</p> <u>Proposal</u> <p>The applicant proposes to develop the site with two commercial buildings consisting of 12,500 SF and 5,300 SF (+/-) and off-street vehicular parking to serve the development. The proposed development is intended to be consistent with the parameters established in the 2016 Maitland Concourse North development plan, such as criteria for “residential scale and character.”</p> <u>Analysis and Recommendation</u> <p>The Development Review Committee (DRC) met on October 22, 2025 to consider the application for Planned Development. Based on the review standards in Section 2.5.1(f)(3) of the Maitland Land Development Code, the Development Review Committee voted to recommend approval of the application with conditions as stated in the DRC staff report.</p> <u>Next Steps</u> <p>If the planned development amendment is approved, the applicant would next apply for Site Plan review and subsequently site construction and building permits.</p>		
Fiscal Impact: NA		
Exhibits:		

1. Signed Final DRC Report Lot 3
2. Site Plan and Elevations

Commission/Board: Planning and Zoning Commission

Contact Person: Barrett Chaix 407-539-6213

Reviewed by City Attorney
No



**MAITLAND DEVELOPMENT REVIEW COMMITTEE
PETITION # AZPD(2025)-0002
MAITLAND CONCOURSE NORTH PD LOT 3
OCTOBER 22, 2025**

APPLICANT: Marcus Geiger, KIMLEY-HORN AND ASSOCIATES, INC.; 189 S. Orange Avenue, Suite 1000, Orlando, FL 32801 and Matt Bloomfield, HRP MAITLAND, LLC; 3 Keel Street, Unit #2, Wrightsville Beach, NC, 28480

OWNER(S): BPL MAITLAND CONCOURSE NORTH, LLC, 250 S Park Avenue, Winter Park, FL, 32789

PETITION: Planned Development

PROPOSED USE: Retail Sales

CURRENT USE Undeveloped

LOCATION: 601 TRELAGO WAY

PID(S): 25-21-29-5475-03-000

ACREAGE: 2.90 Acres (+/-)

ACCESS: Vista Trelago; Trelago Way

ZONE DISTRICT: Planned Development

FUTURE LAND USE: Corridor District; Maitland Concourse North Area of Special Consideration

AREA MAP



I. FINDINGS & RECOMMENDATIONS

City Staff has reviewed this application for planned development amendment to the Official Zone District Map and prepared this report that addresses the application's compliance with the applicable review standards in Section 2.5.1(f)(3) of the Maitland Land Development Code. Based on these findings, the Development Review Committee (DRC) recommends **approval** of the application with conditions.

II. STAFF ANALYSIS

THE FOLLOWING ARE INCLUDED IN THE RECOMMENDATION FOR DENIAL/APPROVAL WITH CONDITIONS:

Application for Planned Development and supporting information.

REQUEST AND BACKGROUND

The subject property is platted as Lot 3 of the Maitland Concourse North Planned Development. It is currently vacant, and the applicant proposes to develop the lot with two commercial buildings consisting of 12,500 SF and 5,300 SF (+/-) and off-street vehicular parking to serve the development.

Maitland Concourse North (MCN) Planned Development final development plan was initially approved in February 2016 by Maitland City Council Ordinance #1303. This final development plan was based on parameters established in the Maitland Comprehensive Development Plan 2035 Future Land Use Element, in goals, objectives, and policies grouped under the Maitland Concourse North Area of Special Consideration. The final development plan included standards for buffers, traffic circulation, infrastructure and setbacks that were intended to control the subsequent development of the Maitland Concourse North property. The subject property (Lot 3) was designated for a mix of office, residential, and commercial uses. No building layout was proposed, necessitating a planned development application to amend the zone district to show the location, size, and character of the proposed development. The proposed development is intended to be consistent with the parameters established in the 2016 MCN development plan.

PROPERTY DESCRIPTION

The subject property is approximately 2.9 acres in size roughly rectangular in shape. It is bounded by West Maitland Boulevard (State Road 414) to the south, MCN Lot 4 (stormwater pond and access road) to the west, MCN Lot 6 (undeveloped) to the north and MCN Lot 2 (commercial/retail) to the east. It is accessed by Vista Trelago and Trelago Way via MCN Lot 2, which is proposed to provide three cross-access points [Exhibit A].

PLANNED DEVELOPMENT REVIEW STANDARDS

Planned developments are amendments to the Official Zone District Map that accommodate developments that are planned and developed under unified control. They allow for flexible standards and procedures conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher quality development than could be achieved through base zone district

regulations, as well as offering enhanced community benefits and amenities. Planned Developments are a discretionary approval evaluated on the review procedure and decision standards established in the Land Development Code (LDC). The Development Review Committee reviews the application, prepares a staff report, and makes a recommendation on the application based on the review standards in Sec. 2.5.1(f)(4) of the LDC. Following DRC's recommendation, a public hearing will be scheduled where the Planning and Zoning Commission will review the application in a quasi-judicial public hearing and make a final decision on the application based upon the same review standards.

Review of and the decision on an application for a planned development district shall be based on compliance of the application with the following, with staff's findings:

(A) The review standards in Section 2.5.1(e)(3), Site-Specific Zone District Map Amendment Review Standards; The applicant has provided a narrative and conceptual site plan with sufficient specificity that demonstrates it is compatible with the development standards set forth in the MCD PD plan approved by Maitland City Council Ordinance number 1303. Through its consistency with Ord. number 1303 and adherence to the proposed conditions of approval, staff finds that the applicant has demonstrated that the proposed development:

- Is consistent with the comprehensive development plan, other city plans, and would result in a logical and orderly development pattern;
- Is not in conflict with any provisions of the Maitland LDC;
- Addresses a demonstrated community need;
- Would not adversely affect the property values in the area;
- Would not result in adverse impacts on the natural environment; and
- Is adequately served by public facilities;

[The existing zone district designation (planned development) is unchanged, and therefore the "legitimate public purpose" criteria (2.5.1(e)(3) (B) does not apply.]

(B) The standards for development in a PD district set forth in in Section 3.5.3(c)(1), PD Plan; The applicant has provided a narrative and conceptual site plan with sufficient specificity that demonstrates it is compatible with the development standards set forth in the MCD PD plan approved by Maitland City Council Ordinance number 1303. Through its consistency with Ord. number 1303 and adherence to the proposed conditions of approval, staff finds that the applicant has demonstrated that these standards have been met.

(C)The provision of community benefits, as identified in Section 3.5.3(c)(4), Compensating Community Benefits, to compensate for the increased development flexibility of the PD district. The applicant has provided a narrative and conceptual site plan with sufficient specificity that demonstrates it is compatible with the development standards set forth in the MCD PD plan approved by Maitland City Council Ordinance number 1303. Through its consistency with Ord. number 1303 and adherence to the proposed conditions of approval, staff finds that the applicant has demonstrated that community benefits will be provided as identified in Section 3.5.3(c)(4), Compensating Community Benefits, to compensate for the increased development flexibility of the PD district.

CONDITIONS OF APPROVAL

1. Conditions applicable through Ordinance #1303 remain, unless otherwise specifically requested and approved for Lot 3 as a modification through this PD amendment.

2. Site plan review shall demonstrate that proposed usage for both water and sewer conform with the master development plan for the area and the existing sanitary sewer utilities have capacity to serve the project. The revised proposed wastewater/water demands table shall also include the prior demand calculations from Lot 1 and 2 to provide an updated reflection of how the overall proposed water/wastewater demand compares to the approved. Water/wastewater demand list must match area of site plan.
3. Site plan review shall specify the square footage dedicated to restaurant usage anticipated within both buildings.
4. The proposed outdoor seating area, dumpster enclosure, and tree installation shall not conflict with underground utilities.
5. Any easements for water or other utilities shall be provided during site plan review and must appear on plan set.

INFORMATIONAL COMMENTS

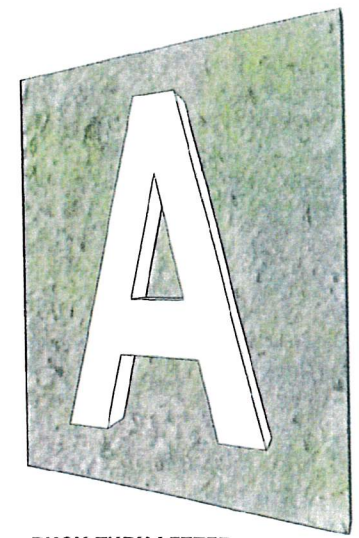
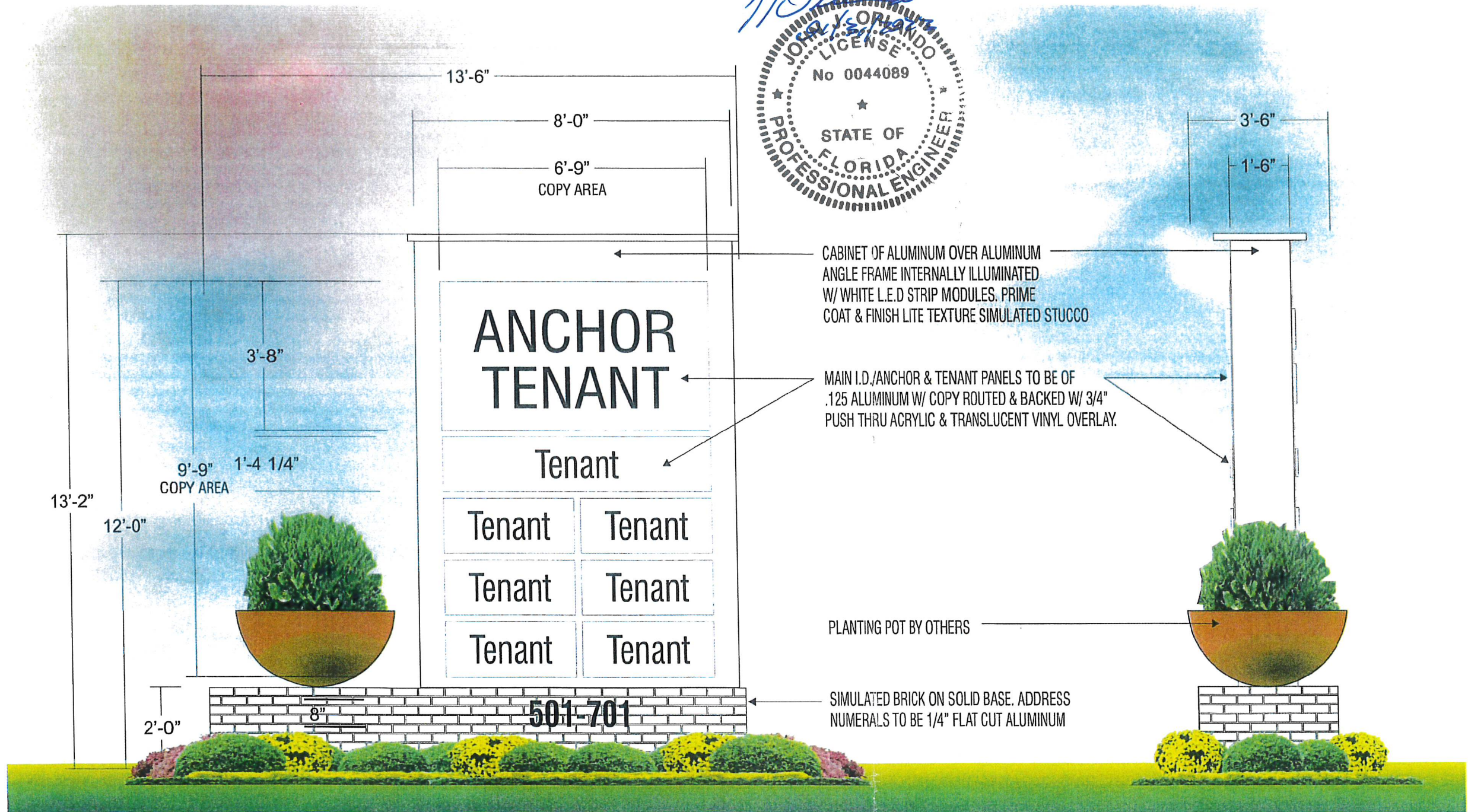
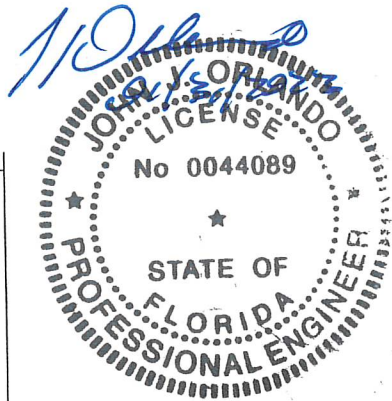
1. The existing sanitary sewer system is privately owned and maintained by the POA. A copy of the utility agreement for ownership and maintenance responsibilities between the parties will need to be given to the City prior to starting construction.
2. Geometrically there appears to be some items that need to be revised based on the Engineering Standards. Please ensure all widths/right turn radii, etc. are per the Engineering Standards.
3. Provide any required utility easement for the existing water mains shown on the east side of the lot and throughout the property.
4. Impervious breakdown was not provided for review of conformance to PD.
5. Reviewed conceptual PD documents and site plan are the files named : RTC-PD-SITE-PLAN-EX-G1_v1.pdf and PD-OVERALL-SITE-EX-OVERALL_v1.pdf uploaded on 8/25/2025.



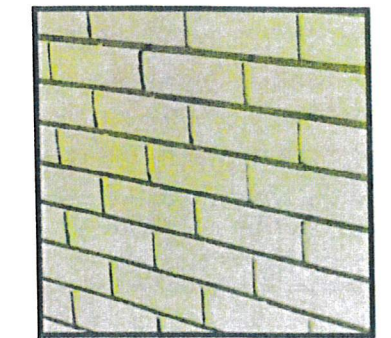
**Michael Daniels,
Community Development Director**



Date



PUSH THRU LETTER ON LITE TEXTURE STUCCO FINISH



SIMULATED BRICK OVER SOLID BASE

UL Testing Number: N69033453

D/F MONUMENT SIGN ELEVATION SCALE: 3/8" = 1'-0"

PALM BEACH: (561) 882-4242 MARTIN: (561) 840-4885 BROWARD: (954) 781-2842



CLIENT: MAITLAND SHOPPING CENTER
 LOCATION: FL.
 DESIGN #0922036 A
 DATE: 12/5/22
 SALES: D. MAY
 DESIGNER: J. LUZURIAGA
 DISK: DRAW 2022 / SEPT

REVISIONS	
10/3/22	ADD ADDRESS (JL)

COLOR SPECIFICATIONS

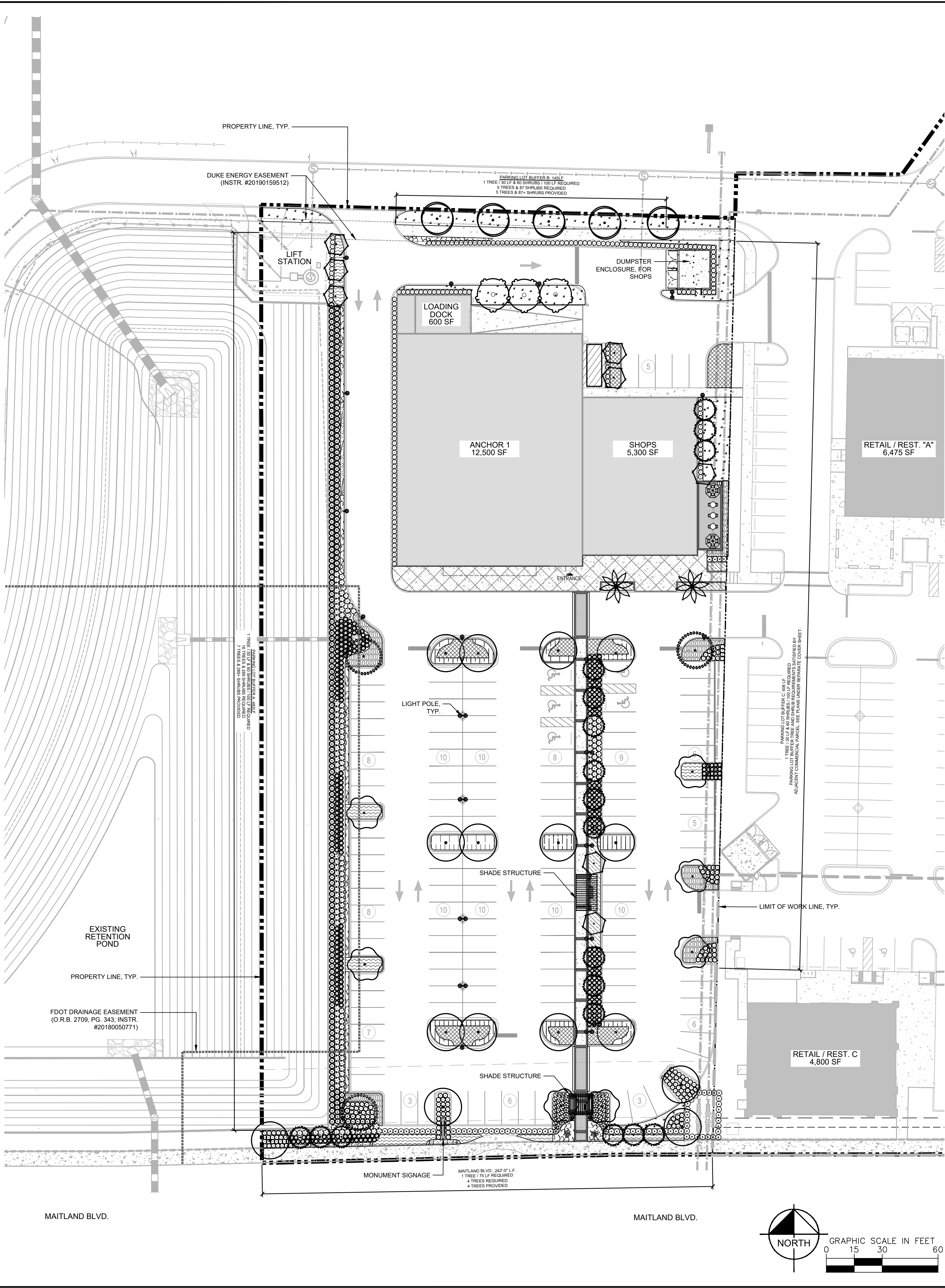
NOTICE TO CUSTOMER

ALL VOLTAGE PRESUMED TO BE 120 VOLT, UNLESS SPECIFIED OTHERWISE.

FERRIN will endeavor to match colors where specified, we cannot guarantee exact matches due to varying compatibility of materials used. Final dimensions may vary from those shown within this drawing. An exact scaled drawing will be provided upon your request.

CLIENT APPROVAL: _____ BY: _____
 DATE: _____

Plotted By: Lopez, Roy - Sheet - Set: MCN - LOT 3 - Layout: LA-01 - September 09, 2025 - 04:38:25pm - K:\OR\Civil\2025\16004-Maitland Concourse North Lot 3\CADD\EXHIBITS\PLAN SHEETS\LA-01 - LANDSCAPE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CONCEPTUAL PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
SHADE TREE							
	AF	7	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FL #1, 5' MIN CT	ACER RUBRUM 'FLORIDA FLAME'	FG	3" CAL MIN	12' HT., 4' SPR.
	MB	3	SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FL #1	MAGNOLIA GRANDIFLORA	FG	3" CAL MIN	12' HT., 4' SPR.
	PO	3	AMERICAN SYCAMORE STRAIGHT, SINGLE LEADER, FULL, FL #1, 5' CT	PLATANUS OCCIDENTALIS	FG	3" CAL MIN	12' HT., 5' SPR.
	QV	16	LIVE OAK STRAIGHT, SINGLE LEADER, FULL, FL #1, 5' MIN CT	QUERCUS VIRGINIANA	FG	3" CAL MIN	12' HT., 5' SPR.
INTERMEDIATE TREE							
	LN2	8	CRAPE MYRTLE MULTI-TRUNK, FULL, FL #1, 4' CT	LAGERSTROEMIA X 'PINK RUFFLES'	FG	3" CAL TOT.	10' HT. MIN.
PALM							
	PS	2	WILD DATE PALM STRAIGHT, DIAMOND CUT, SYMMETRICAL APPEARANCE, FL #1	PHOENIX SYLVESTRIS	FG	-	12' CT
	SP	18	SABAL PALM STRAIGHT, BOOTED	SABAL PALMETTO	FG	-	12' CT
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	CAQ		QUEEN EMMA CRINUM LILY FULL, SYMMETRICAL APPEARANCE	CRINUM AUGUSTUM 'QUEEN EMMA'	7 GAL	36" HT	SEE PLAN
	ICB		DWARF BURFORD HOLLY FULL	ILEX CORNUTA 'BURFORDII NANA'	7 GAL	30" HT	30" OC
	IM		MAUI RED IXORA FULL	IXORA X 'MAUI RED'	3 GAL	24" FULL	24" HT MIN
	MC		PINK MUHLY FULL	MUHLENBERGIA CAPILLARIS	3 GAL	18" FULL	30" OC
	PA7		BLUE PLUMBAGO FULL	PLUMBAGO AURICULATA	7 GAL	18" FULL	36" OC
	PM7		PODOCARPUS FULL, CLOSELY MATCHING	PODOCARPUS MACROPHYLLUS	7 GAL	36" HT.	30" OC
	SRD		DWARF BIRD OF PARADISE FULL	STRELITZIA REGINAE 'DWARF'	7 GAL	24" HT	SEE PLAN
	TF		DWARF FAKAHATCHEE GRASS FULL	TRIPSACUM FLORIDANA	3 GAL	30" FULL	36" OC
	VS3		SWEET VIBURNUM FULL	VIBURNUM ODORATISSIMUM	3 GAL	24" FULL	36" OC
	ZP		COONTIE FULL	ZAMIA PUMILA	3 GAL	18" FULL	30" OC
SHRUB AREAS							
	DTV		FLAX LILY FULL	DIANELLA TASMANICA 'VARIEGATA'	1 GAL	18" HT	24" OC
	HS		DWARF FIREBUSH FULL	HAMELIA PATENS 'COMPACTA'	3 GAL	18" FULL	24" OC
	ITR		RED DWARF IXORA FULL	IXORA TAIWANENSIS 'RED DWARF'	3 GAL	18" FULL	24" OC
	OI		AFRICAN IRIS FULL	DIETES IRIDIODES	1 GAL	18" FULL	24" OC
GROUND COVERS							
	BF		STALKED BULBINE FULL	BULBINE FRUTESCENS	3 GAL	14" FULL	24" OC
	EG		BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
	LME		EMERALD GODDESS LIRIOPE FULL	LIRIOPE MUSCARI 'EMERALD GODDESS'	1 GAL	12" FULL	18" OC
	SOD		BERMUDA SOD LAID TIGHT, ROLLED, 100% INSECT / WEED / DISEASE / DEBRIS FREE	CYNODON DACTYLON	SOD	-	-

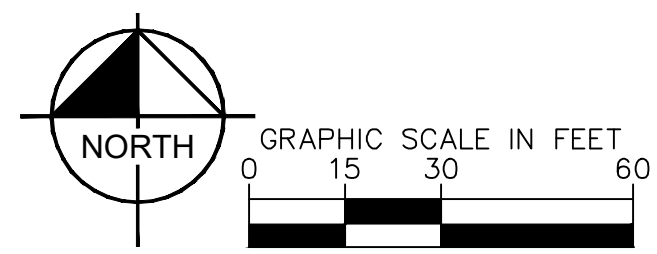
- ### LANDSCAPE SITE PLAN NOTES
- LANDSCAPE EXHIBIT DEPICTS CONCEPTUAL PLANTING LAYOUT THAT MEETS, OR IS ABOVE AND BEYOND THE CITY OF MAITLAND'S LAND DEVELOPMENT CODE (LDC) REQUIREMENTS. FINAL LANDSCAPE LAYOUT, QUANTITIES, AND SPECIFICATIONS WILL BE FINALIZED AT THE TIME OF THE FINAL SITE PLAN DESIGN.
 - FINAL LIGHT POLE LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL SITE PLAN DESIGN AND DEVELOPMENT OF PHOTOMETRICS PLAN.

CITY OF MAITLAND - MCN DEVELOPMENT PROGRAM ADOPTED PD REQUIREMENTS

	REQUIRED:	PROVIDED:
SITE TREE POINTS MINIMUM OF 1 TREE & 10 SHRUBS PER EVERY 2,500 SF OF SITE: 109,188 SF **OTHER REQUIREMENTS CAN BE COUNTED	44 TREES & 505 SHRUBS	44 TREES (38 TREES + 18 PALMS)** & 505+ SHRUBS ** 3 PALMS = 1 CANOPY TREE
PARKING LOT LANDSCAPE: 1 SHADE TREE OR 2 INTERMEDIATE TREES (OR 1 INTERMEDIATE OR 2 UNDERSTORY PER ISLAND IF ENHANCED AREA = REQUIRED # OF TREES) PER PARKING ISLAND	26 TREES	26 TREES
1 SHRUB PER 200 SF OF PARKING: 58,286 SF	291 SHRUBS	291+ SHRUBS
PARKING LOT BUFFER: MIN 5' WIDE BUFFER A: 406 LF 1 SHADE TREE PER 30 LF 60 SHRUBS PER 100 LF (UNABLE TO MEET TREE REQUIREMENT BECAUSE OF FOOT EASEMENT AND WALL TIE BACK RESTRICTIONS ALONG BUFFER A)	MIN 5' WIDE 16 TREES 292 SHRUBS	MIN 5' WIDE 7 TREES 290+ SHRUBS
BUFFER B: 145 LF 1 SHADE TREE PER 30 LF 60 SHRUBS PER 100 LF	5 TREES 87 SHRUBS	5 TREES 87+ SHRUBS
BUFFER C: 406 LF 1 SHADE TREE PER 30 LF 60 SHRUBS PER 100 LF (BUFFER C REQUIREMENTS SATISFIED BY ADJACENT PROPERTY OWNER. SEE LANDSCAPE PLANS UNDER SEPARATE COVER SHEET)	14 TREES 244 SHRUBS	14 TREES 253 SHRUBS
ROADWAY STREET TREES: MAITLAND BLVD 1 SHADE TREE PER 75 LF	6 TREES	6 TREES (4 TREES + 6 PALMS)** ** 3 PALMS = 1 CANOPY TREE
TREE REQUIREMENTS SHADE TREES (29 SHADE / 57 TOTAL TREES) INTERMEDIATE TREES (20 INTERMEDIATE / 57 TOTAL TREES) SMALL TREES (0 SMALL / 57 TOTAL TREES) PALM TREES (18 PALMS / 57 TOTAL TREES)	MIN 40% MIN 30% MAX 20% MAX 40% OF SHADE REQ.	51% 14% 0% 31%
DIVERSITY REQUIREMENTS: NUMBER OF REQUIRED TREES: 44	4 SPECIES	7 SPECIES

GENERAL LANDSCAPE NOTES

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- WITH THE EXCEPTION OF PALMS, TREES SHALL NOT BE CHOKE STRAPPED DURING MOVING, LIFTING, OR HANDLING. DEEP ROOT BARRIER TO BE PLACED WHERE CANOPY TREES ARE WITHIN 15' OF HARDSCAPE UTILITIES. SEE SHEET L1.51 FOR DETAILS.



CALL 2 WORKING DAYS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LICENSED PROFESSIONAL
 KHA PROJECT 049616004
 DATE 9/10/2025
 SCALE AS SHOWN
 DESIGNED BY RCL
 DRAWN BY RCL
 CHECKED BY ZAH
 DATE 9/9/2025

REGISTERED PROFESSIONAL
 Kimley»Horn
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 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
 PHONE: (407) 988-1511
 WWW.KIMLEY-HORN.COM

NO. _____
 REVISIONS _____
 DATE _____
 BY _____

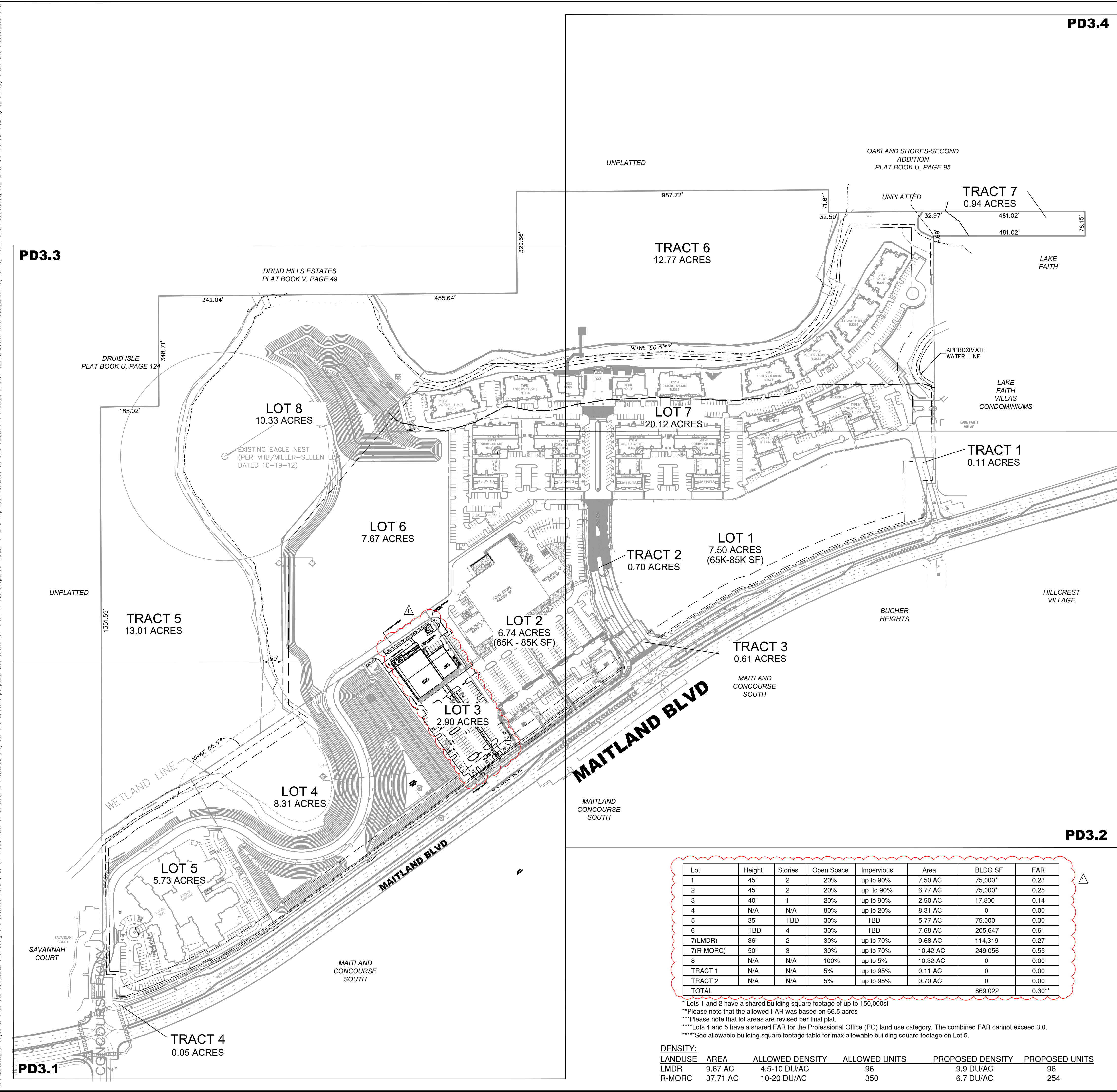
CONCEPTUAL LANDSCAPE PLAN

MAITLAND CONCOURSE NORTH LOT 3

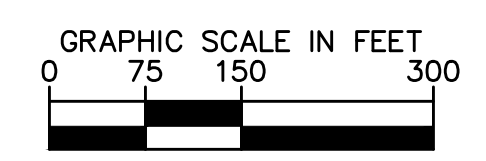
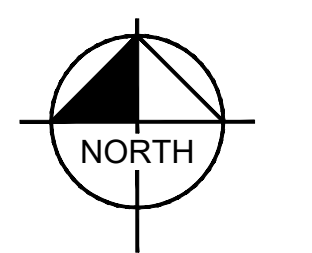
FLORIDA

SHEET NUMBER LA-01

Plotted By: hulk, Common Sheet Set: PD3.0-OVERALL, August 21, 2025, 11:18:03am, K:\ORL-Civil\249478000-MCN Lot 3\CADD\PD3.0-OVERALL SITE.dwg
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PD3.4



SITE DATA:

NAME	AREA	PROPOSED USE
LOT 1	7.50 AC	R-MORC
LOT 2	6.74 AC	R-MORC
LOT 3	2.90 AC	R-MORC
LOT 4	3.33 AC	PO
LOT 5	5.73 AC	R-MORC
LOT 6	7.67 AC	PO
LOT 7	20.12 AC	LMDR/MORC
LOT 8	10.33 AC	PR
TRACT 1	0.11 AC (COMMON AREA)	R-MORC
TRACT 2	0.70 AC (COMMON AREA)	R-MORC
TRACT 3	0.61 AC (FDOT DEDICATION)	R-MORC
TRACT 4	0.05 AC (FDOT DEDICATION)	
TRACT 5	13.01 AC (LAKE CHARITY)	
TRACT 6	12.77 AC (LAKE HOPE)	
TRACT 7	0.94 AC (LAKE FAITH)	
TOTAL	97.49 AC	

BUILDING SETBACKS:

	BLDG. SETBACKS	LANDSCAPE BUFFERS	SJRWM BUFFER
ABUTTING MAITLAND BLVD.	50 FT	15 FT	
OUTPARCELS ONLY	20 FT	15 FT	
ABUTTING LAKE FAITH VILLAS			
LMDR	70 FT	10 FT MIN.***	
R-MORC	100 FT	10 FT MIN.***	
ABUTTING SAVANNAH COURT	20 FT	10 FT	
ABUTTING LAKE HOPE	50 FT	40 FT	25 FT**
ABUTTING LAKE CHARITY	50 FT	20 FT	25 FT**
ALL INTERIOR SETBACKS	0 FT	0 FT	

* INCLUDES 8' SIDEWALK
 ** 25' AVERAGE WIDTH
 *** 50' AVERAGE BUFFER WIDTH FROM LAKE FAITH VILLAS PROPERTY LINE

NOTE:

- THE ROADWAY SHOWN REPRESENTS PROPOSED FDOT IMPROVEMENTS FOR MAITLAND BOULEVARD PER APPROVED COMP PLAN.
- THE PROPOSED IMPERVIOUS AREA MEETS THE REQUIREMENTS OF THE SJRWM MASTER PERMIT No. 142388-3.
- LOADING SPACES SIGNED WITH HOURS CAN BE USED AS PARKING WHEN NOT BEING USED FOR DELIVERIES.
- ALL PEDESTRIAN SIDEWALK WILL BE A MINIMUM OF 5' WIDE THROUGHOUT THE SITE AND A MINIMUM OF 8' IN AREAS THAT ACCESS COMMERCIAL BUILDINGS, LESS ANY OUTDOOR RESTAURANTS, PLANTERS OR OUTSIDE FURNISHINGS.
- BICYCLE PARKING WILL BE PROVIDED AS REQUIRED BY THE CITY OF MAITLAND LAND DEVELOPMENT CODE.

Lot	Height	Stories	Open Space	Impervious	Area	BLDG SF	FAR
1	45'	2	20%	up to 90%	7.50 AC	75,000*	0.23
2	45'	2	20%	up to 90%	6.77 AC	75,000*	0.25
3	40'	1	20%	up to 90%	2.90 AC	17,800	0.14
4	N/A	N/A	80%	up to 20%	8.31 AC	0	0.00
5	35'	TBD	30%	TBD	5.77 AC	75,000	0.30
6	TBD	4	30%	TBD	7.68 AC	205,647	0.61
7(LMDR)	36'	2	30%	up to 70%	9.68 AC	114,319	0.27
7(R-MORC)	50'	3	30%	up to 70%	10.42 AC	249,056	0.55
8	N/A	N/A	100%	up to 5%	10.32 AC	0	0.00
TRACT 1	N/A	N/A	5%	up to 95%	0.11 AC	0	0.00
TRACT 2	N/A	N/A	5%	up to 95%	0.70 AC	0	0.00
TOTAL						869,022	0.30**

* Lots 1 and 2 have a shared building square footage of up to 150,000sf
 **Please note that the allowed FAR was based on 66.5 acres
 ***Please note that lot areas are revised per final plat.
 ****Lots 4 and 5 have a shared FAR for the Professional Office (PO) land use category. The combined FAR cannot exceed 3.0.
 *****See allowable building square footage table for max allowable building square footage on Lot 5.

DENSITY:

LANDUSE	AREA	ALLOWED DENSITY	ALLOWED UNITS	PROPOSED DENSITY	PROPOSED UNITS
LMDR	9.67 AC	4.5-10 DU/AC	96	9.9 DU/AC	96
R-MORC	37.71 AC	10-20 DU/AC	350	6.7 DU/AC	254

LEGEND:

- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- SJRWM BUFFER (25' AVERAGE FROM NHWE)
- LMDR LINE
- SIDEWALK EASEMENT

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 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
 PHONE: 407-895-1511
 WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL: JONATHAN A. MARTIN, P.E.
 DATE: JULY 2015
 SCALE: AS SHOWN
 DESIGNED BY: ###
 DRAWN BY: ###
 CHECKED BY: ###
 DATE: ###/###/###

OVERALL SITE PLAN

MAITLAND CONCOURSE NORTH

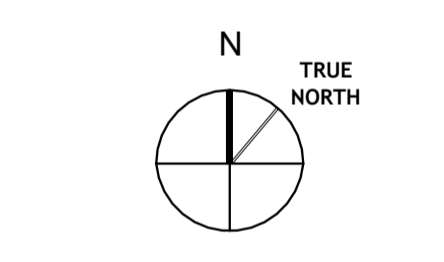
CITY OF MAITLAND FLORIDA

SHEET NUMBER: PD3.0

REVISED PER MON LOT 3 AMENDMENT REVISIONS

NO. DATE BY

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**TRELAGO MARKET
EXPANSION**
MAITLAND, FL

CLIENT: CORE SOUND DEVELOPMENT

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A		DESIGN DELIVERABLE: PD AMENDMENT
		ISSUE DATE: AUGUST 18, 2025
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		DRAWN BY: Author
		CHECKED BY: Checker
		PROJECT NUMBER: P250158

SHEET TITLE:
FLOOR PLAN

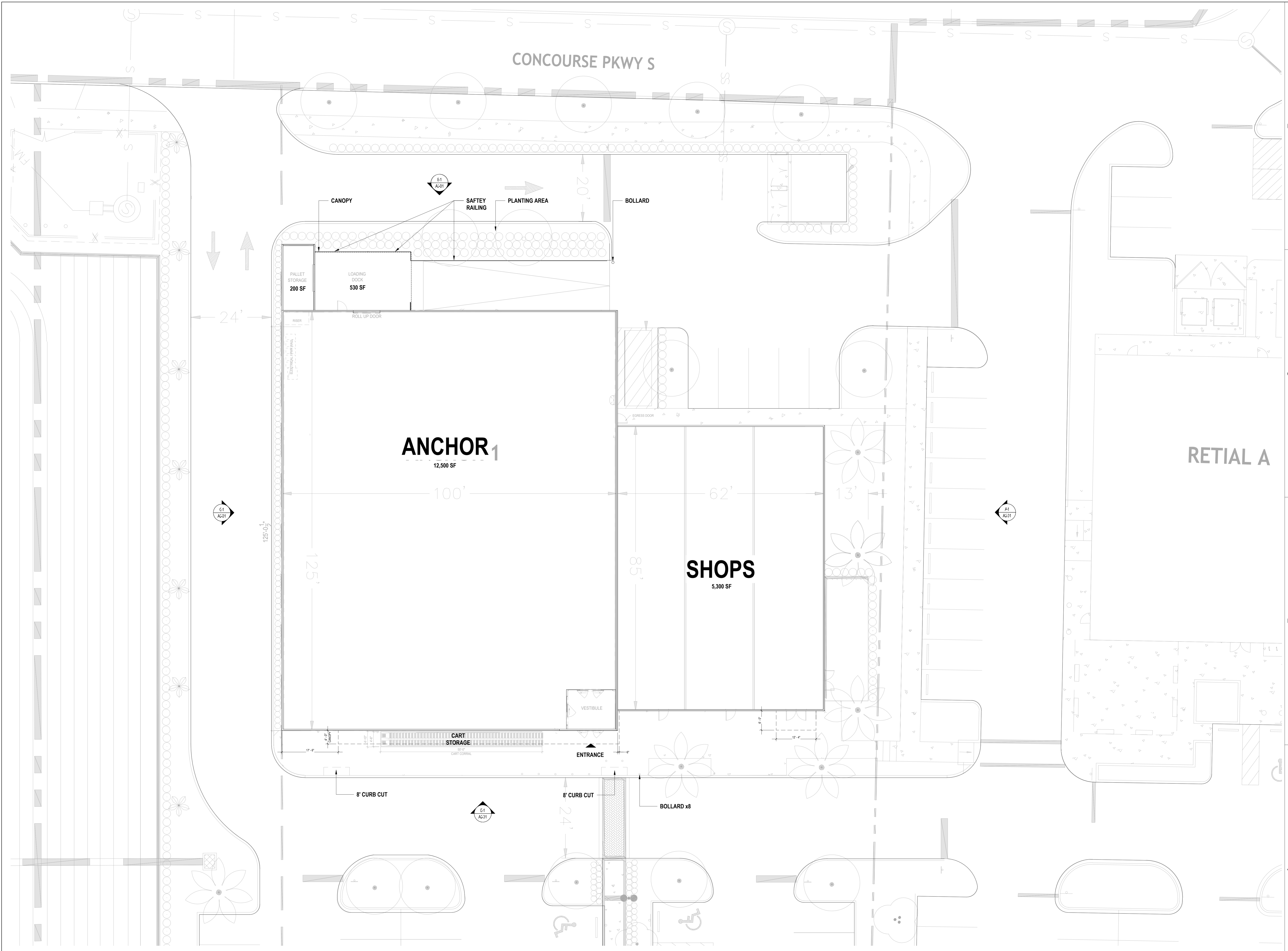
SHEET NUMBER:
A100

CONCOURSE PKWY S

ANCHOR₁
12,500 SF

SHOPS
5,300 SF

RETIAL A



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FLOOR PLAN
3/32" = 1'-0"

A1

5

4

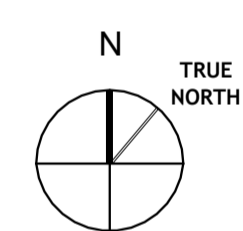
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2

1



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**TRELAGO MARKET
EXPANSION**
MAITLAND, FL

CLIENT: CORE SOUND DEVELOPMENT

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		PERSPECTIVES

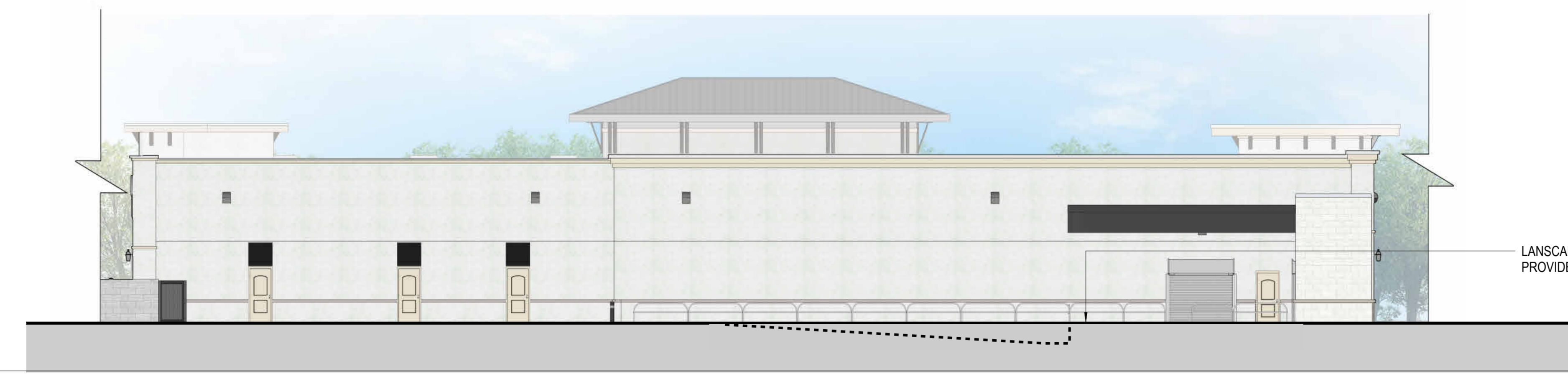
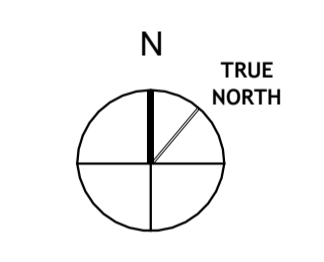


SOUTH ELEVATION
3/32" = 1'-0" **D1**



WEST ELEVATION
3/32" = 1'-0" **C1**

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NORTH ELEVATION
3/32" = 1'-0" **B1**

**TRELAGO MARKET
EXPANSION**
MAITLAND, FL
CLIENT: CORE SOUND DEVELOPMENT



EAST ELEVATION
3/32" = 1'-0" **A1**

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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201