



Development Review Committee
February 11, 2026
1776 INDEPENDENCE LANE, MAITLAND ,
FL 32751
2:00 PM



- I. Call to Order
- II. Approval of Minutes
 1. Minutes of the January 21, 2026 meeting of the Development Review Committee
- III. Public Period
- IV. Decisions
 1. Petition SPR(2024)-0073 (801 S Lake Destiny Road)
- V. Adjournment

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.

MEETING DATE		AGENDA
February 11, 2026		Section: Approval of Minutes
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
Subject: Minutes of the January 21, 2026 meeting of the Development Review Committee		
Requested Action or Motion:		
Summary Explanation & Background:		
Fiscal Impact:		
Exhibits: 1. Jan 21 2026 DRAFT minutes - Development Review Committee		
Commission/Board: Other		
Contact Person:		
Reviewed by City Attorney		



**Development Review Committee
Minutes
January 21, 2026
Council Chambers
2:00 PM**



I. CALL TO ORDER

Present: 3- Alyssa Eide-Cadle, City Engineer (PW), Chris Morton, Chief (Fire), and Mike Daniels, Director (CD)

Absent: 0 -

Chair Mike Daniels called the meeting to order at 2:05 p.m.

II. APPROVAL OF MINUTES

1. APPROVAL OF THE OCTOBER 22, 2025 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE

RESULT: Approve the Minutes of the October 22, 2025 minutes of the Development Review Committee

MOVER: Morton

SECONDER: Eide-Cadle

AYES: Morton, Eide-Cadle, Daniels

NAYS: None

III. PUBLIC PERIOD

Chair Daniels opened the public period and asked if anyone was present to speak on non-agenda items. There being none, Daniels closed the public hearing.

IV. DECISIONS

1. PETITION SUB(2024)- 0002 • MINOR SUBDIVISION PLAT (2000 E ADAMS DRIVE)

RESULT: Approve Petition SUB(2024)- 0002 • Minor Subdivision Plat (2000 E Adams Drive) subject to conditions of approval based on the review standards as outlined in the staff report.

MOVER: Eide-Cadle

SECONDER: Morton

AYES:	Daniels, Eide-Cadle, Morton
NAYS:	None

V. ADJOURNMENT

Chair Daniels adjourned the meeting at 2:07 p.m.

DRAFT

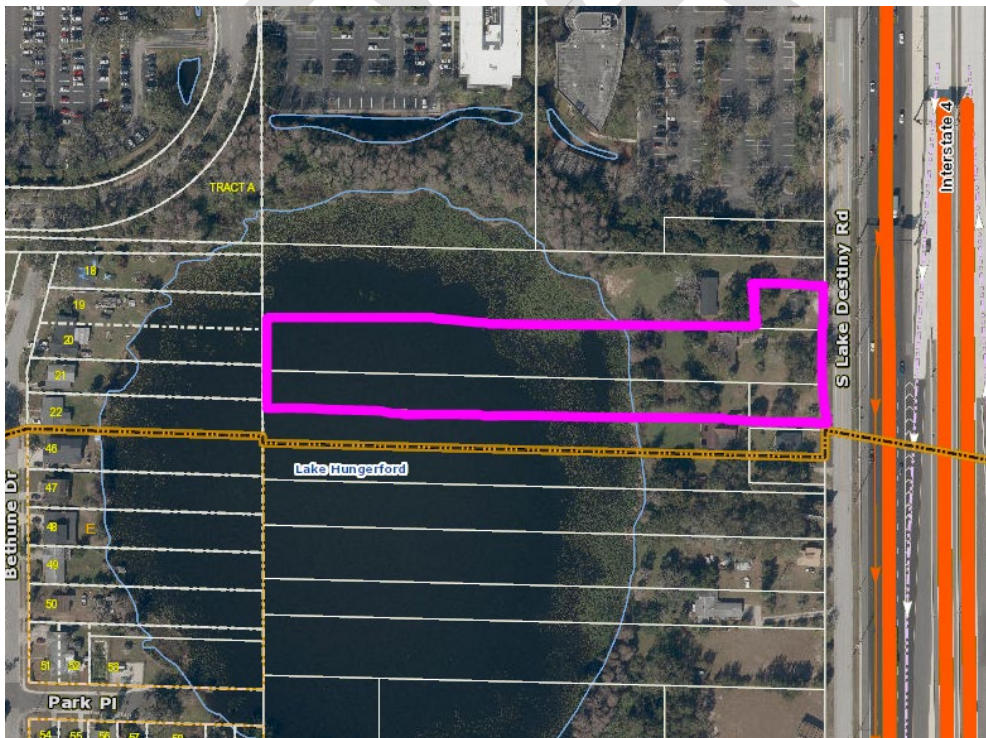
MEETING DATE		AGENDA
February 11, 2026		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
Subject: Petition SPR(2024)-0073 (801 S Lake Destiny Road)		
Requested Action or Motion: Move to approve with conditions the application for site plan based on the review standards and findings outlined in the staff report.		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. 801 S Lake Destiny Road DRC		
Commission/Board: Other		
Contact Person:		
Reviewed by City Attorney No		



**SPR(2024)-0073 -801 S Lake Destiny Road
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 11, 2026**

APPLICANT:	Dave Schmitt, Dave Schmitt Engineering; 12301 Lake Underhill Road, Suite 241, Orlando, FL 32828;
OWNER(S):	Jowal Property Inc; 1778 N. Park Ave. Ste. 200, Maitland, FL 32751
PROPOSED USE:	Medical Office and Logistics Center
CURRENT USE:	Undeveloped
ZONE DISTRICT:	West Side Research Technology (WS-RT)
FUTURE LAND USE:	Employment Center
PID(S):	35-21-29-0000-00-138, 35-21-29-0000-00-073, 35-21-29-0000-00-158, 35-21-29-0000-00-146
ACREAGE:	1.26 acres above normal high water line; 3.32 acres total area
ACCESS:	S. Lake Destiny Road

AREA MAP



I. FINDINGS

A site plan is to be approved only on a finding there is competent substantial evidence in the record that all of the following standards are/are not met:

- A. The proposed development is consistent with the goals, policies, and objectives of the comprehensive development plan (CDP);
- B. The proposed development and uses in the site plan comply with Article 3: Zone Districts and Article 4: Use Regulations;
- C. The proposed development and its general layout and design comply with all applicable standards in Article 5: Development Standards; and
- D. The proposed development complies with all other applicable standards in this LDC, the City Code, and all other City regulations.

Based upon the foregoing analysis, staff finds the standards are/are not **met**.

PETITION ANALYSIS

THE FOLLOWING ARE INCLUDED IN THE APPROVAL:

Petition and supporting information.

BACKGROUND

The petition for site plan review is to construct a single-story building 12,000 SF in size and associated infrastructure including two stormwater ponds, retaining walls, and an off-street parking consisting of thirteen (13) spaces, four (4) bike parking spaces and a designated loading area.

The percentage of impervious surface is 59.29%. The property was the subject of a site-specific zone map amendment AZS (2023)-0002, which was approved in 2023. A 25' wetland buffer and 50' waterbody setback has been provided from Lake Hungerford.

STANDARDS		ANALYSIS
A	The proposed development is consistent with the goals, policies, and objectives of the comprehensive development plan;	The Employment Center future land use designation is intended to be primarily non-residential and support a regional employment center. The proposed use of a medical office and logistics center is consistent with this designation. The redevelopment of underutilized lands and infill development of commercial areas for the purposes of sustaining and supporting this area as a viable, prominent force in the Greater Orlando office park market is consistent with Policy 2.1.4 and Policy 1.1.5 of the CDP. Staff finds that this standard has been met.
B	The proposed development and uses in the site plan comply with Article 3: Zone Districts and Article 4: Use Regulations	Standards for required yards, maximum floor area ratio, maximum impervious coverage, and open space were evaluated and found to be consistent with the WS district. Medical offices are permitted by

		right in the WS-RT district. Staff finds that this standard has been met.
C	The proposed development and its general layout and design comply/do not comply with all applicable standards in Article 5: Development Standards.	A parking study was provided supporting that the quantity of parking spaces provided would be sufficient for the proposed use of the subject property. Pedestrian connections to adjacent streets and connectivity within the site is provided. Landscape, buffer, minimum tree requirements, and irrigation standards have been met. Exterior lighting standards have been met, as have sign, architectural, form and design standards. A photometric plan was submitted that shows no spillover. Sustainable development standards are shown to be met. Stormwater design was found to be compliant with the adopted Engineering Standards. Flood Damage Prevention standards have been met as development is occurring outside of the area of special flood hazard. Staff finds that this standard has been met.
D	The proposed development complies with all other applicable standards in this LDC, the City Code, and all other City regulations.	Water and Sanitary Sewer services are provided by the City of Maitland. Tie-ins to existing sewer and water lines will be addressed through the site construction permit review. The levels of service will be met with this proposed development. Staff finds that this standard has been met.

Conditions of Approval

1. All easements and other recorded agreements must be executed and recorded prior to close-out of site construction permit.
2. A fire hose connection must be accessible and centrally located within the structure.
3. The items listed below in Exhibit A: **Revisions Remaining from TRG Report** shall be addressed prior to issuance of the site construction permit and building permits.

Informational Comment

1. Applicant will be required to submit Underground Main Design Docs. as per 61G15-32.003 FAC (Florida Administrative Code). The Submittals are to be in compliance with applicable Florida Fire Prevention codes [i.e.: NFPA 24:4.1, NFPA 24:10, NFPA 24: 6, NFPA 14:6 that includes: Thrust blocks/restrained joint systems, Hydrants - distance to standpipe/combination FDC, etc.; and, to also include applicable Florida State Statute 633.102 (24) Points(s) of Service.]. In addition to fire related code there are FBC requirements as well for underground plans that are required for review.

Michael Daniels, AICP
Chair, DRC

Date

EXHIBIT A

Revisions Remaining from TRG Report:

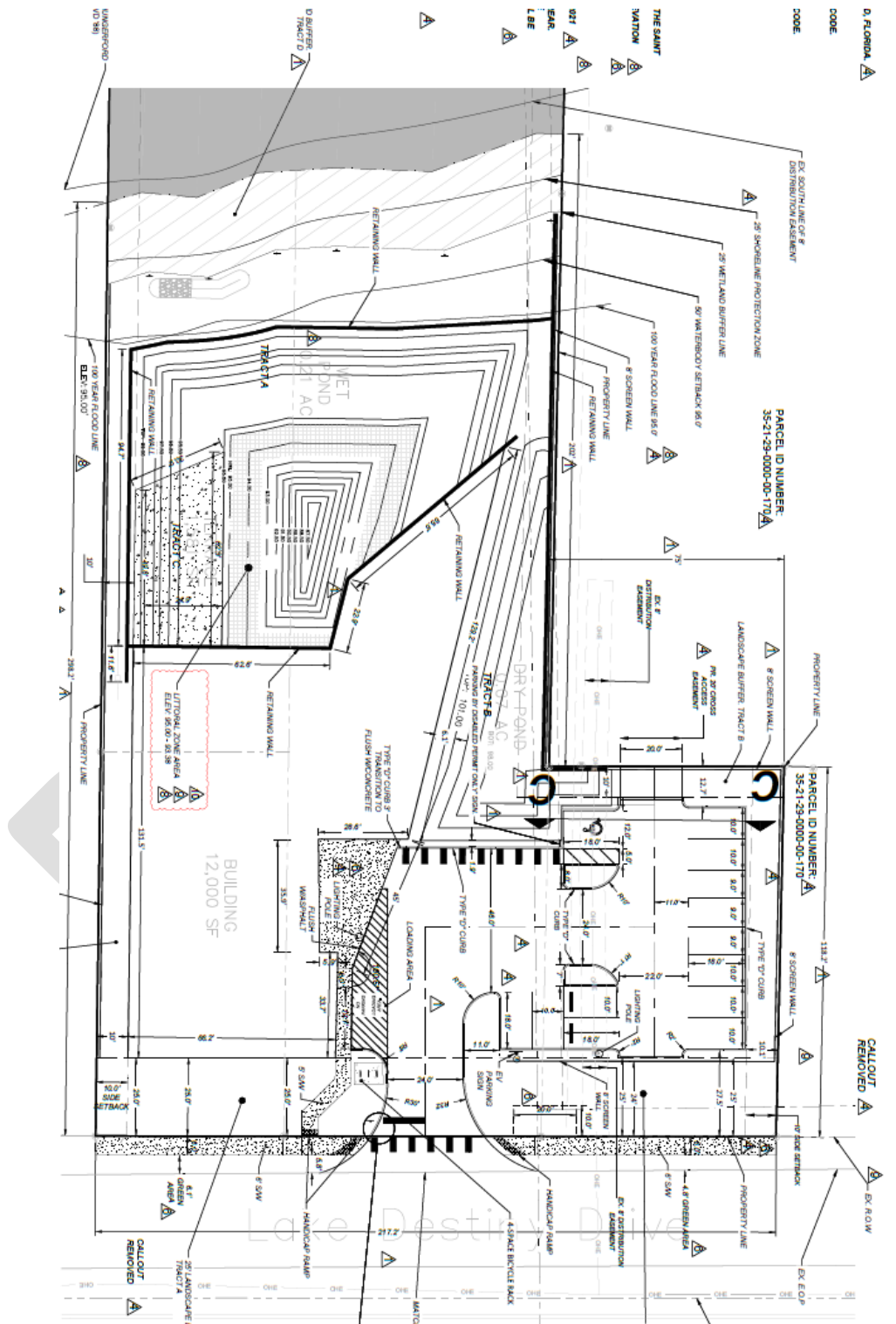
Applicant shall address the following items:

1. Name of plans on Index must be consistent with the names on each sheet. **Comment not addressed 1.10.25** The title for Sheet 8 does not match the index sheet. **Comment not addressed 03.19.25** Sheet T-100 is still not properly matching the index. **Comment not addressed 07.15.2025** The survey and utility designation included in the set is not located in the proper order in the index. Also, a photometric plan was not included in the set. Please revise. **Comment not addressed 10.2.2025** The Photometric plan contains two sheets, however only one is listed on the cover page. **Comment not addressed 1.14.26.** (Building Permit revision)
2. The site plan must identify the NHWE of Lake Hungerford and the 25' shoreline protection zone that is measured from the NHWE. **The NHWE is incorrect per the Maitland Land Development code. Setbacks must then be from correct NHWE line. Comment not addressed 1.10.25** The NHWE is still incorrect per the land development code. Please see section 5.3.7 of the land development code. **Comment not addressed 03.19.25** While the NHWE has been listed as well as the 25' wetland protection zone, the protection zone lists an elevation of 95' that doesn't match the 95' flood elevation. Please clarify. **Comment not addressed 07.15.2025** While the wetland protection zone is shown, it still has an incorrect elevation listed. The zone is not based on an elevation, but rather a distance. Please revise or clarify. **Comment not addressed 10.2.25** Wetland protection line is still displaying an incorrect elevation. **Comment not addressed 1.14.2026.**
3. Plan must show the 100-year flood line. It appears that the current plan may be proposing impacts within the 100 year flood plain. Any fill placed below the 100 year base flood elevation must provide compensating storage. If there are impacts please provide the appropriate calculations. **Comment not addressed. 1.10.25** The 100 year flood line is displayed but does not included the elevation for verification. Please see section 5.3.7 of the land development code. Compensating storage calculations are shown in the report but no location or required volume are given for the compensating storage. Please show the area this is meant to be located in order to verify as well as provide the required volume. **Comment not addressed 03.19.25** Floodplain compensation has to be hydraulically connected below the 100-year elevation. As shown, this connection does not exist. Additionally, the compensation volume must be below the 100 year volume, which also is not present as shown. Lastly, the city does not allow for floodplain compensation to be provided interior to stormwater retention areas. This will be required to be in a separate area with the sole purpose of floodplain compensation. Revise plans accordingly. **Comment not addressed 07.15.2025.** The claim that compensating storage outside of the pond is not feasible is incorrect, as this is new development with no constraints. The only element constraining the compensating storage is the building size.

As previously stated, the city does not allow compensating storage within the stormwater pond. Additionally, the statement that the stormwater pond is hydraulically connected below the 100-year flood is inaccurate. The orifice is set equal to the 100-year flood, and not below. Secondly, due to the very small size of a typical orifice, an orifice alone is not generally considered to be hydraulically connected. Please revise or clarify. Comment not addressed 9.29.25 There is a wall callout that does not appear to point to the wall, and shows a 95.10 elevation directly next to the flood hazard zone. All grading callouts should be at the wall, at or above the flood line. Comment not addressed. 1.14.2026

4. Provide the utility calculations. Utility calcs not provided 1.10.25 Provide the calculation for the sanitary demand of 1480 gpd ADF Comment not addressed. 03.19.25 It is not clear the calculation is in conformance with Section 4.2. Flow demands are based on OCU Standards and Construction Specification Manual Appendix E. The flow rates listed do not appear to match appendix E. Utility report not signed and sealed. Revise accordingly. Comment not addressed 07.15.2025 Utility Demand calculations does not match SF of plan. Revise to be consistent and any other associated documentation based on that. Comment Not addressed 10.2.25 The sanitary sewer portion of the utility calculations provides demand for a total 13,200 sq ft which is different from the potable demand building sq ft used and sq ft on the plans. Comment not addressed. 1.20.26.
5. Plans list CS-1 top as 101, while calculations list it as 100. 100 is also used in the ICPR calculations. Similarly, the plans show a different top elevation for CS-2 than what are used in the calculations. Please revise accordingly 1.10.25 While the listed elevation in the structure data has been revised to match the report, there are still elevation callouts for each overflow structure that do not match the listed top of structure (cs1 is called out at 101, cs2 at 102) Comment not addressed 03.19.25 Per the report, the weir for pond 2 is to be set at 100' (page 54). The plan set shows it at 98' please clarify. The detail for the structure also shows top of structure as 101.5'. CS-2 callout on sheet 8 is still incorrect top elevation. Comment not addressed 07.15.2025 Response comment letter states pond 2 to be 99.5, plan shows 98.5 Revise accordingly. Comment not addressed 10.2.25. Pipe size into CS-2 not consistent between plans and report. Please revise. Comment not addressed. 1.14.2026

Site Plan



DRAFT