



**Planning and Zoning
Commission
Minutes
April 2, 2026
Council Chambers
6:00 PM**



I CALL TO ORDER

Chair Glen Jaffee called the meeting to order at 6:00 pm on March 5, 2026. Staff in attendance included: Director of Community Development Mike Daniels, Attorney Drew Smith, Chief Planner Sara Blanchard and Senior Planner Barrett Chaix.

Present: 5- Glen Jaffee (Chair), Jody Barry (Vice-Chair), Eddie Baird, Ken Linehan, Greg Hardwick

Absent: 0 -

II PLEDGE OF ALLEGIANCE

III MINUTES OF PREVIOUS MEETING

1 MINUTES OF THE MARCH 5, 2026 MEETING OF THE PLANNING AND ZONING COMMISSION

RESULT: Approve the minutes of the March 5, 2026 Planning and Zoning Commission

MOVER: Baird

SECONDER: Barry

AYES: Baird, Hardwick, Linehan, Barry, Jaffee

NAYS: None

IV PUBLIC PERIOD

Chair Jaffee opened the public period. Monica Bunett, resident of the Bell at Trelago Apartments came to the podium and spoke about one of the agenda items (MCN Lot 6 PD Amendment). Chair Jaffee interjected and asked that she share her comments during the agenda item, after staff and the applicant has made their presentation on the item.

V PUBLIC HEARING

- 1 PLANNED DEVELOPMENT AMENDMENT PETITION# AZPD (2025)-0001 MAITLAND CONCOURSE NORTH LOT 6/601 TRELAGO WAY**
Sara Blanchard, Chief Planner, presented information on the proposed PD Amendment.

This application for planned development amendment is a companion petition to Maitland Ordinance 1446. That ordinance amended the Maitland Comprehensive Development Plan to modify the portion of the CDP that sets policies and standards for the Maitland Concourse North (MCN) area of special consideration, to include townhouse dwelling units as an additional type of residential use. The ordinance was adopted by City Council on February 23, 2026.

The application is analyzed in the attached DRC report. The proposal is for development of an 85-unit townhouse project with associated infrastructure. The townhouse development consists of five (5) five-unit buildings and fifteen (15) four-unit buildings, with a main access road loop to provide access for the project. The proposed design is three stories in height. The DRC recommends 12 conditions of approval to accompany the PD amendment.

Jonathan Hules, Lowndes Law, presented on behalf of the applicants. He was joined by Josh Conradi, Kimley-Horn and Associates.

Monica Burnett, resident of the Bell at Trelago Apartments, expressed her concerns with the project, due to the lack of green space in the area for residents. She also expressed environmental concerns about flooding, carbon absorption and heat reduction.

Zachary Ingram, 8535 Shadow Drive, Apopka spoke on behalf of his uncle, Alan Charone, developer of Lot 1. He is concerned because when he bought lot 1, he believed there would be office space, it makes his investment deteriorated. He objects to the design elements, that the build quality is not top-notch. He specifically mentioned parapet walls, and that it matches what he is trying to do which is an elevated, high-income location.

Greg Hardwick asked about access control to the Lake. Barry asked about whether any units were for disabled persons. Hules explained that they were not. Barry asked about the additional landscaping. Linehan asked about the t-intersections. Conradi explained it was a requirement of the Fire Marshal. Linehan asked about the possibility of eliminating them in the interest of using the space for other necessary items. There was additional discussion about landscape buffering locations. The lack of overflow parking is a concern that could be off-set by the elimination of the redundant hammerheads/t-intersections all over the property. Jaffee

asked if a fire gate be a solution, like on Ventris Ave., rather than a hammerhead. Jaffee discussed issues of viewshed, development rights, guest parking, and development mix with residences compared with office.

RESULT:	Recommend approval of Planned Development Amendment Petition# AZPD (2025)-0001 Maitland Concourse North Lot 6/601 Trelago Way with conditions based on the findings of the DRC staff report and the comments heard during the public hearing.
MOVER:	Baird
SECONDER:	Hardwick
AYES:	Baird, Hardwick, Linehan, Barry, Jaffee
NAYS:	None

VI OLD BUSINESS

VII NEW BUSINESS

1 DOWNTOWN MAITLAND LAND DEVELOPMENT CODE DISCUSSION

Director Daniels presented the discussion, which included information on the current standards and requirements of the Downtown Maitland zoning districts as pertains to residential uses on smaller lots, and whether existing single-family homes should be allowed to be expanded or rebuilt in a larger footprint. Jaffee discussed a culture shift in Maitland to move away from suburbia to urban in downtown. He discussed the context of the Parker at Maitland Station to change rules to require mixed use. The rules we established after than have "frozen" small residential projects. There was discussion of whether allowing redevelopment of existing single-family or two-family dwellings would disincentive transition to commercial uses.

Daniels described the next step which would be to speak to the City Manager to discuss next steps with a possible ordinance and the appetite of the City Council to take up the issue. The board discussed what they should do, if it's not on City Council's radar. A joint workshop with City Council would be an option to make sure that City Council is brought along with the discussion.

VIII ADJOURNMENT

Chair Jaffee adjourned the meeting at 7:29 PM.