



**Development Review Committee**  
**May 20, 2026**  
**1776 Independence Ln, Maitland, FL**  
**32751**  
**2:00 PM**



- I. Call to Order
- II. Approval of Minutes
  1. Minutes of the April 15, 2026 meeting of the Development Review Committee
- III. Public Period
- IV. Recommendations
  1. Planned Development Amendment AZPD(2026)-0004 Charles Schwab Campus Improvements
- V. Decisions
  1. Waiver of district standards WAIV(2026)-0003 (1780 Park Avenue)
- VI. 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.**



**Development Review Committee  
Minutes  
April 15, 2026  
Council Chambers  
2:00 PM**



**I. CALL TO ORDER**

Chair Daniels called the meeting to order at 2 PM

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

**Absent:** 0 -

**II. APPROVAL OF MINUTES**

**1. MINUTES OF THE APRIL 15, 2026 MEETING OF THE DEVELOPMENT REVIEW COMMITTEE**

**RESULT:** Approve the Minutes of the April 15, 2026 Development Review Committee

**MOVER:** Morton

**SECONDER:** Eide-Cadle

**AYES:** Eide-Cadle, Morton, 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# SPR(2024)-0082 (473 S KELLER ROAD)**

This item had been tabled from the April 1 meeting so that staff can work with applicant. Chair Daniels asked if the applicant received the draft staff report, and if he had any comments or questions.

**RESULT:** Approve the petition # SPR(2024)-0082 (473 S Keller Road) as outlined in the staff report

**MOVER:** Eide-Cadle

**SECONDER:** Morton

**AYES:** Eide-Cadle, Morton, Daniels

**NAYS:** None

**V. ADJOURNMENT**

Chair Daniels adjourned the meeting at 2:03 PM.



**MAITLAND DEVELOPMENT REVIEW COMMITTEE  
PETITION # AZPD(2026)-0004  
CHARLES SCHWAB CAMPUS IMPROVEMENTS  
MAY 20, 2026**

APPLICANT:	FinFrock Construction; 2400 Apopka Blvd., Apopka, FL 32703
OWNER(S):	CHARLES SCHWAB & CO INC, 9800 SCHWAB WAY Lone Tree, CO 80124
PETITION:	Planned Development
PROPOSED USE:	Office
CURRENT USE	Office
LOCATION:	2001, 1950, & 1991 Summit Park Drive, Orlando, FL 32810
PID(S):	27-21-29-8419-00-010; 27-21-29-8419-00-011; 27-21-29-8420-00-020
ACREAGE:	24.33 Acres (+/-)
ACCESS:	Summit Park Drive
ZONE DISTRICT:	Planned Development
FUTURE LAND USE:	Employment Center

**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/denial** 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 part of the "The Summit" Development of Regional Impact (DRI) and was annexed into the City of Maitland on December 9, 2002, after being developed under the jurisdiction of Orange County as part of a Planned Development. The annexation agreement required that Maitland rezoned the property to a Maitland Planned Development zone district that was consistent with the Orange County Planned Development zoning ordinance. This was done so in Maitland City Council's Ordinance No. 1083 on May 24, 2004. Ordinance 1083 recognized and approved the uses both existing on the Property and as permitted in the Development Order and Annexation Agreement which included office uses.

Charles Schwab & Co. Inc., a financial services company, acquired the subject property in 2025 and propose various modifications to the site, the most substantial of which is the construction of an up to 10-story parking structure in the north-west of the site. Construction of this parking structure would be accompanied by a reconfiguration of the stormwater system. Other improvements include a new service yard for an existing office building, a new outdoor café dining area, a reconfigured entrance to an existing parking structure, and canopy replacements on an existing office building. The applicant has requested a few land development code modifications to accomplish these modifications. They request a reduction in the existing setback of 25' from the northern property boundary to 10'; an increase of the maximum impervious percentage of 70%; and permission to have interior illuminated monument and directional signage.

### **PROPERTY DESCRIPTION**

The subject property is approximately 24.3 acres in size split among three parcels. It is developed with four office buildings and two parking structures. It is bounded by Maitland Summit Blvd to the south, Gateway Drive and associated stormwater infrastructure to the north [the northern boundary of the subject property is also boundary between the City of Maitland and the City of Altamonte Springs as well as the boundary between Orange County and Seminole County], and Maitland Boulevard to the West. It is an area of special flood hazard, Zone A and Zone X.

## **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 recommendation to City Council 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 program set out in "The Summit" DRI and PD Plan approved by Maitland City Council Ordinance number 1083. The applicants are requesting a reduction in the existing setback of 25' from the northern property boundary to 10'; an increase of the maximum impervious percentage of 70%; and permission to have interior illuminated monument and directional signage. Staff finds that these proposed modifications are consistent with the adopted CDP and are not inconsistent with the Employment Center future land use designation. No other aspects of the proposed development are inconsistent with the provisions of the Maitland LDC. Staff notes that the proposed total impervious area of 72.2% would be less than the maximum amount of 75% allowed in the West Side District consistent with the Employment Center Future Land Use. Ordinance 1083 also explicitly allows City Council to allow a final development plan with a minimum permeable surface area of less than 30%. The proposed conceptual site plan demonstrates that adequate fire access can be provided to the new structure.

Through its consistency with Ord. number 1083 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 Summit” PD plan approved by Maitland City Council Ordinance number 1083. Through its consistency with Ord. number 1083 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 program set out in “The Summit” DRI and PD Plan approved by Maitland City Council Ordinance number 1303. Through its consistency with Ord. number 1083 and “The Summit” development of regional impact and adherence to the proposed conditions of approval, staff finds that the applicant has demonstrated that community benefits will remain 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 #1083 remain, unless otherwise specifically requested and approved as a modification through this PD amendment. Subsequent development shall conform to the Land Development Code or be approved as a minor deviation from the PD per Sec. 2.5.1(f)(3)(L)(4).
2. Fire truck route in the SW parking lot under the proposed parking garage is shown over existing parking islands, ramps and curbs, as well as proposed areas near the garage. Revise plan accordingly. In addition, the fire access adjacent to the parking garage and Maitland Blvd has 20’ grass plus a 5’ sidewalk (25 total) yet cross section has 20’ total. Applicant shall revise appropriately for site plan review to avoid conflicts.
3. The applicant shall provide a tree removal and replacement plan showing size, type, and location and net gain/loss.
4. Monument sign, building identification signs and wayfinding (directional) signs internal to the site, may be internally lit, but must conform to lighting standards listed in LDC Section 5.14.5 (b). The signs shall comply with size, location and copy area regulations of the City’s LDC.
5. High-rise buildings require approved automatic sprinklers throughout per FFPC/NFPA 101 Chapter 11 and Florida amendments, eliminating most open garage exemptions for structures over 75 feet. Fully sprinklered structures permit hose lay distances up to 450 feet from the apparatus access road to any exterior wall point on the lowest story, versus 150 feet without sprinklers. Site plan shall conform to these requirements.
6. A comprehensive, performance-based fire protection design demonstrating an equivalent level of safety is required prior to approval of the Site Plan Review. At a minimum, this shall include:
  - a. Full automatic sprinkler protection throughout the structure
  - b. Standpipe system designed for high-rise firefighting operations
  - c. Strategically located and fully accessible fire department connections
  - d. Verified hose reach analysis for all areas of the structure
  - e. Enhanced water supply capable of supporting extended operations
  - f. Evaluation of structural fire resistance and fire spread potential
  - g. Fire department operational plan, including apparatus positioning and deployment strategy.
  - h. Supporting fire modeling or engineering analysis, as required

Additional life safety and fire protection criteria or design may be required once review of comprehensive document above is supplied.

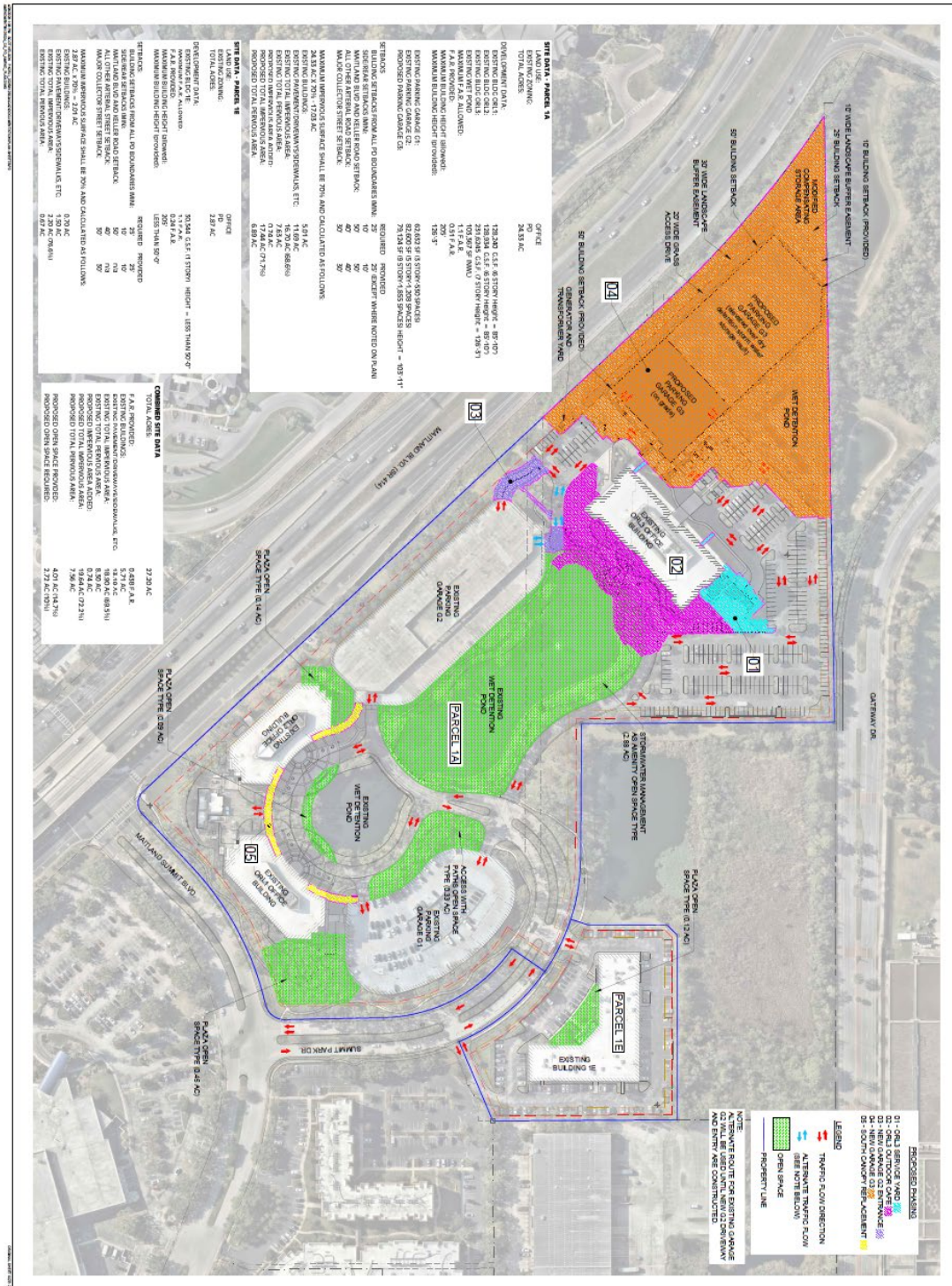
**INFORMATIONAL COMMENTS**

1. The PD accounts for 70% impervious. The applicant is currently claiming the existing impervious for one of the lots that already exceeds this percentage. This may have an effect on the stormwater calculations and has implications that the site is currently out of compliance with the PD and the SJRWMD permit.
2. As of January 1, 2026, the new Statewide Stormwater rule has been implemented, dramatically changing stormwater treatment criteria. Modifying the stormwater system in this manner will likely trigger these new criteria. A SJRWMD modification will be required, as well as stormwater calculations submitted to the city showing conformance with SJRWMD.

\_\_\_\_\_  
**Michael Daniels,**  
**Community Development Director**

\_\_\_\_\_  
**Date**

# EXHIBIT A: Site Plan



**NOT FOR CONSTRUCTION**

**THE SUMMIT PD PARCELS 1A AND 1B**

20000 W. SUMMIT BLVD. SUITE 100  
MAYFIELD, MI 48041

DATE: 08/14/2024

PROJECT: THE SUMMIT PD PARCELS 1A AND 1B

SCALE: AS SHOWN

PROJECT NO: 2024-001

REVISIONS:


NO.	DATE	DESCRIPTION
1	08/14/2024	ISSUANCE

PROJECT NO: C2100

**LandDesign**

1000 W. WASHINGTON BLVD. SUITE 100  
ANN ARBOR, MI 48106

PHONE: 734.769.1234  
 FAX: 734.769.1235  
 WWW.LANDDESIGN.COM

MEETING DATE	 <b>MAITLAND</b> <small>FLORIDA</small>	AGENDA
May 20, 2026		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
<b>Subject:</b> Waiver of district standards WAIV(2026)-0003 (1780 Park Avenue)		
<b>Requested Action or Motion:</b>		
<b>Summary Explanation &amp; Background:</b>		
<b>Fiscal Impact:</b> No		
<b>Exhibits:</b> 1. 1780 N Park Ave - DM EDge Waiver Request DRC Recommendation		
<b>Commission/Board:</b> Other		
<b>Contact Person:</b> Barrett Chaix 407-539-6213		
Reviewed by City Attorney NA		



**DM WAIVER REQUEST  
WAIV(2026)-0003 (1780 N. PARK AVE.)  
DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATION  
MAY 20, 2026**

APPLICANT:	Kency Mocombe, 1795 Genova Drive, Oviedo, FL 32765
OWNER(S):	Bounds Law Group Offices
PETITION:	Waiver request related to proposed accessory structure.
PROPOSED USE:	Accessory structure/storage building for professional law office
ZONE DISTRICT:	Downtown Maitland (DM) and DM Edge
FUTURE LAND USE:	Downtown Maitland
LOCATION:	1780 N. Park Ave.
PARCEL ID(S):	01-22-29-7920-01-030
ACREAGE:	0.68 acres
ACCESS:	N. Park Ave.

**BACKGROUND**

The applicant proposes to build an accessory structure/storage building for a professional law office on the subject property in the rear of the lot. In 1970, a one-story office building was constructed on the site along Park Avenue. The applicant is requesting a waiver from the building placement and orientation and public frontage requirements in the Land Development Code for the new structure. These applicable requirements are found in **Section 3.3.5 (e)(2) Building Placement and Orientation** and **Section 3.3.5 (e)(4) Public Frontage Standards**. Most of the site is zoned Downtown Maitland DM subdistrict with a portion of the site in the rear of the site zoned Downtown Maitland - Edge subdistrict. It appears that the proposed structure will encompass both sub-districts and the front of the proposed building will be oriented north, which is perpendicular to the right-of-way. The proposed placement of the structure in the rear of the lot will not meet the building placement and orientation requirements or the public frontage standards requirements due to site constraints.

**ANALYSIS**

<b>WAIVER REQUEST - Section 3.3.5 (e)(2) Building Placement and Orientation and Section 3.3.5 (e)(4) Public Frontage Standards</b>
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**Buildings in the DM zoning district shall orient toward the public-right-of-way. The building orientation refers to the primary location and secondary facades and entrances to a building.**

**Buildings in Downtown Maitland (DM) zoning district shall comply with the public frontage requirements to reinforce street edges along all public rights-of-way. Public frontage standards are generally referred to as the area from the back-of-curb to the building face, also known as the build-to line within the build-to zone.**

Pursuant to the City of Maitland Land Development Code Article 2, Section 2.5.4 (a)(4), an application for waiver of DM zone district requirements shall be approved only if there is competent substantial evidence in the record that all of the following standards are met:

**A. The requested waiver is allowed by Table 2.5.4(b)(2)(A): Allowable WS Zone District Waivers, or Table 2.5.4(b)(2)(B): Allowable DM Zone District Waivers, as applicable.**

Section 3.3.5 (e)(2) Building Placement and Orientation and Section 3.3.5 (e) (4) are allowed by Table 2.5.4(b)(2)(B) (See Appendix A). Staff finds that this standard has been met.

**B. The requested waiver is consistent with the comprehensive development plan.**

Policy 2.1.4 of the Maitland Comprehensive Development Plan (CDP) 2050 states the City shall encourage the redevelopment of existing underutilized commercial parcels and infill development of commercial areas. This waiver will allow for the development of an underutilized commercial parcel. Staff finds that this standard has been met.

**C. The requested waiver is generally consistent with the purpose of this LDC and the standards of the applicable zone district.**

The remaining standards in the DM district, such as the Floor Area Ratio (FAR), impervious coverage, and building height requirements, will be met. Staff finds that this standard has been met.

**D. For proposals in the DM zone district, the requested waiver is generally consistent with the Downtown Maitland Master Plan.**

The Southern Corridor in the Downtown Maitland Master Plan identifies the corridor as a multi-use district of commercial, office, workplace, civic and entertainment, and higher residential uses. The waiver request to develop an accessory building to support an existing office building meets the goals in the Downtown Maitland Master Plan. Staff finds that this standard has been met.

**E. For proposals in the WS zone district, the requested waiver is generally consistent with the West Side Redevelopment Plan.**

[Not Applicable]

**F. Compliance with the requirement from which the waiver is requested is technically impractical or undesirable based on site conditions, or approval of the waiver will result in superior design.**

The applicant stated that code requirements make meeting the building placement and orientation requirements technically impractical. The applicant also stated that the size of the building needed for the specific user is also a site constraint that requires the building to be placed in the rear of the lot.

In terms of the public frontage standards, those standards are generally referred to as the area from the back-of-the-curb to building face, also known as the build-to line within the build-to zone. The public frontage requirements for the new structure cannot be met without impeding access to the site, and an office building already exists along Park Avenue. Staff finds that this standard has been met.

**G. The grant of a waiver will better achieve the purposes of the applicable zone district and the purposes and intent of this LDC.**

The purpose of building placement, orientation, and public frontage requirements is to create a cohesive, pedestrian-oriented, and mixed-use environment that is complementary and compatible with the surrounding neighborhoods and to create a street presence. The existing office building meets the intent of street presence along Park Avenue. The applicant stated that the project satisfies all four required standards under 2.5(a)4, activates an underutilized rear lot area, reduces asphalt, reinforces the downtown character of the DM zone, and will support an existing downtown tenant. Due to all these reasons, the applicant stated that the waiver better serves the site than the status quo. Staff finds that this standard has been met.

**H. The requested waiver will not have a materially negative impact on adjacent and surrounding uses, or mitigation is proposed that will address any negative impacts created by the waiver.**

The impact of the requested waiver will be mitigated by adherence to the rest of the Land Development Code. The applicant stated that a single-story building with a curb rooftop-mounted unit to minimize noise at property lines is proposed. Any rooftop equipment will be required to be screened. The building will take up some existing parking spaces; however, the parking space minimums will still be met, and parking will not spill over onto adjacent uses. Negligible traffic will be generated, only minor changes to grading and drainage will occur, and no new curb cuts will be made. Staff finds that this standard has been met.

**I. The requested waiver will not have a materially negative effect on public health, safety, and welfare.**

The applicant states that the waiver will not have a materially negative effect on public health, safety, and welfare. Granting the waiver will allow the proposed design to have proper driveway and fire access for safety while still allowing an accessory building to support the business needs of an existing professional office. Staff finds that this standard has been met.

**Informational Comments**

1. Sheet SP-1 does not reflect actual Maitland Apparatus turns. Additional parking space elimination may also be required:  
Please include the largest Maitland apparatus that indicates a 46.1-foot length and a 20.83-foot wheel base. Separate drive path lines for the front and rear wheels, as well as distinct separate lines illustrating the drive path (swing path) of the platform and the bumper swing.

**Waiver Decision**

Staff finds that the standards for approval have been met and recommends that the Development Review Committee approve the request for waivers from the building placement and orientation requirements

as established in **Section 3.3.5 (e) Building Placement and Orientation** and **Section 3.3.5 (e)(4) Public Frontage Standards** of the Land Development Code.

**Note:** Any decision rendered by the Development Review Committee may be appealed to the City Council within thirty (30) days of the date that the decision is rendered. **An approved waiver and any conditions of approval shall be included on the face of or attached to the development order or permit and development plan.**

\_\_\_\_\_  
 Michael Daniels  
 Development Review Committee

\_\_\_\_\_  
 Date

**APPENDIX A:**

Table 2.5.4(b)(2)(B): Allowable DM Zone District Waivers		
Standard	Decision-Making Body	
	DRC	P&Z
Section 3.3.5(c), Intensity and Dimensional Standards	Less than 25%	25% or more
<b>Section 3.3.5(e)(2), Building Placement and Orientation</b>	<b>Yes</b>	
Section 3.3.5(e)(3), Building Along Frontage	Less than 25%	25% or more
<b>Section 3.3.5(e)(4), Public Frontage Standards</b>	<b>Yes</b>	
Section 3.3.5(e)(5), Site Access and Circulation [1]	Less than 25%	25% or more
Section 3.3.5(e)(6), Pedestrian and Bicycle Circulation and Access		Yes
Section 3.3.5(e)(7), Parking Lot Location	Yes	
Section 3.3.5(e)(8), Parking Lot Landscaping and Screening [2]	Less than 25%	25% or more
Section 3.3.5(e)(9)(B), Maximum Height	Less than 25%	25% or more
Section 3.3.5(e)(16), Building Windows	Less than 25%	25% or more
Section 3.3.5(e)(19)(B)4, Signs Erected on Buildings (Dimensions only) [3]	Less than 25%	25% or more
Section 3.3.5(e)(21), Stormwater Design (Amenities/Landscaping only)	Less than 25%	25% or more
Section 5.2.5, Off-Street Vehicular Parking Standards [4]	Less than 25%	25% or more
NOTES:		
[1] P&Z shall decide on waivers requested in accordance with Section 3.3.5(e)(5)(H) relating to site vehicular access.		
[2] DRC may only authorize waivers to the dimensional requirements of Section 3.3.5(e)(8), Parking Lot Landscaping and Screening. P&Z is also authorized to grant waivers to the planting requirements.		
[3] Only waivers of dimensional standards are allowed.		

[4] The provision of off-street vehicular parking spaces in excess of the maximum allowed is subject to the requirements of Section 5.2.5(b), Maximum Number of Off-Street Vehicular Parking Spaces.

DRAFT