




**City Council
June 8, 2026
Council Chambers
6:30 PM**




WELCOME to our City Council meeting. All speakers must complete and submit a Speaker Card, preferably prior to the start of the meeting. A member of the public wishing to address the Council must be a Maitland resident or the owner of property or business in Maitland or their representative. The time limit for each speaker shall be three (3) minutes per agenda item. No speakers will be interrupted. Please silence all electronic devices during the meeting. THANK YOU for participating in your City Government.


- I. Call to Order
- II. Moment of Silence
- III. Pledge of Allegiance
- IV. Old Business
- V. Consent Agenda
 1. City Council Meeting Minutes of May 11, 2026.
 2. Strategic Planning Session Minutes of May 13, 2026.
 3. City Council Special Meeting Minutes of May 21, 2026.
 4. 2026 Financial Summary 2nd Quarter.
 5. Resolution No. 5-2026: Adopting an Amended FY26 Space Needs Fund Budget and Authorizing the Revised Transfer of \$1,440,284 from the General Fund.
- VI. Public Period
- VII. Decisions
 1. Second Reading: Ordinance No. 1458 Planned Development (PD) Zoning Change Maitland Concourse North (MCN), Lot 6.
 2. Reconsideration of Chippewa Trail Sidewalk Alignment.
- VIII. Discussion
 1. Strategic Planning Priorities.
 2. Small Lot Residential Development Potential Code Changes in the Downtown Maitland (DM) Zoning District.
- IX. City Manager's Report/City Attorney/Council Reports
- X. 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	 MAITLAND <small>FLORIDA</small>	AGENDA
June 8, 2026		Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 1.
Subject: City Council Meeting Minutes of May 11, 2026.		
Requested Action or Motion: Move to approve the City Council meeting minutes of May 11, 2026.		
Summary Explanation & Background:		
Fiscal Impact: N/A		
Exhibits: 1. Draft City Council Meeting Minutes 5-11-2026		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney N/A		

MEETING DATE	 MAITLAND <small>FLORIDA</small>	AGENDA
June 8, 2026		Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 2.
Subject: Strategic Planning Session Minutes of May 13, 2026.		
Requested Action or Motion: Move to approve the Strategic Planning Session Minutes of May 13, 2026.		
Summary Explanation & Background:		
Fiscal Impact: N/A		
Exhibits: 1. Strategic Planning Session Minutes 5132026		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney N/A		

MEETING DATE	 MAITLAND <small>FLORIDA</small>	AGENDA
June 8, 2026		Section: Consent Agenda
Department/Office : City Clerk	AGENDA REPORT	Item #: 3.
Subject: City Council Special Meeting Minutes of May 21, 2026.		
Requested Action or Motion: Move to approve the Special City Council meeting minutes of May 21, 2026, as presented.		
Summary Explanation & Background:		
Fiscal Impact: N/A		
Exhibits: 1. Special Meeting of the City Council _Minutes_Preview		
Commission/Board: City Council		
Contact Person: Lori Hollingsworth 407-539-6219		
Reviewed by City Attorney N/A		

MEETING DATE	 MAITLAND <small>FLORIDA</small>	AGENDA
June 8, 2026		Section: Consent Agenda
Department/Office : Finance Department	AGENDA REPORT	Item #: 4.
Subject: 2026 Financial Summary 2nd Quarter.		
Requested Action or Motion: Move to receive the 2nd Quarter 2026 Financial Summary and Investment Schedule as presented.		
Summary Explanation & Background: See attached 2nd Quarter 2026 Financial Summary and Investment Schedule.		
Fiscal Impact: NA		
Exhibits: 1. Q2 2026 Financial Summary		
Commission/Board: City Council		
Contact Person: Jerry Gray 407-539-6201		
Reviewed by City Attorney NA		

MEETING DATE	 MAITLAND FLORIDA	AGENDA
June 8, 2026		Section: Consent Agenda
Department/Office : Finance Department	AGENDA REPORT	Item #: 5.
<p>Subject: Resolution No. 5-2026: Adopting an Amended FY26 Space Needs Fund Budget and Authorizing the Revised Transfer of \$1,440,284 from the General Fund.</p>		
<p>Requested Action or Motion: Move to approve Resolution No. 5-2026 amending the FY26 Space Needs Fund budget, authorizing the transfer of \$1,440,284 from the General Fund, as presented.</p>		
<p>Summary Explanation & Background: The City recently closed on the \$14 million dollar library bond issuance with a par amount of \$12,480,000 and an interest rate of 5%. The bond was issued at a premium resulting in a bond issue premium of \$1,518,269.10, netting the City \$13,998,269.10 in bond proceeds. With the bond premium factored in, the net interest rate to the City is 3.084% for the 15-year term of the bond. After deducting the debt issuance costs of \$183,819, there is \$13,814,450 available to fund the project from bond proceeds. Debt issuance costs include such items as bond and disclosure counsel, financial advising, rating fees, paying and dissemination agent fees, advertising, printing, and underwriting discount.</p> <p>The total construction budget approved at the March 23, 2026, Council meeting is \$16,671,272, which includes \$15,877,272 for Turner Construction and \$794,000 for City direct purchases and contingency. As part of the approval, Council authorized the transfer of \$5,917,183 from the General Fund Council Capital designated fund balance; \$305,000 from General Fund Operating Contingency fund balance; and \$8,449,089 from the General Fund Undesignated fund balance. An additional \$2,000,000 is already available in the General Fund from transfers to the library project to purchase furniture, fixtures, equipment, and permits. Now that the City has secured the bond proceeds, only \$1,440,284 is needed to be transferred from the Council Capital fund balance. Therefore, Resolution No. 5-2026 rescinds the previously approved fund balance transfers and authorizes a revised transfer amount of \$1,440,284.</p> <p>In addition to the transfer from the General Fund to the Capital Project Fund, the City anticipates earning approximately \$200,000 in interest income from the bond proceeds. Following IRS rules, if proceeds are spent within 18 months of issuance, the City can use the interest income to fund the project. The Resolution therefore recognizes and appropriates \$200,000 in bond proceed interest earnings for library and Quinn Strong Park construction expenditures.</p> <p>Staff recommends approval of Resolution No. 5-2026 adopting the revised FY26 Space Needs Fund budget, which rescinds the previously approved Fund Balance transfer of \$14,671,272, authorizes the revised transfer of \$1,440,284, and appropriates \$200,000 of expected interest income for a net increase in the capital project fund of \$1,660,284.00.</p>		
<p>Fiscal Impact: \$1,440,284 to Capital Project Fund 39151515-566200</p>		

\$1,440,284 from General Fund Council Capital designated fund balance 01000000-284709
\$13,998,269 from Bond Proceeds 39384000-384400
\$13,814,450 to Capital Improvements 39151515-566200
\$183,819 to Bond Issuance expenditures 39151515-577314
\$200,000 from Interest Income 39361000-361150
\$200,000 to Capital Improvements 39151515-566200

Exhibits:

1. Resolution No. 5-2026 Capital Project Fund

Commission/Board: City Council

Contact Person: Jerry Gray 407-539-6201

Reviewed by City Attorney

N/A

MEETING DATE		AGENDA
June 8, 2026		Section: Decisions
Department/Office : Community Development	AGENDA REPORT	Item #: 1.

Subject:

Second Reading: Ordinance No. 1458 Planned Development (PD) Zoning Change Maitland Concourse North (MCN), Lot 6.

Requested Action or Motion:

Move to approve, on Second Reading, Ordinance No. 1458, the Planned Development Amendment Petition# AZPD(2025)-0001, Maitland Concourse North Lot 6 (601 Trelago Way), subject to the conditions of approval in the Development Review Committee (DRC) Report.

Summary Explanation & Background:

This application for a planned development amendment is a companion petition to Maitland Ordinance No. 1446. That ordinance amended the Maitland Comprehensive Development Plan (CDP) to modify the 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 Development Review Committee (DRC) report titled Petition No. 2025-0001 (AZ-PD) Maitland Concourse North Lot 6, which was unanimously approved on March 18, 2026. 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 recommended 12 conditions of approval to accompany the PD amendment. The Planning Commission unanimously recommended approval consistent with the DRC recommendation report. During Planning and Zoning Commission deliberation, the board discussed their desire for the applicant to explore elimination or reduction on size of the hammerhead turnarounds to provide for additional landscaping and guest parking.

The applicant has explored hammerhead modifications with City Staff to ensure fire apparatus and solid waste trucks have adequate access throughout the property. A revised site plan showing the reduced hammerhead turnarounds demonstrates the results of discussions with City Staff. The turnarounds are proposed to be reduced in size for oversize vehicle use and additional landscape plantings will be provided. The northernmost hammerhead will remain the same size for fire access purposes. In addition, the applicant has added seven guest parking spaces along the internal roadway, which would bring the total to 19 guest spaces.

Staff recommends that City Council approve, on second reading, Ordinance No. 1458, the Planned Development Amendment for Petition AZPD(2025)-0001, Maitland Concourse North Lot 6 (601 Trelago Way), with conditions and findings of the Development Review Committee (DRC) staff report to be addressed as part of the site plan application review process.

Fiscal Impact:

N/A

Exhibits:

1. Lot 6 MCN Ordinance 1458
2. Exhibit A Ord 1458 DRC Report Signed AZPD (2025)-0001 MCN Lot 6
3. Overall Site Plan (2)
4. Overall Landscape Plan (1)
5. 4-unit front elevation (2)
6. 5-unit front elevation (1)
7. MCN Lot 6 Fire Truck Turnaround
8. MCN Lot 6 Site Plan Exhibit Modified Turnarounds
9. Orlando_Sentinel_Campaign_75997

Commission/Board: City Council**Contact Person:** Michael Daniels 407-539-6211Reviewed by City Attorney
Drew Smith

MEETING DATE	 MAITLAND FLORIDA	AGENDA
June 8, 2026		Section: Decisions
Department/Office : Public Works	AGENDA REPORT	Item #: 2.

Subject:

Reconsideration of Chippewa Trail Sidewalk Alignment.

Requested Action or Motion:

Consider a motion to reconsider the City Council's previous vote regarding the design location of the Chippewa Trail sidewalk between Thistle Lane and Tomahawk Trail. If approved, reopen the item for discussion and take action to affirm, modify or rescind the previous direction/action.

Summary Explanation & Background:

Mayor Lowndes and Councilmember French each requested that this item be placed on the agenda for reconsideration pursuant to the City Council Rules of Procedure.

On May 11, 2026, the City Council unanimously voted (5-0) to proceed with Option 1B, which continued sidewalk construction along the north side of Chippewa Trail with a field adjustment near 2007 Chippewa Trail intended to maximize preservation of the live oak tree and its root system.

If the motion to reconsider is approved, the matter will be reopened for discussion and the City Council may take action to affirm, modify, or rescind its previous direction/vote. For the Council's convenience, the sidewalk alignment options previously presented to the City Council are provided below for consideration.

Since the May 11, 2026, City Council meeting, one tree previously identified within the proposed sidewalk alignment has been removed. As a result, Option 4 has been updated and now impacts two trees rather than three.

Staff is available to answer any questions and provide additional information as requested by the City Council.

On April 10, 2023, City Council approved execution of a contract for Dommerich Hills Sanitary Sewer Extension, Phases 2-4 and Alternate 2, with R. P. Utility & Excavation Corp. (RPU), which included sidewalk and traffic-calming measures funded through the General Fund. The sidewalks were included in the project based on the Bicycle/Pedestrian Master Plan, which states the priority for sidewalk construction is to construct new sidewalks so that residents can be within one block of a new or existing sidewalk.

At the July 22, 2024 meeting, City Council approved postponing the portions of sidewalks planned to be constructed with the project on Chinook Trail, Huron Trail, Tomahawk Trail, Chickapee Trail, and the east side of Kewanee Trail as part of a budgetary package intended to reduce project costs following property tax reductions largely attributed to the Live Local Act. At the direction of the City Council, the sidewalk segment on Chippewa Trail from Thistle Lane to Ponca Trail remained included in the project.

During construction, the sidewalk was completed on the north side of Chippewa Trail between Clydesdale Drive and Ponca Trail. Concerns were expressed regarding the remaining section of Chippewa Trail between Thistle Lane and Tomahawk Trail, primarily due to the large live oak tree located at 2007 Chippewa Trail. To provide additional time to evaluate alternatives and address concerns, this section was removed from the RPU contract with the intent of revisiting the issue following completion of the contract.

The tree at 2007 Chippewa Trail is a 52-inch DBH (diameter at breast height, measured at 4'-6" above grade) live oak. While the root system has not been formally measured, standard growth habits for live oak roots indicate an extensive, shallow system that typically extends 1.5 to 2 times the canopy spread. Mature root systems generally consist of widespread lateral roots within the top three feet of soil, with feeder roots often extending 50–90 feet from the trunk. The canopy of this tree extends across Chippewa Trail nearly to the right-of-way line on the opposite side of the roadway.

The root system includes a few main horizontal roots that provide structural stability and typically remain close to the soil surface. Standard arboriculture practices recommend avoiding the cutting of these roots whenever possible. The roots on the street side of the tree were air-spaded to expose the root structure and provide a better understanding of the potential impacts associated with sidewalk installation. Based on consultation with a licensed arborist, the property owners expressed concern that the level of root pruning required could irreparably damage the tree, reducing both its stability and lifespan.

The City's arborist conducted a site inspection on April 6, 2026, and found the tree to be in good health, with no visible disease, insects, injuries, or stressors. The arborist did note that some prior pruning had not followed industry best practices, limiting opportunities for future canopy reduction. Consistent with arboricultural best management practices, minimizing disturbance to the root system is preferred.

Staff evaluated several alternatives to provide a sidewalk connection between Clydesdale Drive and Thistle Lane.

Option 1: Continue Sidewalk Construction as Originally Designed Along the North Side of Chippewa Trail.

This option would continue the sidewalk along the originally planned route between Clydesdale Drive and Thistle Lane. A conflicting tree at 2025 Chippewa Trail was removed prior to reevaluation of the route; however, the live oak at 2007 Chippewa Trail remains a significant constraint. The current design places the sidewalk approximately two feet behind the back of curb, which would require construction directly through the tree's root zone near the root flare.

A field adjustment could shift the sidewalk adjacent to the curb. This would require widening the sidewalk from five feet to six feet, providing approximately one additional foot of separation from the root flare. However, the arborist's review indicates that this adjustment would not significantly reduce root impacts, as root cutting would still be required.

The primary advantage of this option is that it follows the previously approved alignment, requiring no additional design effort and utilizing a route already anticipated by nearby property owners. It also provides a direct and consistent sidewalk alignment along Chippewa Trail. However, this option carries the highest likelihood of damaging the tree through root pruning. Additionally, the longer sidewalk run and multiple driveway crossings (11) contribute to relatively higher construction costs compared to some alternative routes.

Option 2: Install a Traffic-Calming Curb Extension (Chicane or Bump Out) to Shift the Sidewalk Away from the Tree.

This option would modify the roadway geometry by incorporating a traffic-calming curb extension, or chicane, to create additional separation between the sidewalk and the tree's root flare. By shifting the sidewalk farther from the tree, an additional two to four feet of clearance could potentially be achieved, decreasing disturbance to the root zone. Because the sidewalk would likely be installed at or above the elevation of the existing asphalt, a portion of the disturbance would occur in already compacted roadway areas, potentially reducing impacts compared to direct excavation within undisturbed soil.

The primary benefit of this option is that it may reduce root disturbance and improve the probability of long-term tree viability. However, implementation would require significant engineering design to determine the proper length and geometry of the curb extension while maintaining safe traffic flow and ADA-compliant sidewalk grades.

The design would need to transition back to the existing curb alignment prior to the nearby intersection and driveway at 2001 Chippewa Trail. The driveway at 2007 Chippewa Trail would likely need to be extended into the curb extension area to maintain access and allow the sidewalk to cross safely. Due to roadway narrowing, the sidewalk would not be recommended directly adjacent to the curb. Existing vehicle stacking associated with school pickup operations may also create traffic circulation challenges, making the roadway more difficult to navigate. These constraints could result in a design that is difficult or infeasible to implement.

Additionally, the design engineer for the project has expressed concerns regarding construction of a sidewalk on a curb extension. This puts pedestrians within what was formerly a driving lane, moving them into a typical driving pathway. Based upon their assessment, this would be an atypical design that would potentially put pedestrians at increased danger, increasing liability if someone were to be injured on this section of sidewalk. Based upon their assessment, this option would not be recommended.

Option 3: Construct a Boardwalk or Elevated Structure Over the Root System.

This option would utilize a boardwalk or elevated walkway to span above the tree's root system and avoid traditional excavation. While this approach could reduce direct disturbance to roots, it presents significant design and long-term maintenance challenges.

To elevate the structure over the root zone, the walkway would require ramped approaches on both sides to meet ADA standards. Due to the limited horizontal distance available between the tree, adjacent driveway, and existing grades, providing ADA-compliant slopes would be difficult or potentially infeasible and would likely require handrails.

A boardwalk system would also require support elements such as pilings or footers. Pilings would need to be driven into the root zone, resulting in direct root impacts, while surface footers placed above roots would create long-term compression impacts. As the tree continues to grow, root movement will likely shift the structure over time, increasing maintenance needs and potentially creating future instability.

The primary benefit of this option is that it could reduce, though not eliminate, disturbance to the root zone. However, it introduces additional design complexity, higher construction and maintenance costs, potential ADA compliance challenges, and aesthetic concerns related to installing a handrailed elevated structure within a residential neighborhood setting.

Option 4: Relocate the Sidewalk to the South Side of Chippewa Trail.

This option would shift the sidewalk to the south side of Chippewa Trail by crossing near Tomahawk Trail and continuing west to Thistle Lane. Relocating the sidewalk would avoid impacts to the live oak at 2007 Chippewa Trail and maintain a reasonably continuous pedestrian route along Chippewa Trail. However, constructing the sidewalk on the south side would likely impact up to two existing trees, potentially requiring removal. The route would also cross seven residential driveways and one pedestrian walkway connection, each requiring engineered transitions to ensure ADA compliance.

The primary benefit of this option is complete avoidance of impacts to the specimen live oak. It also preserves a sidewalk connection along Chippewa Trail. The disadvantages include the need for additional design, increased driveway crossing complexity, introduction of an additional roadway crossing, potential removal of several trees, and the fact that south-side residents were not previously informed of a sidewalk project adjacent to their properties because this alignment was not included in the original scope.

Option 5: Reroute the Sidewalk to Tomahawk Trail and Connect to Mohawk Trail.

This option would construct the sidewalk west along Chippewa Trail to Tomahawk Trail, cross to the south side at the intersection, and continue along the east side of Tomahawk Trail connecting to the sidewalk system on Mohawk Trail.

This alternative avoids impacts to the live oak at 2007 Chippewa Trail and provides a shorter route requiring only one driveway crossing rather than the eleven crossings associated with continuing along Chippewa Trail. Because the route generally follows previously planned sidewalk segments, minimal additional design effort is anticipated. However, due to the slope of the yards along Tomahawk, low retaining walls or curbs will need to be designed and constructed along most of Tomahawk Trail.

A magnolia tree located at the northeast corner of Tomahawk Trail and Mohawk Trail may experience root impacts from construction. The extent of impact would be evaluated during final layout, and adjustments may be possible to reduce disturbance. This tree has been evaluated by the City's arborist and is currently showing signs of decline and may need removal in the near future regardless of any impact.

This option offers several advantages, including avoiding multiple tree conflicts, minimizing driveway crossings, and requiring little additional design work. However, future drainage improvements currently being evaluated at the Tomahawk and Mohawk Trail intersection could require modifications to the sidewalk crossing area if stormwater improvements are implemented.

Summary:

The alternatives generally fall into two categories: continuing the sidewalk connection along Chippewa Trail or rerouting the sidewalk to connect via Tomahawk Trail. Each option presents trade-offs between preserving mature trees, minimizing design complexity, maintaining pedestrian connectivity, and controlling construction costs.

Fiscal Impact:

Approximately \$103,000 for Option 1 or 2. Other options would require additional design and/or pricing.

Exhibits:

1. Tomahawk Option

2. Pre-construction existing condition 01
3. Pre-construction existing condition 02
4. Pre-construction existing condition 03 - impacted roots
5. Air spaded existing condition 01
6. Air spaded existing condition 02
7. 2007 Chippewa GIS Tree Aerial
8. GIS Tree Photos

Commission/Board: City Council

Contact Person: Kimberley Tracy 407-539-6216

Reviewed by City Attorney
N/A

MEETING DATE		AGENDA
June 8, 2026		Section: Discussion
Department/Office : Administration	AGENDA REPORT	Item #: 1.

Subject:

Strategic Planning Priorities.

Requested Action or Motion:

Consensus of City Council Strategic Planning Priorities.

Summary Explanation & Background:

At the Strategic Planning Meeting held May 13, 2026, City Council discussed modifications to the existing FY 2026 essential priorities. The Council recommended elimination of the construction of the new Maitland Public Library and North Independence Lane since both projects are currently underway. Initial added priorities included a review of the permitting and plan review processes, communications, west side development, and development of the downtown and cultural corridor, including repurposing of the former library. While these priorities are meant to align with the FY 2027 budget, the permitting and plan review processes and city communications are administrative and operational items that staff have already started addressing. Additional information regarding these proposed priorities is as follows:

Permitting and Plan Review Processes – Staff is currently undertaking a review of building and planning processing times and fees due to new legislation scheduled to take effect July 1, 2026. This legislation requires the city to comply with private provider provisions, new fee structures, and accelerated approval timeframes.

Communications – Staff have started updating information and links on the website and coordinated CivicClerk and other calendars to change public meeting notifications to an earlier date. Communication channels currently in use include print and television media, city website and social media accounts, subscription-based notifications, and where appropriate, direct outreach to residents with flyers and/or door hangers.

Westside Development – In 2010, the City established the Maitland West Side Redevelopment Plan. In 2021, the City conducted a Technical Assistance Panel (TAP) study through the Urban Land Institute to address Westside competitiveness, transportation and parking challenges, and encouragement of potential office support services.

Downtown/Cultural Corridor Development – In 2017, the City adopted the Downtown Maitland Master Plan, which included the Community Redevelopment Agency (CRA) area, the Cultural Corridor, and the Maitland Avenue Corridor. The plan led to zoning changes, Downtown branding and marketing, planning and purchasing of right-of-way for the extension of Independence Lane north to George Avenue, Design and construction of Independence Square and design and construction of a “festival street” on Independence Lane. This planning, along with the CRA Redevelopment Plan, facilitated the development of Downtown mixed-use development, public infrastructure, signage, and other public and private improvements. Furthermore, the City has worked cooperatively with the Art & History

Museums of Maitland (A & H) and the Maitland Public Library to promote a cultural corridor from A & H to Lake Lily. Finally, the City actively engaged in discussions with potential owners of the property south of City Hall for a future extension of Independence Lane; however, the current owner has no plans to redevelop the property such that a roadway could be established. This remains on the planning horizon.

In addition to the proposed priorities agreed upon by the City Council, other items were discussed by one or more individual members. The following list includes items discussed by City Council and actions already undertaken or underway, if applicable:

- **Forestry planning** – The arborist position has been filled, and public works staff are engaged in tree pruning, removal, and replanting throughout the city. Funds for the program are budgeted annually.
- **Public lands** – The City is currently in discussions with Orange County Public Schools about the long-term lease or acquisition of the Quad property at Maitland Middle School. The Fennel Ballfields are currently being used by the Little League, while Lake Destiny is serving as an approved debris removal site in the event of a hurricane or other natural disaster.
- **Employee staffing and competitive compensation** – The City has made annual salary adjustments since the last compensation and classification study. An updated study is budgeted for 2026 or 2027.
- **Library lease** – Drafting of an amended and restated library lease has been initiated.
- **Art & History lease** – Drafting of an amended and restated consolidated lease agreement with A & H has been initiated.
- **E-bikes** – A public awareness campaign has been implemented, a bike safety community event was conducted, and the police have started stopping unsafe riders to provide them with safety education. Based upon previous City Council direction, this item will be presented to the Transportation Advisory Board for their input at a future date.
- **South Independence Lane** – As part of previous master planning, the City has identified South Independence Lane as an important connection in the Downtown area. The current owner has no plans to develop the property in a manner that would allow the City to extend the road. If and when the property sells or redevelops in the future, staff will discuss options with the owner.
- **Protection of self-governance** – The City is active in the Florida League of Cities and employs Gray-Robinson as its legislative representative.
- **Business support and incentives**
- **Veterans’ Memorial construction**
- **Public art program**

Fiscal Impact:

TBD

Exhibits:

Commission/Board: City Council

Contact Person: Mark Reggentin 407-539-6220

Reviewed by City Attorney

N/A

MEETING DATE	 MAITLAND <small>F L O R I D A</small>	AGENDA
June 8, 2026		Section: Discussion
Department/Office : Community Development	AGENDA REPORT	Item #: 2.

Subject:

Small Lot Residential Development Potential Code Changes in the Downtown Maitland (DM) Zoning District.

Requested Action or Motion:

Discussion item. Provide direction to staff, if any.

Summary Explanation & Background:

Pursuant to discussion at the April and May Planning and Zoning Commission meetings, staff has prepared draft amendments to the City’s residential development regulations within the Downtown Maitland (DM) Zoning District. The discussion focused on concerns from the Planning Commission members that certain existing DM District development requirements may limit the feasibility and continued improvements of smaller-scale, residential projects on infill parcels within the downtown area, thereby reducing opportunities for context-sensitive reinvestment and housing diversification. The primary concern of the Commission was that the requirement to have first floor non-residential uses on small lots would render them economically infeasible to develop due to the cost of constructing commercial space on the first floor with one or two residential units on the upper floor(s) as well as the difficulty of meeting the parking, drainage, landscaping and other site design criteria required for mixed use development for small lots. In combination with this issue, the Commission agreed that if developers were required to provide and construct the first floor commercial space, it would go unused and vacant due to the size and potential limitation on uses. To address this, the Commission is recommending modifying the requirements for smaller lots (less than 20,000 sq. ft.) to allow exemptions from the first floor commercial requirement if certain conditions are met.

The proposed amendments are intended to reduce regulatory barriers that may constrain incremental infill development, and small-scale residential redevelopment opportunities within the Downtown area while maintaining consistency with the urban design and streetscape objectives of the DM District. In particular, the proposed changes are intended to support a broader range of small-scale multifamily residential development on appropriately scaled parcels within the downtown area.

Staff, based upon recommendations from the Planning and Zoning Commission, is proposing amendments to the Land Development Code to address the following issues:

- Allow for redevelopment and expansion of existing single-family homes and duplexes within the DM Zoning District subject to the development standards of the RSF-D Zoning District, while continuing to require compliance with the public frontage and streetscape standards applicable to the DM District.
- Reduce regulatory constraints affecting small-scale multifamily residential development within the DM Zoning District by providing exemptions from certain mixed-use and ground-floor

activation requirements for residential developments containing three (3) or more dwelling units where:

- the property is located on a Type II or Type III street, as defined in Section 3.3.5(e)(4)(A), excluding Independence Lane;
- the parcel or combined parcels were less than 20,000 square feet in area prior to the effective date of the ordinance; and
- the development otherwise complies with all applicable standards of the Downtown Maitland Zoning District.

The proposed amendments are intended to encourage context-sensitive residential infill development on smaller downtown parcels that may not be capable of supporting larger mixed-use projects under the current code framework. The amendments are also intended to expand housing choice, promote incremental redevelopment, and encourage reinvestment within the Downtown Maitland area.

Staff and the Planning and Zoning Commission believe that the proposed amendments will continue to advance the overall intent of the Downtown Maitland Zoning District by:

- promoting walkable urban development patterns;
- maintaining compatibility with existing neighborhood and streetscape character;
- encouraging reinvestment and redevelopment within the downtown area; and
- supporting a broader range of housing types that can serve varying household sizes and life stages.

To support this discussion, staff has provided the following materials:

- Proposed Revisions to LDC Section 4.2.4 Standards Specific to Principal Uses
- Existing Zoning Requirements for the RSF-D Zoning District
- LDC Section 3.3.5 – Downtown Maitland Zoning Regulations
- LDC Table 4.2.2 – Permitted Residential Uses
- LDC Section 10.3.2 – Definitions
- DM Street Type Definitions
- Map identifying parcels within the DM Zoning District that may qualify for the proposed exemption

The Planning and Zoning Commission reviewed and approved the draft ordinance language related to the proposed amendments to the Downtown Maitland (DM) Zoning District regulations. The formal ordinance adoption process would require a publicly noticed hearing before the Planning and Zoning Commission, followed by two readings before the City Council, including a public hearing, prior to final consideration and adoption.

At this time, staff is seeking policy direction from City Council regarding the proposed amendments in order to confirm that the Council is generally supportive of evaluating potential revisions to the DM Zoning District regulations intended to reduce barriers to small-scale residential infill housing opportunities prior to initiating the formal public hearing process.

Fiscal Impact:

N/A

Exhibits:

1. 4.2.4. Standards Specific to Principal Uses. proposed revisions revised 5.28

2. 3.2.6. RSF_D_Residential_Single_Family_and_Duplex_District.
3. Maitland LDC DM
4. Maitland, FL Land Development Code Permitted Uses
5. Residential Use Definitions
6. DM STREET TYPE DEFINITIONS
7. 20,000 square foot lots and smaller in DM Districts and not type 1 street type

Commission/Board: City Council

Contact Person: Michael Daniels 407-539-6211

Reviewed by City Attorney
N/A