



**Planning and Zoning
Commission
Minutes
June 4, 2026
Council Chambers
6:00 PM**



I CALL TO ORDER

Vice-Chair Jody Barry called the meeting to order at 6:00 pm on June 4, 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- Jody Barry (Vice-Chair), Eddie Baird, Ken Linehan, Greg Hardwick

Absent: 0 - Glen Jaffee (Chair)

II PLEDGE OF ALLEGIANCE

III MINUTES OF PREVIOUS MEETING

1 MINUTES OF THE MAY 7, 2026 MEETING OF THE PLANNING AND ZONING COMMISSION

RESULT: Approve the minutes of the May 7, 2026 Planning and Zoning Commission

MOVER: Hardwick

SECONDER: Baird

AYES: Baird, Hardwick, Linehan, Barry,

NAYS: None

IV PUBLIC PERIOD

Vice-Chair Barry opened the public period and asked if there was anyone in the audience who wished to speak on a non-agenda item. There being none, he closed the public period.

V PUBLIC HEARING

**1 PLANNED DEVELOPMENT AMENDMENT AZPD(2026)-0004
CHARLES SCHWAB CAMPUS IMPROVEMENTS**

Barrett Chaix provided a presentation on the proposed PD Amendment.

Charles Schwab & Co., the property owner, is proposing several site

improvements, the most significant of which is the construction of a parking structure up to 10-stories in height. The subject property is located in "The Summit" Planned Development, which was developed in unincorporated Orange County and annexed into the City of Maitland in 2002. 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. The location of the parking garage is within a flood hazard boundary (Zone A). The applicant has submitted engineering analysis for a proposed Letter of Map Revision (LOMR) to revise the boundary of the flood zone which is currently under review with city staff.

The applicant is requesting to apply some standards for these improvements that differ from the development standards in the previously approved PD and the Maitland LDC:

- 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
- Interior illuminated monument and directional signage.

On May 20, 2026, the Development Review Committee (DRC) voted to recommend approval with conditions of this PD amendment based on the findings and decision standards outlined in the enclosed staff report. The Planning and Zoning Commission will be voting on a recommendation of approval, denial, or approval with conditions to the City Council. Following the Planned Development amendment, if approved, the next steps in the development approval process would be Site Plan Review and then building permits.

Next, Katie Blair, Charles Schwab Design Team Director, presented information regarding the Charles Schwab campus improvement project. They are modernizing and refreshing the existing buildings on the campus in order to attract top talent to the firm. They are "densifying" the existing office buildings. Therefore, they are building a structure that can accommodate 2000 more parking spaces. She described the rest of the proposed projects and the conceptual reasons for proposing them.

Vice-chair Barry opened the public hearing, and asked if anyone in attendance would like to speak on the agenda item. There being none, he closed the public hearing and opened the discussion to questions from the commission.

Greg Hardwick asked what the height of the existing structures are compared to the proposed parking structure. Blair replied that both

structures would be approximately 100 FT above grade.

Eddie Baird asked about the composition of the various parcels comprising the overall subject property and the stormwater calculations. Carrie Read, PLA from LandDesign replied and responded to the questions. Jacob Lucky, with Frinfrock, explained that the project will not be taking away stormwater compensating storage because the garage will be built over a vault.

Barry asked about whether the subject property is part of the Maitland Center POA. Blair replied that it was part of the Maitland Summit 2 POA. Barry asked what the final parking ratio will be after all the improvements are made. Blair replied that they would be 90% of capacity. The final number will be well over 4500 employees with 90% parking. Barry asked if they had considered adding on stories to the existing garages. Blair replied that they did and it was cost-prohibitive.

Hardwick asked about the mechanism by which the setbacks are reduced. Chaix explained the PD zone amendment request. Blair explained that the neighboring property to the north was owned by Advent Health and used for stormwater storage and that their leadership team has been in contact with them.

Ken Linehan asked about the phasing of the project, and Luckie explained how the prefabricated material would be transferred from the Apopka factory. Trey Beck, Charles Schwab project manager, spoke to the timing of the interior renovations and the other campus improvements and how they would be coordinated.

Hardwick asked about the fire review of the proposed garage. Lucky replied and described the design modifications reached in collaboration with the Fire Department.

Baird asked about access during construction, Lucky described the access plan.

RESULT: Recommend Approval with conditions of PD Amendment AZPD(2026)-0004 Charles Schwab Campus Improvements based on the findings and standards in the DRC staff report.

MOVER: Baird

SECONDER: Linehan

AYES:	Baird, Linehan, Hardwick Barry
NAYS:	None

VI OLD BUSINESS

Director Mike Daniels provided an update on several projects. DM zone district revisions for small lots is going to City Council for preliminary discussion. Maitland Concourse North Lot 6 is also going to second reading. MCN Lot 3 and 753 N. Orlando are at site plan review going forward at DRC. Vice-Chair Barry stated he has been having conversations with the Mayor and are forming a committee to discuss development review processes.

VII NEW BUSINESS**VIII ADJOURNMENT**

Vice-Chair Barry adjourned the meeting at 6:45 PM.