

Motion made by Mayor DeCiccio to annex the property; seconded by Commissioner Russell. Upon a roll call vote, Commissioners Ingram, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Commissioner Cruzada to approve future land use; seconded by Commissioner Russell. Upon a roll call vote, Commissioners Ingram, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

Motion made by Mayor DeCiccio to approve zoning C3 on the annexed property; seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Ingram, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

- b. Request of GAI Consultants, Inc. for: Conditional Use approval for the property located at 210 E. Morse Boulevard (zoned R-4), on behalf of El Cortez, LTD (property owner), in conjunction with Chabad of Greater Orlando, for a project consisting of five townhome units fronting Morse Boulevard, which will be two stories in height plus partially below-level basement garages for parking; and a three-story synagogue building fronting Knowles Avenue, including an underground parking garage, a place of worship with rooftop deck for associated functions, and a daycare facility. (Note: Based on the number of speakers registered, the time per speaker may be reduced.

Director of Planning & Zoning Allison McGillis presented the second hearing for the property located at 210 East Morse Boulevard, brought to the commission for a second hearing because it involves a third story component in the Central Business District- Project is on 0.6 acres comprising 5 townhomes, a synagogue (max 80 seats), a daycare (initially 50, up to 60 children), underground parking garage, and a rooftop deck/venue

New conditions added since first hearing (now 20 total, up from 12):

Revised condition 6 - revised queuing enforcement (20-day compliance window); Condition 13 - only one event/service at a time, not during daycare hours (M-F, 8 AM-3 PM); Condition 14 - rooftop deck rental capped at 4 days/week (excluding religious services); Condition 15 - daycare initially capped at 50 children with path to 60 upon police/public works confirmation of compliance; Condition 16 - 5 additional guest parking spaces behind townhomes (total 51 spaces); Condition 17 - 2 staff members required to hold intermediate Maintenance of Traffic (MOT) certification given by the Florida Dept of Transportation; Condition 18 - ingress/egress manual required/acknowledgement of legacy events in Winter Park like parades, festivals, road races the limit access; Condition 19 - shadow operations of surrounding churches once per school term; Condition 20 - all daycare/synagogue employees must park on-site.

Attorney Rebecca Wilson noted that the team has attempted to address the concerns of the neighbors and the commissioners. They are not necessarily in agreement but wanted to show a good faith effort by adding the additional conditions and to make

sure the city was in a position to enforce them. 14 - roof deck limitation renting to four days a week, 5 - no expansion over 80 seats or beyond 60 children without conditional use amendment, 12 - limiting that only one event or service shall occur at a time and not during the daycare hours, five more parking spaces were added exclusively for the townhomes and the three are now exclusively for the synagogue, 20 - all synagogue and daycare employees will park on site, 6 - queuing is maintained onsite and not on adjacent public streets. 10 - enforcement of pickup and drop off for the daycare will be conducted with the basement garage, 15 - maximum daycare capacity shall initially be 50 children

Attorney Wilson responded to questions regarding daycare licensing, exemptions for outdoor playgrounds and noted the applicant is not seeking the exemption. She explained that a number of the children who will attend the daycare are infants and therefore do not require an outdoor play area. She addressed concerns related to the children playing elevated above a vehicle ramp; and said full-time staff monitoring and ventilation for carbon monoxide.

The following speakers spoke in support, noting the project will bring religious diversity to the city:

Molly Losey - 1301 Grove Terrace
Michael Saul -1630 Lakehurst Avenue
Christopher Roberts - 157 New England Ave. Ste 260
Barry Laboda - 1765 Edwin Blvd
Keith Dvorchik - 1501 Hibiscus Ave
Professor Barry Render- 2630 Via Tuscany
Dr, David Diamond - 1603 Lookout Landing Circle
Seth Heller - 1630 Temple Drive
Erez Hershcovitz - 2031 Temple Dr
Adam Benson - 308 Cambridge Blvd
Seymour Mintzer - 1265 Via Lugano
Rabbi Shalom Dubov - Chabad of Greater Orlando
Marni Stahlman - 1750 Walker Ave.
Jeff Berger - 1616 Spruce Ave
Lewis Kerron on behalf of Steve Silver -318 Park North Ct
Jason Mendelsohn - Maitland resident 827 Lake Catherine Ct
Rabbi David Dubov - 1790 Alabama Dr - the only viable location

The following speakers spoke in opposition citing Knowles Avenue is consistently packed on Saturday mornings (farmer's market); no parking available near site; spoke in support of a synagogue in Winter Park:

Gigi Papa - 1440 Hibiscus Avenue
Stephanie Breske - 640 Berwick Drive
Janet Robison - 160 Alexander Place
Nikki Seybold - 800 N. Interlachen Ave
Frank Santos - 1180 N New York Ave.

Hattie Wolf - address not given
Linda Eriksson - 535 N Interlachen Ave
Leif Eriksson - 535 N Interlachen Ave
Ellen Wolfson - 1266 Via Salerno
David Jasmund - 208 N Interlachen Ave
Douglas Sangster - 220 E Morse Blvd
Ted Edwards - 800 N. Interlachen Ave
Wayne Wolfson - 1266 Via Salerno

Waivers/variances requested: ISR waiver (85% vs. R4's 75% requirement); Morse Boulevard setback (6 feet vs. 25-foot requirement, consistent with neighboring church at 2 feet); Knowles Avenue setback (8 feet vs. 25-foot requirement, consistent with adjacent building at 5 feet); tandem parking setback waiver adjacent to residential; the tandem spaces do not require a variance.

Code issue raised: if the playground deck is 4 feet above grade, DCF/code may require a step-down to 3 feet; the applicant advised engineering adjustment (6 feet down, 3 feet up) was possible but subject to drainage constraints.

Discussion followed on concerns related to conditional use criteria, compatibility, adequate facilities, density, traffic safety, capacity of children attending the day care, and rooftop rental frequency. After discussion, Commissioner Lindsey suggested tabling the conditional use item to allow staff and the applicant additional time to address concerns.

Commissioner Lindsey moved to table, seconded by Mayor DeCiccio . The motion carried with a 4-1 vote. Commissioner Cruzada voted no.

Mayor DeCiccio moved to table to date certain October 28, 2026, seconded by Commissioner Lindsey. The motion carried with a 4-1 vote. Commissioner Cruzada voted no.

15. Public Hearings: Non Quasi-Judicial Matters

- a. Ordinance - Water and wastewater rate adjustments

Attorney Ardaman read the ordinance by title.

Current ordinance allows 2.6% CPI adjustment; additional 2% directed toward capital improvements (ongoing water/sewer line replacements). Florida Public Service Commission index recommends 2.46% (covers operating costs only, not capital); city's increase reflects capital replacement needs.

Motion made by Cruzada to approve 4.6% rate increase; seconded by Commissioner Russell. Upon a roll call vote, Commissioners Ingram, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

- b. Resolution 2312-26 adopting changes to City Fee Schedule other than water and wastewater rates