

Title: Recommended Order for QJ2026-001 (HPB2025-10202) 321 E. Copeland Drive

Meeting Date: May 11, 2026

Section: Quasi-Judicial Hearings

Contact: Stacy Fallon, Jason Burton

District: 4

Fiscal Impact: No Fiscal Impact

Summary:

QJ 2026-001, 321 E. Copeland Dr.

Petitioners: Applicants/Owners, Andre Kressler and Carmen Ziss
Counsel for Applicants/Owners: Nishad Khan

Respondents: City of Orlando, Florida.

The Petitioners filed an application for a Major Certificate of Appropriateness to demolish the single-family residence located at 321 E. Copeland Dr. ("Subject Property") and construct a new "Tudor Revival" style home.

On January 7, 2026, the City's Historic Preservation Board ("HPB") held a public hearing on the Petitioners' Application, and after consideration of the materials presented during the public hearing, the HPB recommended denial of the Application as submitted, and approved an alternative recommendation that the entire roof of the Subject Property could be removed and replaced with the additional condition that any non-contributing additions to the home may be demolished and replaced.

On January 14, 2026, Petitioners timely filed a request for a quasi-judicial hearing. A quasi-judicial hearing was held before Hearing Officer, Derek A. Schroth, on March 12, 2026. This quasi-judicial proceeding is *de novo*, and the Hearing Officer is required to consider all relevant evidence. The parties presented evidence and arguments before the Hearing Officer during the hearing.

On April 1, 2026, the Hearing Officer issued a Recommended Order, recommending City Council Grant in Part, and Deny in Part, Petitioners' Petition in Opposition as

follows: “Upon the approval by the HPB of an alternative replacement structure, Petitioners may demolish the existing structure and build a replacement structure approved by the HPB, which shall not be unreasonably withheld.” The Recommended Order was Amended on April 11, 2026, to correct a scrivener’s error.

Based upon the evidence, testimony, public comments and recommendations of the Hearing Officer, the recommended action in this matter would be to adopt the Hearing Officer’s Amended Recommended Order in this matter.

Recommended Action: Adopt the Amended Recommended Order of Hearing Officer Derek A. Schroth, dated April 11, 2026, as the Final Order in this matter.