



MEETING INFORMATION

Location

City Council Chambers
Orlando City Hall
One City Commons
400 South Orange Ave.

Webinar link:

<https://zoom.us/j/99841363463>

Time

4:00 p.m.

Board Members

Members Present

Jeffrey Thompson
(Chairperson)
Megan Core (Vice
Chairperson)
Jim Hobart
Jason Kelly
David Martens
Frederick Miller
Joseph Persaud
David Wheeler

Absent:

Eric Kleinsteuber

MINUTES ▪ JANUARY 7, 2025

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the December 3, 2025 minutes

Board member Wheeler MOVED to waive the reading of the Historic Preservation Board meeting minutes of December 3, 2025, and to approve as written. Board member Core SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (8-0).

ANNOUNCEMENTS

- Jason Burton was introduced as the new City Planning Division Manager.

PUBLIC COMMENTS

- None

CONSENT AGENDA

1. Case: HPB2025-10277, 41 W. CHURCH ST.

Applicant: Monica McCown, Make It So Strategies, 33 W. Church St., Orlando, FL 32801
Owner: Robert Taylor, 33 W. Church St., Orlando, FL 32801
District: Downtown Historic District (Commissioner District 5)

Major Certificate of Appropriateness request to alter the front façade.

Staff Recommendation: Approval of the request, subject to the conditions in the staff report.

Board member Miller MOVED to APPROVE the CONSENT AGENDA. Board member Wheeler SECONDED the MOTION, which was VOTED upon and PASSED by voice vote (8-0).

REGULAR AGENDA

2. Case: HPB2025-10202, 321 E. COPELAND DR

Applicant: Nishad Khan, Nishad Khan Law, 1303 N. Orange Ave., Orlando, FL 32804
Owner: Andre Kressler, 1007 Palmer St., Orlando, FL 32801
District: Lake Copeland Historic District (Commissioner District 4)

Major Certificate of Appropriateness request to demolish the existing house and construct a new residence.

Staff Recommendation: Denial of the request as submitted, but recommending an alternative, subject to the conditions in this report.

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. Only the roof shall be replaced with the same pitch, offsets, etc that match the existing roof form. The existing walls, visible to the street from the top plate down must remain.
5. Additions to add more square footage to the home must be submitted for a separate major review

Jennifer Fritz-Hunter, Historic Preservation Officer, described the request. She presented the project, location, and site photos. Jennifer stated that the currently the structure is set as a 28 ft setback from the property line on the uniquely-shaped lot. The home was originally constructed in 1938. She noted that the applicant's proposal, which consisted of a two-story structure, would bring about mass and scale concerns in regards to the neighboring homes. She stated that she went through the criteria for Major Review and found that while the roof structure is insufficient, the issue could be fixed without the need for demolition. In addition, it was suggested that there were cost effective adaptations to reduce flooding. The property is not currently labeled as being in a flood zone.

Michelle Hinden, 1303 N. Orange Ave., Orlando, FL 32804, spoke as the applicant's representative in support of the request. Ms. Hinden made a request that permission to demolish the structure should be granted on the basis that the structure has been compromised. After meeting with the City (and several building and design professionals), it was determined that the home is a safety hazard. Additionally, there were concerns as to the property's historical significance as the windows were replaced in the 1970's and there are inconsistent reports regarding the construction date and who the builders are.

Keith Ori, 1640 Delmay Ave., Orlando, FL 32806, spoke as a historical design expert in support of the demolition request. With his background in historical preservation, he was able to review the home. He stated that the home renovations were not original to the home, noting that only forty percent of the structure (including the roof) was original. He claimed the home was a "Frankenstein" concept, noting there were significant concerns on the wiring, gas connections, and home safety. He continued his presentation stating that there may have been information withheld in the applicant's purchase of this home as it pertains to the home's viability. He concluded that the home was at risk of collapse and he would be amenable to the proposed new home style, the Tudor Revival.

Joseph Sirilla, 277 Cambridge Dr., Orlando, FL 32779, spoke in support of the demolition as the designer of the proposed new build. He stated that potential renovation suggested by City staff could exceed the cost of the home. He discussed the new development would be slightly over 4,000 square feet.

Andre Kressler, 1007 Palmer Street, Orlando, FL 32801, spoke as one of the owners in support of demolition. He stated this property was purchased with the intention of being their long-term residential address. He divulged that they did their due diligence regarding the research of the property and found it to be unsafe, particularly with the flooding concerns.

Carmen Ziss, 321 E. Copeland Dr., Orlando, FL 32806, spoke as the second owner in support of the demolition.

John Schell, 1709 Briercliff Dr., Orlando, FL 32806 spoke as a city resident in support of the new construction. He expressed thanks to the Board for their time and consideration.

Georgeanne Carter, 310 E. Copeland Dr., Orlando, FL, spoke as a neighbor in support of the new construction. She stated that the home is an unattractive structure in the neighborhood. She said that the current state of these properties could bring undesirable attention to the neighborhood and its occupants.

Nancy Abruclesco, 311 E. Copeland Dr., Orlando, FL 32806, spoke as a neighbor in support if the demolition and new construction. She expressed that the home may not meet the criteria to be historically significant as the historic characteristics cannot be seen from the street.

Neshad Khan, 1303 N. Orange Ave., Orlando, FL 32804, spoke as the applicant and reiterated that the home is unsafe and asked the Board to consider approving the demolition.

Board discussion ensued. Members expressed that the home is historically contributing. Further, there was a discussion about the practicality of financing the home's new construction versus the cost of the renovations. They noted that there would be considerations for the demolition and replacement of the back (new additions) of the home. The Applicant is invited to make significant changes in the construction plans in regards to the new additions and submit them as a Major Review.

Board member Wheeler MOVED to DENY the request as submitted, and APPROVE Staff's alternative recommendation in HPB2025-10202 with the additional condition that any noncontributing additions to the home may be demolished and replaced. Board member Core SECONDED the MOTION, which was VOTED upon and PASSED by voice vote (6-2 Board members Hobart and Miller opposed).

NEW BUSINESS

- None.

OTHER BUSINESS

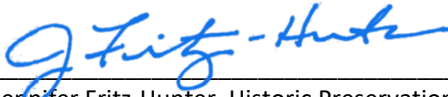
- Staff Report on Major and Minor Reviews.
- Jennifer Fritz-Hunter provided an update on case number HPB2025 - 10278, 806 Harwood Street, Orlando, FL 32803.
- 50th Anniversary of Preservation Subcommittee. Board members Chairperson Jeffrey Thompson, Vice Chairperson Megan Core, Jason Kelly, and Frederick Miller signed up to volunteer.

ADJOURNMENT

Chairperson Thompson adjourned the meeting at 6:36 p.m.

STAFF PRESENT

Richard Forbes, Executive Secretary, Appearance Review Official
Ed Petersen, Acting Recording Secretary
Stacy Fallon, Assistant City Attorney
Jennifer Fritz-Hunter, Historic Preservation Officer
Doug Metzger, Chief Planner
Tim McClendon, Planning Division Manager
Courtney Karins, Administrative Assistant



Jennifer Fritz-Hunter, Historic Preservation Officer



Ed Petersen, Acting Recording Secretary

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- Limit address to (3) three minutes or the amount of time stipulated at the meeting.

Please print:

Name:	Michelle Hinder	Telephone:	407-497-4046
Resident address:	303 N. Orange Ave		
City:	Orlando	ZIP code:	32804
Council/Board meeting date:	Historic Board 1/7/26	Agenda date:	1/7/26
Regarding:			

As a **Proponent**

As an **Opponent** ☐

For information ☐

Check one:

- ☐ I will be speaking on my own behalf
- ☒ I will be speaking as a representative of another individual, firm, associate, or business.
(Orlando City Code 2.191 requires full disclosure.)

Name of Person, business or association: Andre Kressler

Address: 321 E Copeland Dr, Orlando, FL

Telephone:

Signature: Michelle Hinder

Date: 1/7/26

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Please print:

Name: <u>Ketan Ori</u>	Telephone: <u>407 415 1900</u>	
Resident address: <u>1640 Delmar Ave.</u>		
City: <u>Orlando</u>	ZIP code: <u>32806</u>	
Council/Board meeting date: <u>1/7/25</u>	Agenda date:	
Regarding:		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☐ I will be speaking on my own behalf ☒ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: <u>Andre Kessler</u>		
Address: _____		Telephone: _____
Signature: <u>[Signature]</u>		Date: <u>1/7/25</u>

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Please print:

Name: <u>Joseph D. Jirilla</u>		Telephone:
Resident address: <u>277 Cambridge Dr.</u>		
City: <u>Longwood, FL</u>	ZIP code: <u>32779</u>	
Council/Board meeting date: <u>1/7</u>	Agenda date:	
Regarding: <u>321 Copeland</u>		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☒ I will be speaking on my own behalf ☐ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: _____		
Address: _____ Telephone: _____		
Signature: <u>[Signature]</u>	Date: <u>1/7/26</u>	



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Please print:

Name: <u>Andre Kressler</u>	Telephone: <u>407-864-2184</u>	
Resident address: <u>1007 Palmer St</u>		
City: <u>Orlando</u>	ZIP code: <u>32801</u>	
Council/Board meeting date: <u>4/8P</u>	Agenda date: <u>11/7/2026</u>	
Regarding: <u>321 E Copeland Dr. Orlando 32806</u>		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☒ I will be speaking on my own behalf ☐ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: _____		
Address: <u>321 E Copeland Dr.</u> <u>Orlando, FL 32801</u>		Telephone: <u>407 864-2184</u>
Signature: <u>[Signature]</u>		Date: <u>11/7/2026</u>

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Please print:

Name: <u>Carmen Ziss</u>	Telephone: <u>954-673-3333</u>	
Resident address: <u>321 E Copeland Dr</u>		
City: <u>Orlando</u>	ZIP code: <u>32806</u>	
Council/Board meeting date: <u>HBP</u>	Agenda date: <u>1/7/2026</u>	
Regarding: <u>321 E Copeland Dr, Orlando FL 32806</u>		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☒ I will be speaking on my own behalf ☐ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: _____		
Address: <u>321 E Copeland Dr</u> <u>Orlando, FL 32801</u>		Telephone: <u>954-673-3333</u>
Signature: <u>[Signature]</u>		Date: <u>1/7/26</u>

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Please print:

Name: <u>JOHN SCHELL</u>	Telephone: <u>407-247-0933</u>	
Resident address: <u>1709 BRIERCLIFF DR</u>		
City: <u>ORLANDO</u>	ZIP code: <u>32806</u>	
Council/Board meeting date: <u>Dec 7, 2026</u>	Agenda date:	
Regarding: <u>321 E. Copeland</u>		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☒ I will be speaking on my own behalf ☐ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: _____		
Address: _____ Telephone: _____		
Signature: <u>John Schell</u>		Date: <u>1-7-26</u>

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Please print:

Name: <u>Georgeann Carter</u>		Telephone: <u>786/271-0546</u>
Resident address: <u>310 E Copeland Dr.</u>		
City: <u>Orlando</u>	ZIP code: <u>32806</u>	
Council/Board meeting date: <u>HTB</u>	Agenda date: <u>1/7/26</u>	
Regarding: <u>321 E Copeland Dr. Orlando 32806</u>		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☒ I will be speaking on my own behalf ☐ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: _____		
Address: <u>321 E Copeland Dr.</u> <u>Orlando, FL 32806</u>		Telephone: <u>786/271-0546</u>
Signature: <u>[Signature]</u>		Date: <u>1/7/2026</u>

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Please print:

Name: <u>Nancy Alarudeco</u>	Telephone: <u>407-920-6828</u>	
Resident address: <u>311 E. Copeland Dr</u>		
City: <u>Orlando</u>	ZIP code: <u>32806</u>	
Council/Board meeting date: <u>1/7/2026</u>	Agenda date: <u>1/7/2026</u>	
Regarding: <u>321 E. Copeland Dr</u>		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☒ I will be speaking on my own behalf ☐ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: _____		
Address: _____ Telephone: _____		
Signature: <u>Nancy Alarudeco</u>		
Date: <u>01/07/2026</u>		

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Please print:

Name: <u>NISHAD KHAN</u>		Telephone: <u>321-945-0166</u>
Resident address: <u>1303 N. ORANGE AVE</u>		
City: <u>ORLANDO</u>	ZIP code: <u>32804</u>	
Council/Board meeting date: <u>1/7/26</u>	Agenda date: <u>1/7/26</u>	
Regarding: <u>321 Copclans</u>		
As a Proponent ☒	As an Opponent ☐	For information ☐
Check one: ☐ I will be speaking on my own behalf ☒ I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: <u>ANDRE KRESSLER</u>		
Address: <u>321 Copclans</u>		Telephone: _____
Signature: <u>[Signature]</u>		Date: <u>1/7/26</u>

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