



Planning and Zoning Commission
August 6, 2026
Council Chambers
6:00 PM



- I Call to Order
- II Pledge of Allegiance
- III Minutes of Previous Meeting
 - 1 Minutes of the June 4, 2026 meeting of the Planning and Zoning Commission
- IV Public Period
- V Public Hearing
 - 1 Revisions to the Downtown Maitland Zoning District for Small Lot Development
 - 2 Comprehensive Development Plan (CDP) Amendment CDP(2026)-0002 (Maitland Concourse North, Lot 1)
- VI Old Business
- VII New Business
- VIII Adjournment

More than one member of the City Council may be present and speak at this meeting.

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		AGENDA
August 6, 2026		Section: Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Minutes of the June 4, 2026 meeting of the Planning and Zoning Commission		
Requested Action or Motion: After review, move to approve the minutes of the June 4, 2026 meeting of the Planning and Zoning Commission		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. DRAFT Planning and Zoning Commission_Minutes_JUNE_4		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney No		



**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.

MEETING DATE		AGENDA
August 6, 2026		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 1
Subject: Revisions to the Downtown Maitland Zoning District for Small Lot Development		
Requested Action or Motion: Move to recommend approval to City Council to amend the Land Development Code regarding development requirements within the Downtown Maitland Zoning District		
Summary Explanation & Background: Pursuant to discussion at the April and May Planning and Zoning Commission meetings and June 8th City Council meeting, staff has prepared a zoning ordinance amendment to the City's residential development regulations within the Downtown Maitland (DM) Zoning District. The amendment is intended to address the 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 staff 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 the proposed ordinance amendment, staff has provided the following materials:

- Existing Zoning Requirements for the RSF-D Zoning District
- LDC Section 3.3.5 – Downtown Maitland Zoning Regulations
- 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
- Ordinance #1461

Fiscal Impact:

n/a

Exhibits:

1. 3.2.6.__RSF_D_Residential_Single_Family_and_Duplex_District.
2. Residential Use Definitions
3. Maitland LDC DM
4. DM STREET TYPE DEFINITIONS
5. 20,000 square foot lots and smaller in DM Districts and not type 1 street type

6. Draft LDC ordinance for small lot revisions
Commission/Board: Planning and Zoning Commission
Contact Person: Michael Daniels 407-539-6211
Reviewed by City Attorney Reviewed by Attorney Drew Smith

3.2.6. RSF-D: Residential Single Family and Duplex District.

(a) Purpose			
The purpose of the RSF-D: Residential Single Family and Duplex District is to provide lands that accommodate single-family detached and two-family (duplex) dwellings of moderate density on lots with a minimum lot area of four thousand five hundred (4,500) square feet. The district also accommodates certain group living arrangements as conditional uses, accessory uses such as home occupations and home-based child care, and other compatible uses. District regulations discourage development that negatively impacts the quiet residential nature of the district.			
 			
(b) Use Standards			
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.			
(c) Intensity and Dimensional Standards			
Standard		Single-Family or Two-Family Residence	Townhouse
	Lot area, min. (sf)	4,500	3,000
	Density, max. (du/acre)	[1]	
❶	Lot width, min. (ft)	50 [2]	50 [3]
❷	Front yard setback, min. (ft)	20	20
❸	Side yard setback, min. (ft)	5	5 [4]
❹	Rear yard setback, min. (ft)	10	10
❺	Building height, max. (ft)	35	35
	Living area, min. (sf)	900 (single-family detached residence) 700 (townhouse or two-family residence)	
	Impervious coverage, max. (percent)	70	70 [3]
NOTES: sf = square feet; ft = feet; min.= minimum; max.= maximum			
[1] Development is allowed up to the maximum residential density permitted for the property in			

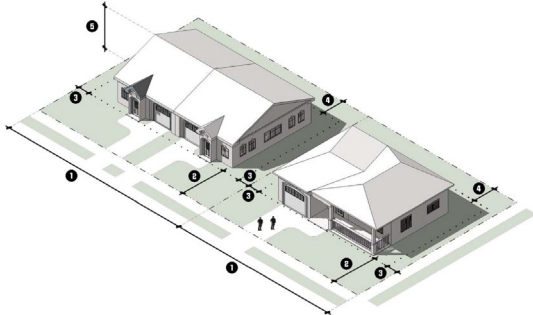
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accordance with the comprehensive development plan.

[2] Minimum lot width is measured along the road frontage as well as along property fronting a lake, canal, or creek, if applicable.

[3] Applicable to the development lot as a whole rather than individual lots under townhouse units

[4] Townhouse side-yard setback only applies to the exterior units.



(d) Reference to Other Standards

Section 5.1 Mobility and Connectivity Standards	Section 5.10 Residential Compatibility Standards
Section 5.2 Off-Street Parking, Bicycle, and Loading Standards	Section 5.11 Architectural, Form, and Design Standards
Section 5.3 Landscape, Buffer, and Tree Protection Standards	Section 5.12 Sustainable Development Standards
Section 5.4 Open Space Set-Aside Standards	Section 5.13 Sustainable Development Incentives
Section 5.5 Vegetation Removal	Section 5.14 Signs
Section 5.6 Residential Tree Protection	Section 5.15 Building Numbering and Street Naming
Section 5.7 Flood Damage Prevention	Article 6 Subdivision Standards
Section 5.8 Fence and Wall Standards	Article 7 Public Facility Funding
Section 5.9 Exterior Lighting Standards	Appendix A Engineering and Design Manual

Section 10.3.2. Residential Use Definitions:

Dwelling, Single-Family Detached

A dwelling located on its own lot that does not share an exterior wall with another building. There shall only be one (1) single-family detached dwelling on one individual lot.

Dwelling, Townhouse

A group of three (3) or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. Parking lots, driveways, walkways, and accessory recreation areas may be in areas retained in common ownership which are owned jointly by the owners of townhome units.

Dwelling, Two-Family (Duplex)

A dwelling containing two (2) dwelling units sharing a common wall. At minimum, the common wall must be a minimum of fifty (50) percent of the attached sides of the units. Each dwelling unit must be occupied exclusively by one family. A two-family (duplex) dwelling may be on one (1) level or may include two-story units where a floor/ceiling has the function of a common wall. An optional conjoined dwelling is a two-family dwelling in which the lot is split along a common wall through the lot split procedure (Sec. [2.5.2\(d\)](#), Lot Split).

Dwelling, Three-Family (Triplex)

A dwelling containing three (3) attached dwelling units that are designed to be occupied by three (3) families living independently of each other.

Dwelling, Four-Family (Fourplex)

A dwelling containing four (4) attached dwelling units that are designed to be occupied by four (4) families living independently of each other.

Dwelling, Multifamily

A dwelling other than a townhome dwelling containing five (5) or more dwelling units that are attached or in the same building. Multifamily dwellings include what are commonly called apartments or condominium units.

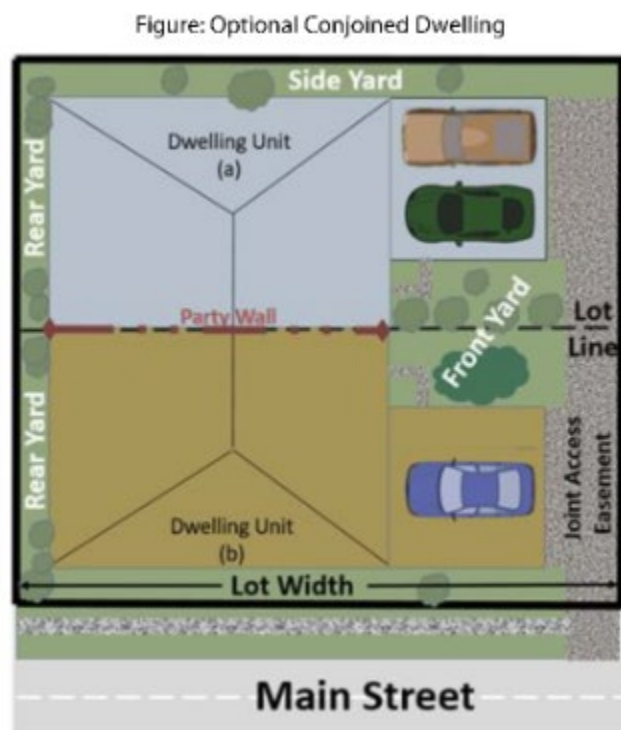
Dwelling, Live-work

A structure or portion of a structure combining a residential dwelling unit for one (1) or more persons with an integrated workspace (on the ground floor) principally used by one (1) or more of the dwelling unit residents.

Dwelling, Unit within Professional Office Building for Owner or Custodian

A single housing unit providing complete, independent living facilities for one living unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation, integrated into a structure which has a secondary primary use within the Commercial Uses Classification, Sec. 4.2.3(c)(5), Office Uses. The housing unit is intended solely for occupancy by the proprietor or an employee (and their family) of an establishment in the building, or by an employee of a business that is under contract to provide ongoing security, maintenance, or similar services for the building.

OPTIONAL CONJOINED DWELLING. A two-family dwelling on two (2) lots which are conjoined by a common wall along the lot line. Each dwelling unit has its own external entrance and is available to be sold for fee-simple ownership. Optional conjoined dwellings generally begin as duplexes on a single lot that are split into two (2) lots in accordance with Sec. 2.5.2(d), Lot Split. See the figure below.



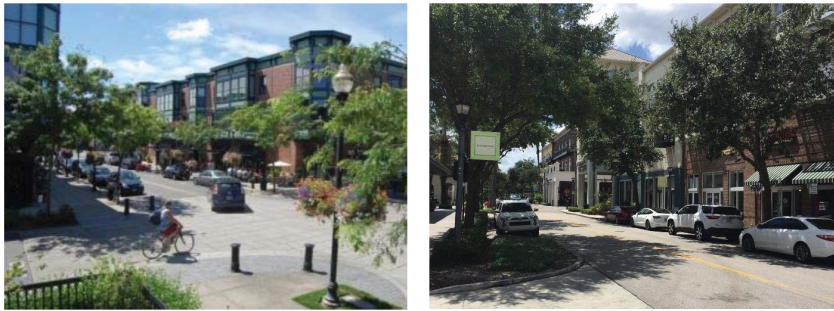
3.3.5 DM: Downtown Maitland District

(a) Purpose

The purpose of the DM: Downtown Maitland zone district is to implement the comprehensive development plan and Downtown Maitland Master Plan by providing lands that accommodate downtown Maitland as the center of commerce, government, entertainment, and culture in the City. Principal types of development include higher intensity government, commercial, entertainment, and employment uses, as well as higher density residential and mixed use development, all in a form that is pedestrian friendly, architecturally attractive, consistent with the desired character of the city, supportive of multiple modes of mobility, and protective of the character of adjacent residential lands. Allowed uses include retail services, personal services, recreation/entertainment, offices, hotels and motels, restaurants, microbreweries, health care, multifamily and townhome dwellings, and mixed-use development.



The Downtown Maitland (DM) zone district consists of two subdistricts. The Downtown Maitland (DM) subdistrict supports pedestrian-friendly, mixed-use development at the greatest intensities and densities in the City. The Downtown Maitland Edge (DM-EDGE) Subdistrict, which is located on lands adjacent and proximate to existing residential neighborhoods is supportive of pedestrian-friendly, mixed use, and other similar types of development as the DM subdistrict, but at less intense densities/intensities, and in a form that ensures the character of the adjacent residential neighborhoods is maintained.



(b) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in [Article 4: Use Regulations](#). In a PD located in the DM district, an ongoing use that existed prior to June 22, 2020 may continue. However, any change to a use in a planned development that existed prior to June 22, 2020 shall only be to a use allowed in the DM-PD district in accordance with Table 4.2.2: Principal Use Table.

(c) Intensity and Dimensional Standards

(1) Unless exempted in subsections (2) or (3) below, all development in the DM zone district shall comply with the following intensity and density standards.

(2) The expansion or alteration of development existing prior to June 22, 2020 that is not approved as a planned development, that increases the building's floor area by less than 50 percent or alterations that involve less than 50 percent of the building's gross floor area, over the five years prior to the submission of an application, is exempt from the requirements of this section, except for the following:

(A) The existing building that is expanded or altered is first expanded or altered toward the street frontage if it does not comply with the build-to-zone standards of this section, to bring the building into greater compliance with those standards;

(B) The expansion or alteration makes reasonable efforts to comply with the building width in build-to zone and building façade fenestration/transparency standards of this section; and

(C) The expansion or alteration complies with the maximum density and maximum FAR standards.

(3) A planned development existing prior to June 22, 2020 may continue to develop consistent with the terms and conditions of approval of the approved planned development, except that any expansion or alteration that increases the building's floor area by less than 30 percent or alterations that involve less than 30 percent of the building's gross floor area over the five years prior to the submission of an application, shall comply with the following:

(A) The existing building that is expanded or altered shall first be expanded or altered toward the street frontage, to the maximum extent practicable, if it does not comply with the build-to-zone standards of this section, to bring the building into greater compliance with those standards;

(B) The expansion or alteration shall make reasonable efforts to comply with the building width in the build-to zone and building façade fenestration/transparency standards of this section; and

(C) The expansion or alteration shall comply with the maximum density/intensity requirements of the approved planned development, but under no circumstances shall exceed the maximum density and maximum FAR standards of this section.

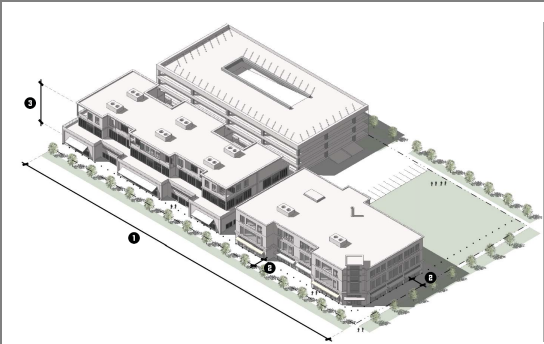
(4) A planned development existing prior to June 22, 2020 that expands or is altered in a way that increases the building's floor area by 30 percent or more, or alters the building's gross floor areas by 30 percent or more over the five years prior to the submission of an application, shall comply with all of the following intensity and dimensional standards.

Standard		DM	DM-EDGE
①	Block length, min. max. (ft.)	330 660	
①	Build-to zone (ft.) [1]		
	Type I Street	26 41	
	Type II Street	25 40	
	Type III Street	18 33	
	Front yard setback, min. (ft.)	—	
	Side yard setback, min. (ft.)	—	

	Rear yard setback, min (ft.)	—	
	Building width in build-to zone, min. (% of lot width) [2]	75	60
	Building façade fenestration/transparency, min. (percentage of street-level façade area) [3]	50	40 for non-residential and mixed use 25 for residential
Density, min. max. (du/acre of net lot area) [4] [5]			
		10 67	5 47
Floor Area Ratio (FAR), min. max. [6]			
		0.60 3.0	0.40 2.10
❶	Building height, max. (ft)	78 (6 stories) [7]	48 (3 stories) [7]
	Open space set-aside, min. (%)	10	15

Impervious surface, min. max. (%)	50 90	40 80
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- NOTES: sf = square feet; ft = feet; min.= minimum; max.= maximum
- [1] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone. The minimum and maximum build-to lines are measured from back of curb. They differ based on the street type on which the building fronts. The area between the minimum build-to-line and curb shall include the parkway, the sidewalk, and the activity area. See Table 3.3.5(e)(4)(B): Public Frontage Standards. If the minimum required parkway and/or activity area width is reduced in accordance with Sec. 3.3.5(e)(4)(B), Public Frontage Standards, the minimum build-to line shall be reduced accordingly.
- [2] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use environmental site design techniques.
- [3] Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.2.
- [4] A development can potentially achieve maximum residential densities and maximum nonresidential FARs. For purposes of calculating permitted density, a group home use shall be considered as a nonresidential use subject to the FAR requirements.
- [5] The first floor of all buildings shall be a minimum of 14 feet in height.



(d) Reference to Other Standards	
<u>Section 5.1</u> Mobility and Connectivity Standards	<u>Section 5.10</u> Residential Compatibility Standards
<u>Section 5.2</u> Off-Street Parking, Bicycle, and Loading Standards	<u>Section 5.11</u> Architectural, Form, and Design Standards
<u>Section 5.3</u> Landscape, Buffer, and Tree Protection Standards	<u>Section 5.12</u> Sustainable Development Standards
<u>Section 5.4</u> Open Space Set-Aside Standards	<u>Section 5.13</u> Sustainable Development Incentives
<u>Section 5.5</u> Vegetation Removal	<u>Section 5.14</u> Signs
<u>Section 5.6</u> Residential Tree Protection	<u>Section 5.15</u> Building Numbering and Street Naming
<u>Section 5.7</u> Flood Damage Prevention	<u>Article 6</u> Subdivision Standards
<u>Section 5.8</u> Fence and Wall Standards	<u>Article 7</u> Public Facility Funding
<u>Section 5.9</u> Exterior Lighting Standards	Appendix A Engineering and Design Manual

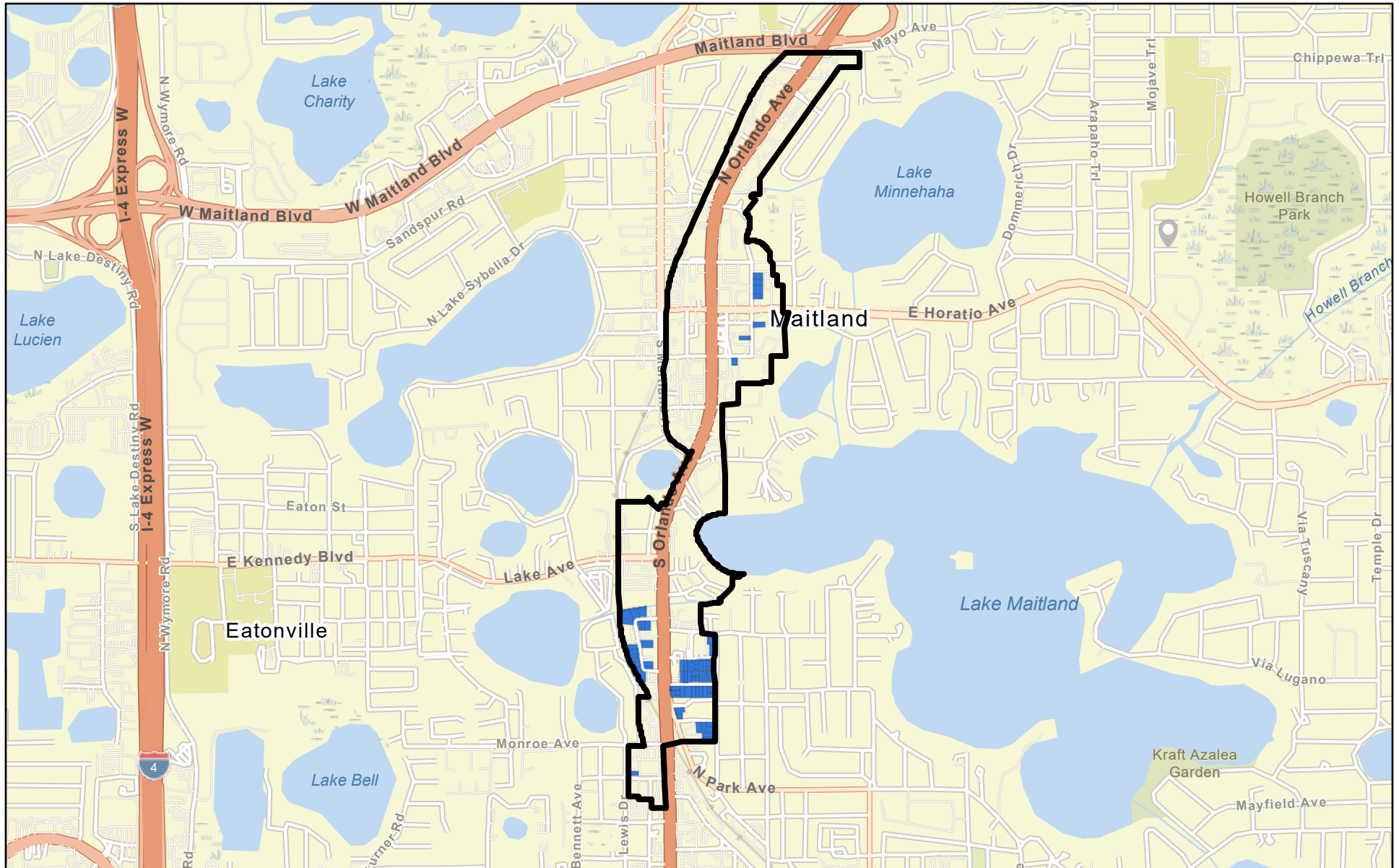
DM STREET TYPE DEFINITIONS

LDC Section 3.3.5 (e)(4)

(A) *Street Types.* Existing streets within the DM district are assigned the following street types. The Community Development Director shall assign each new street created as part of a development in accordance with the criteria below.

1. *Type I Street.* A Type I street is primarily intended to facilitate the movement of vehicular traffic through the DM district. There are two Type I streets in the DM district, both of which are major commercial streets — Orlando Avenue (US 17-92) and Horatio Avenue (east of Orlando Avenue). No new Type I streets shall be developed within the DM district.
2. *Type II Street.* A Type II street is designed to accommodate traffic accessing destinations within the DM district and also relieves traffic on the Type I streets. Type II streets support the most urban style of development and are recommended for new streets within the DM district. There are 14 Type II streets in the DM district. They are Maitland Avenue, Horatio Avenue (West of Orlando Avenue), Sybelia Avenue, Sybelia Parkway, George Avenue, Independence Lane, Swoope Avenue, Packwood Avenue, Ventris Avenue, Manor Road, Lake Avenue, Park Avenue, Monroe Avenue, Lewis Drive, and Elvin Avenue.
3. *Type III Street.* A Type III street has constrained right-of-way or connects directly into residential neighborhoods. There are six (6) Type III streets in the DM district. They are Versailles Drive, Circle Drive, Magnolia Road, Tangerine Place, Orange Place and Alpine Drive.

20,000 square feet and smaller lots in downtown maitland and not type 1 street type

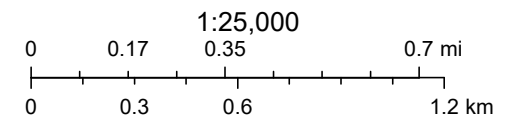


5/28/2026

DM Boundary

City of Maitland DM zoned parcels less than 20,000 sq ft and not type 1 street type

DM - Downtown Maitland District



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

ORDINANCE NO. 1461

AN ORDINANCE OF THE CITY OF MAITLAND, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE TO ALLOW FOR GREATER HOUSING DIVERSIFICATION OPPORTUNITIES FOR PROPERTIES LOCATED IN THE DOWNTOWN MAITLAND ZONING DISTRICT; AMEND SECTION 4.2.2 PRINCIPAL USE TABLE FOR THE USE CATEGORY OF HOUSEHOLD LIVING TO AMEND LIST OF PERMITTED USES TO ALLOW DWELLING, THREE-FAMILY AND DWELLING, FOUR -FAMILY AS PERMITTED USES IN THE DOWNTOWN MAITLAND ZONING DISTRICT; AMEND SECTION 4.2.4(b)(1)(A-B) TO AMEND RESTRICTIONS FOR EXISTING SINGLE FAMILY HOMES AND DUPLEXES IN THE DOWNTOWN MAITLAND (DM) ZONING DISTRICT; AMEND SECTION 4.2.4(b)(1)(C-E) TO REVISE DEVELOPMENT REQUIREMENTS FOR DWELLING, THREE-FAMILY AND DWELLING, FOUR-FAMILY AND MULTIFAMILY DWELLINGS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND SETTING AN EFFECTIVE DATE.

WHEREAS, Section 163.3187, Florida Statutes, provides for a local government to amend a comprehensive plan; and

WHEREAS, on November 10, 2025, the City Council of the City of Maitland adopted *Maitland Comprehensive Development Plan 2050*, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, in utilizing the Land Development Code since adoption, the Planning and Zoning has directed staff to review the existing code requirements to evaluate the existing regulations regarding residential development in the DM Zoning District to consider making amendments to provide more opportunities for infill residential development projects on small lots within the urban core.

WHEREAS, the City strives to maintain an appropriate balance between providing for property rights, convenience of recreational equipment owners, and the desired character of the Downtown Area; and

WHEREAS, the Planning and Zoning Commission also sitting as the Local Planning Agency and Land Development Regulation Commission pursuant to F.S. 163.3174, advertised and held a public hearing on August 6, 2026, to take public comment regarding the proposed ordinance; and

WHEREAS, the Maitland Local Planning Agency, at its meeting on March 5, 2026 recommended approval of the amendment and found the proposed amendment of the Maitland City Code to be consistent with the CDP 2050; and

WHEREAS, the Maitland City Council introduced this Ordinance on August 24, 2026, and subsequently in accordance with Section 166.041, Florida Statutes the Maitland City Council advertised and held a public on this ordinance on September 14, 2026, to take public input; and

WHEREAS, the Maitland City Council adopts the foregoing “Whereas” clauses as its legislative findings and finds that the proposed amendments to the Maitland City Code will promote the public health, safety, welfare, economic order and aesthetics of both the region and the community.

NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Maitland, Florida, that:

[NOTE: Words with single underlined type shall constitute additions to the original text and strike through shall constitute deletions to the original text.

SECTION 1. SECTION 4.2.2 Principal Use Table for the Use Category of Household Living of the Maitland Land Development Code is amended as follows:

4.2.2. Principal Use Table.

Table 4.2.2: Principal Use Table														
P = Permitted by right C = Allowed subject to conditional use permit		A = Allowed subject to an approved PD Concept Plan Blank cell = Prohibited												
Use Category	Use Type	Residential Districts					Mixed-Use Districts				Non-Res.		Planned Dev.	Use-Specific Standards
		RSF-1	RSF-2	RSF-3	RSF-D	R-MF	MX	WS-NM	WS-RT	DM	GAP	NC	PD	
Household Living	Dwelling, single-family detached	P	P	P	P		P			P			A	4.2.4(b)(1)(A)
	Dwelling, townhouse					P	P	P	P	P			A	
	Dwelling, two-family (duplex)				P		P			P			A	4.2.4(b)(1)(B)
	Dwelling, three-family (triplex)					P	P	P	P	<u>P</u>			A*	4.2.4(b)(1)(C)
	Dwelling, four-family (fourplex)					P	P	P	P	<u>P</u>			A*	4.2.4(b)(1)(D)

	Dwelling, multifamily					P	P	P	P	P			A	4.2.4(b)(1)(E)
	Dwelling, live-work							P	P	P		P	A	4.2.4(b)(1)(F)
	Dwelling, unit within professional office building for owner or custodian					C	C						A*	

SECTION 2. SECTION 4.2.4(b)(1)(A-B) Standards Specific to Principal Uses of the Maitland Land Development Code is amended as follows:

(b) *Residential Use Classification.*

(1) *Household Living Uses.*

(A) *Dwelling, Single-Family Detached.*

1. In the DM district, new single-family detached dwellings are prohibited. Detached single-family dwellings existing prior to June 22, 2020 shall be deemed conforming and shall be allowed to be repaired, ~~or~~ remodeled and redeveloped notwithstanding the limitations of Section 8.2, Nonconforming Uses, and Section 8.3, Nonconforming Structures. All standards of the RSF-D Zoning District, Section 3.2.6, shall be met with the following exceptions:
 - a. Compliance with the build-to-zone dimensions set forth in Sec. 3.3.5(c) based on street type shall replace front yard setback requirements.
 - b. Compliance with public frontage standards set forth in table 3.3.5(e)(4)(B) based on street type
2. New single-family uses are not permitted in the Corridor District identified in the comprehensive development plan except as part of an approved PD district.

(B) *Dwelling, Two-Family (Duplex).*

1. In the DM district, new two-family (duplex) dwellings are prohibited. Two-family (duplex) dwellings existing prior to June 22, 2020 shall be deemed conforming and shall be allowed to be repaired, remodeled and redeveloped notwithstanding the limitations of Section 8.2, Nonconforming Uses, and Section 8.3, Nonconforming Structures. All lot standards of the RSF-D Zoning District shall be met with the following exceptions:
 - a. Compliance with the build-to-zone dimensions set forth in Sec. 3.3.5(c) based on street type shall replace front yard setback requirement.
 - b. Compliance with public frontage standards set forth in table 3.3.5(e)(4)(B) based on street type
2. New two-family (duplex) uses are not permitted in the Corridor District identified in the comprehensive development plan except as part of an approved PD district.
3. A two-family (duplex) dwelling which is an optional conjoined dwelling is permitted in all zone districts which permit the two-family (duplex) dwelling use. For purpose of compliance with district standards, the adjoining lots on which each conjoined dwelling is constructed shall together be considered to be one unified parcel for the purpose of compliance with the development standards such as, but not limited to, setbacks, impervious coverage, and lot width applicable to the zoning district in which the conjoined dwelling is located.

SECTION 3. SECTION 4.2.4(b)(1)(C-E) Standards Specific to Principal Uses of the Maitland Land Development Code is amended as follows:

(1) *Household Living Uses.*

(C) *Dwelling, Three-Family (Triplex)*. In the Corridor District identified in the comprehensive development plan, new three-family (triplex) uses are not permitted except as part of an approved PD district. In the DM district, Triplex dwellings are permitted only in a mixed-use building that has no residential uses on the ground floor and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way except for the exception listed below:

- a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and
- b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and
- c. Shall comply with all other requirements of the Downtown Maitland Zoning District

(D) *Dwelling, Four-Family (Fourplex)*. In the Corridor District identified in the comprehensive development plan, new four-family (fourplex) uses are not permitted except as part of an approved PD district. In the DM district, Fourplex dwellings are permitted only in a mixed-use building that has no residential uses on the ground floor and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way except for the following exception listed below:

- a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and
- b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and
- c. Shall comply with all other requirements of the Downtown Maitland Zoning District

(E) *Dwelling, Multifamily*.

1. In the Corridor District identified in the comprehensive development plan, new multifamily uses are not permitted except as part of an approved PD district.
2. In the DM district, multifamily dwellings are permitted only in a mixed-use building that has no residential uses on the ground floor and incorporates nonresidential and non-parking uses along at least sixty (60) percent of the ground-floor building frontage along a public right-of way except for the exception listed below:
 - a. Located on a Type II or Type III street as defined in section 3.3.5(e)(4)(A) with the exception of Independence Lane, and
 - b. Located on a parcel or parcels less than 20,000 square feet prior to the effective date of this ordinance, and
 - c. Shall comply with all other requirements of the Downtown Maitland Zoning District

SECTION 2: Conflicts. All ordinances or parts thereof in conflict herewith are and the same are hereby repealed.

SECTION 3: Severability. If any section, paragraph, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4: Codification. The provisions of this Ordinance shall be codified as and become and be made a part of the *Maitland Land Development Code*. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION 5: This Ordinance shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Maitland, Florida, this 14th day of September 2026.

CITY OF MAITLAND, FLORIDA

BY: _____
JOHN P. LOWNDES
MAYOR

ATTEST: _____
LORI S. HOLLINGSWORTH
CITY CLERK

MEETING DATE		AGENDA
August 6, 2026		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: 2
Subject: Comprehensive Development Plan (CDP) Amendment CDP(2026)-0002 (Maitland Concourse North, Lot 1)		
Requested Action or Motion: After holding a public hearing, make a recommendation to City Council on approval or denial of the petition for Comprehensive Development Plan (CDP) Amendment CDP(2026)-0002 (Maitland Concourse North, Lot 1)		
Summary Explanation & Background: The applicant requests a text revision to the Maitland Comprehensive Development Plan 2050 (2050 CDP) that would add a second drive-through use to Maitland Concourse North Planned Development for Lot 1 ("Sails of Trelago"), and specificity as to the type of drive-through establishment allowed, and expand the area on Lot 1 where they would be located. The applicant proposes the following language for Standard 1.1.3.9(C): "Commercial uses within the R-MORC category shall not include "Big Box" retail, drive-through establishments of any kind (except that one drive-thru establishment and one separate drive-thru automatic teller window ("ATM") with a maximum combined interior square footage that shall not exceed 5,000 square feet, may be allowed on the west four-hundred fifty feet of Lot 1) gasoline service stations with or without convenience stores, or industrial uses " Background: On March 26, 2013, Ordinance #1236 was adopted to amend the Comprehensive Development Plan 2030 (CDP 2030), and establish Maitland Concourse (MCN) land uses, policies and standards as well as a development program for the site. The ordinance intended to ensure the long term viability of residential neighborhoods and conformity and compatibility with surrounding uses and therefore required development of the site through a PD process. Regulation included signs, lighting, buffers, transportation, environmental issues, hours of operation, and so forth. Commercial structures were to be consistent with residential scale and character and specifically prohibited uses including "Big Box" retail, drive-through establishments of any kind, gasoline service stations with or without convenience stores, and industrial uses. On February 22, 2016, Ordinance #1303 was adopted which established the PD for MCN consistent with the parameters established with the CDP. Residential Scale and Character criteria was a key element of the PD and was to be utilized in the structural design and layout of site. A human-scale, pedestrian-friendly village environment that functioned as unified components was desired. On February 28, 2022, Ordinance #1395 was adopted which amended the 2035 CDP, to add language to MCN that permitted one drive-through establishment with a maximum square footage not to exceed 5,000 square feet on the west 300 feet of Lot 1. The initial proposal by the applicant was to allow up to		

three drive-throughs on Lot 1. At the City Council meeting, following a recess, the applicant proposed language reducing the drive-throughs to one, providing location criteria, and a sunset date that reverted the drive-through use to a prohibited status, if the applicant had not amended the PD to include the drive-through by a date certain. (Excerpt of the minutes are included.)

August 22, 2022, Ordinance #1404, amended the Maitland Concourse North Planned Development to include the conceptual site layout. The amendment proposed to develop 75,000 SF of commercial uses, associated infrastructure and was divided between five buildings varying between one and two stories in height. A single drive-through use of 2,562 SF was proposed for the western portion of the site closest to Trelago Way.

September 20, 2023, the Site Plan for the subject property was approved, with the building containing the drive-through at 3,400 SF of an overall site square footage of 69,745 SF and found to be consistent with the concept plan approved in Ordinance #1404.

April 7, 2025, the applicant received approval for a minor deviation from the approved Planned Development to relocate and extend the drive-through stacking, reconfigure the building locations of buildings two and three, and add a drive-lane access point. Parking and dumpster locations were relocated. The design and size of the buildings were unchanged.

The Site Construction Permit for Maitland Concourse North Lot 1 was approved on October 27th, 2025.

May 21, 2026, a neighborhood meeting was held at Maitland City Hall regarding the proposed Comprehensive Development Plan Amendment to add an additional drive through.(The meeting minutes are included as an attachment.)

Staff Recommendation: With the proposed amendment comes a further departure from the original CDP text (Ordinance #1236) adopted for MCN, which prohibited drive-through uses outright. Even with the amendment to the CDP in 2022 (Ordinance #1395) allowing one drive-through with restrictions, and a sunset clause; the request for an additional drive-through lane use places vehicular functions over pedestrian walkability envisioned for the MCN development. It also allows for the encroachment of a proposed drive-through lane use 150' closer to the Lake Faith Residential Neighborhood, which departs from the previously approved Ordinance amendment.

As a result, staff is recommending denial of the proposed request based on inconsistency with Future Land Use Policy 1.1.3 regarding creating a walkable pedestrian friendly residential scale and character development that is compatible with adjacent residential development.

Fiscal Impact:

NA

Exhibits:

1. MCN Lot 1 - Analysis of Impact_v1
2. MCN Lot 1- Neighborhood Meeting Minutes_v2
3. Maitland CDP Standard 1.1.3(c)
4. MCN Lot 1 DRAFT ORD

- | |
|--|
| <ol style="list-style-type: none">5. City Council Minutes of 1_24_20226. City Council Minutes of 2_28_227. Maitland-CDP_Final Draft_20251024 FLU Policy 1.1.38. Ordinance-1395-Amending Comprehensive Development Plan (CDP 2035) MCN, Lot 1 - 2_2022 |
|--|

Commission/Board: Planning and Zoning Commission

Contact Person: Barrett Chaix 407-539-6213

Reviewed by City Attorney Drew Smith Ordinance

June 18, 2026

**City of Maitland
MCN LOT 1**

Subject: *MCN Lot 1* Analysis of Impact

Statement of appropriateness. A general description of the proposed amendment to the comprehensive development plan, explaining why the amendment is necessary or appropriate.

The proposed amendment would revise Standard 1.1.3.9(c) to allow for two drive-throughs, compared to the one drive-through in the existing proposed amendment. Both drive-throughs would be limited to the west 450 feet of the property. This is necessary for the activities of the businesses expected to operate within buildings 2 and 4 of the property. Both tenants anticipate the need for a drive-through to most efficiently operate their business. Building 2 will be a bank with a drive-through Automatic Teller Machine (ATM), while Building 4 will include a drive-through to support a craft coffee shop.

The original amendment would have supported one tenant that would have generated an expected 3,003 new daily trips, including a morning peak hour of 427 trips. The new amendment would support two lower intensity uses, which together generate only 1,574 new daily trips and a morning peak hour of 212 trips.

The original amendment limited the interior square footage to 5,000 square feet. The maximum combined square footage of the two proposed uses will not exceed 5,000 square feet. Therefore, the total permitted interior square footage will not be affected by this amendment. This amendment will not allow drive-throughs in any other buildings under the same zoning district or future land use.

Analysis.

a. An analysis of the degree of consistency of the proposed amendment with the city's comprehensive development plan and whether an internal inconsistency between provisions might be created.

The site exists within the Corridor District Future Land Use Designation and the Maitland Concourse North Planned Development, which is designated as an Area of Special Consideration. The Corridor District allows offices, retail, and restaurant uses. The Maitland Concourse North area also allows a mix of office, residential, commercial, and public/semi-public uses. The surrounding parcels are also part of the Corridor District and Area of Consideration.

The amendment would not permit drive-throughs in other properties with the same land uses. Permitting two drive-throughs on the west portion of the Sails of Trelago property will not create internal conflict between other provisions within the Comprehensive Development Plan.

b. An analysis of the fiscal impact of the proposed amendment on the city's finances.

The proposed amendment for the second drive-through will have no fiscal impact on the City's finances because an increase in public services is not expected as a result of a second drive-through on the site.

c. An analysis of the impact of the amendment on all levels of service, including data to illustrate that all adopted levels of service affecting the property are met or, if any service levels are not met. Data shall include, but not limited to, traffic, stormwater drainage, water, sewer and parks, and shall be in a format acceptable to the community development director.

The proposed amendment for the second drive-through will not increase the amount of impervious surfaces for the site. The site plan estimates the total impervious area to be 6.33 acres; the total amount of impervious surface area is not expected to increase because of this amendment, nor is there an expected increase in stormwater management. The amount of open space (1.89 acres) will also not be affected by the addition of a second drive through.

The proposed amendment will also not increase the need for additional water or sewer services because the drive-through will not significantly affect the site plans for the property.

The proposed drive-throughs meet the minimum number of stacking spaces specified in Table 5.2.6(a) in the Vehicle Stacking Standards of Maitland's Land Development Code. The site plan anticipates the order station for the craft coffee shop drive-through to have the capacity for up to 8 cars. The drive-through for the ATM is expected to be much less intense and will therefore meet the minimum number of stacking spaces for a bank drive-through (4 cars per lane).

Additionally, the proposed drive-throughs are expected to create less traffic combined than the proposed use which was supported by the previous amendment. The previous amendment for one fast-food restaurant drive-through was estimated to generate 3,003 new daily trips. The proposed amendment for two drive-throughs is estimated to generate 1,574 new daily trips – a 48% reduction.

d. An analysis of the impact of the amendment on the environmental, historical, or natural resource areas within the city.

The proposed site, Sails of Trelago, will remain consistent with the original approved design intent and will not impact these resources.

e. An analysis of the city's ability to provide adequate public services with regard to the amendment (e.g., police, fire, garbage, etc.).

The proposed amendment to allow a second drive-through is not expected to impact the trash or fire truck routing plans for the property. The ability of the City to provide adequate services will not be impaired by the proposed amendment.

f. If the application involves a specific parcel of real property, an analysis of the compatibility and impacts of the proposed amendment on surrounding neighborhoods and land uses.

The proposed amendment to allow two drive-throughs on the site will support two businesses that are similar to commercial uses near the property.

The surrounding properties have a Future Land Use Designation of Corridor District, and are located in the same Planned Development as the Subject Property. The Planned Development is intended to develop as a mix of residential, office, and commercial uses. The amendment will support commercial uses on the Subject Property, maintaining the character of the Planned Development and surrounding properties.

The building setbacks, number of parking spaces, and sidewalk accessibility will not be affected by the proposed amendment and therefore be consistent with the land use and zoning district of the property and will not affect the character of the surrounding neighborhood.

Additionally, the trip generation is estimated to be 48% lower than in the previous amendment and will therefore have minimal traffic impacts.

MCN Lot 1 – Neighborhood Meeting Minutes

Date: 05/21/2026

Time: 7:00 PM

Location: 1776 Independence Lane, Maitland, FL 32751

Attendees:

- **City of Maitland Representatives:** Barrett Chaix, Mike Daniels, Sara Blanchard
 - **Project Representatives:** Jonathan Martin (Engineer of Record), Alan Charron (Owner)
 - **Community Members:** William Brown, Matina Vounuopoulos (Lake Faith community)
-

Agenda

1. Welcome and Introduction

- **Presented by Barrett Chaix:**
 - Purpose of hosting the neighborhood meeting and discussion of the MCN Lot 1 project.
 - Acknowledgment of other representatives from the City of Maitland.
 - Introduction of Jonathan Martin (Engineer of Record) and Alan Charron (Owner) to lead the project discussion.
-

2. Project Overview

Presented by Alan Charron

- History of the project inspired by trips to Alice Beach.
 - Key project highlights:
 - High-end landscaping, visual appeal, luxury architecture, and additional site features emphasizing walkability and synergy.
 - A bank with an ATM and estimated daily transactions of 10–20.
 - Shift from high-intensity tenant to low-intensity unit for Building 4.
 - Family medical practice planned for the back building.
 - Craft coffee shop proposal with a drive-thru and pickup window as a low-intensity use concept.
-

3. Design Updates

Presented by Jonathan Martin

- Design modifications for the bank ATM and coffee shop drive-thru:

- Bank will include an ATM and deposit box (no teller).
 - Craft coffee shop design includes a drive-thru and pickup window, with two possible locations for the order box.
 - Discussed the setback change from 300' to 450'.
 - Emphasized reduced visibility of the drive thru from the Lake Faith Community with the addition of building 5 and landscaping.
-

Questions & Concerns

1. Traffic Flow and Accessibility

- **Concern:** Tight area and right-hand turn from Lake Faith Villas.
- **Response:**
 - Jonathan mentioned the inclusion of strategic signage and the availability of multiple entry/exit options on-site to address accessibility concerns.

2. Pedestrian Walkability

- **Concern:** Walkability and pedestrian connectivity.
 - **Response:**
 - Jonathan explained the pedestrian connectivity features, including access to Maitland Blvd and walkability within the site. Buildings will be accessible on all four sides.
-

3. Final Remarks

Presented by Alan Charron:

- Shared ongoing discussions with tenants, including boutique restaurants.
 - Emphasized commitment to addressing community concerns and ensuring the project aligns with residents' needs.
 - Community members expressed appreciation for Alan's dedication to the project and enthusiasm for its opening.
 - Both community members present expressed their support for the request and stated their support of the project.
-

SIGN-IN SHEET

Maitland Concourse North Lot 1 – Secondary Drive Thru
City of Maitland City Hall Council Chambers
1776 Independence Lane, Maitland, FL 32751
Thursday, May 21, 2026
7:00 PM

Kimley»Horn

Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
Mating Vouropodis	285 W. Lake Faith Dr. Maitland, FL 32751	matinav@aol.com 407-539-2883	No

Note: This is public record.

SIGN-IN SHEET

Maitland Concourse North Lot 1 – Secondary Drive Thru
City of Maitland City Hall Council Chambers
1776 Independence Lane, Maitland, FL 32751
Thursday, May 21, 2026
7:00 PM

Kimley»Horn

Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
WILLIAM BROWN	307 W. LAKE FATH DR, MAITLAND, FL 32751	WILLHB52@GMAIL.COM	

Note: This is public record.

Sails of Trelago (MCN Lot 1)



Sails of Trelago (MCN Lot 1)

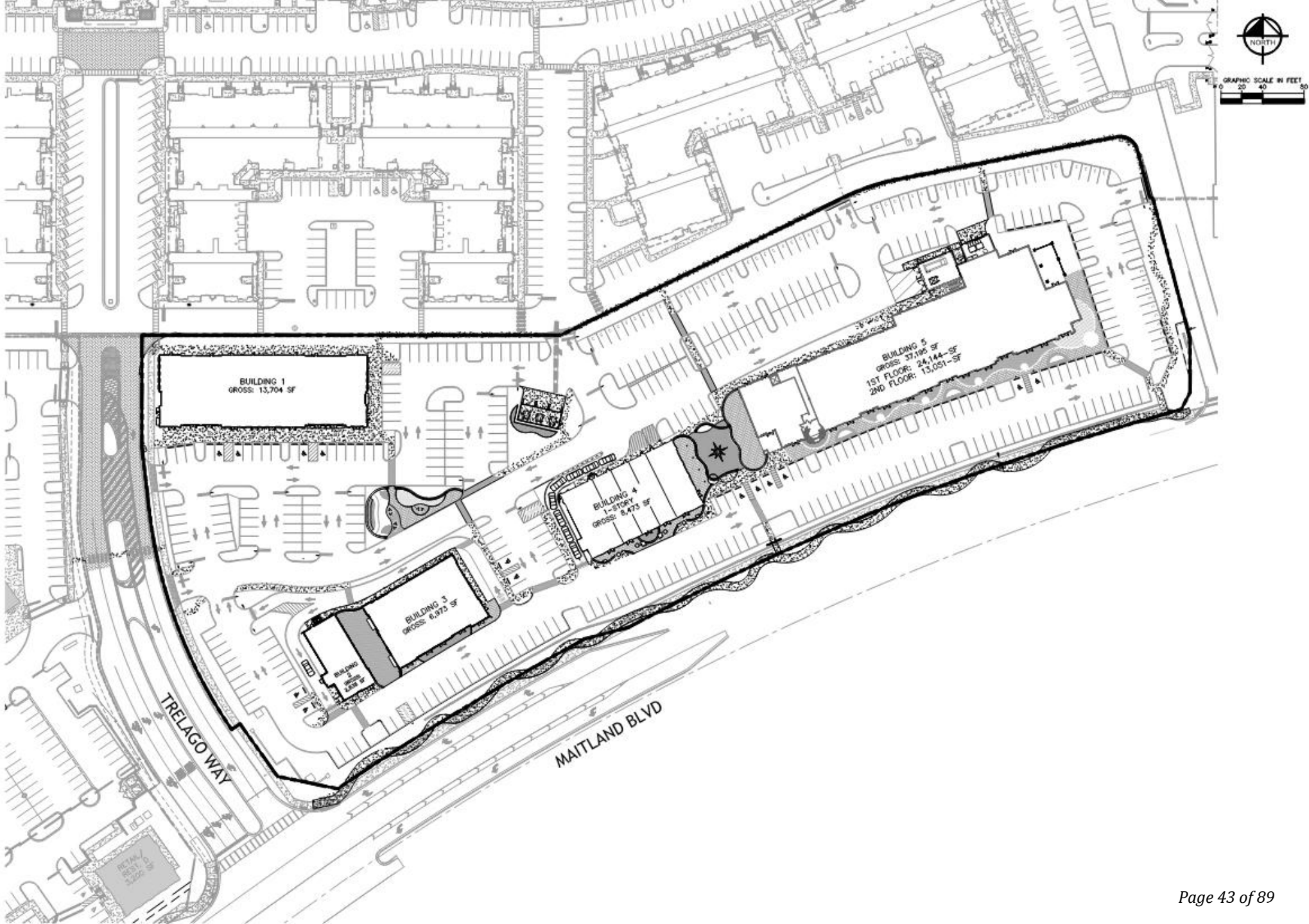


[Sails of Trelago Video Link](#)

Aerial Plan

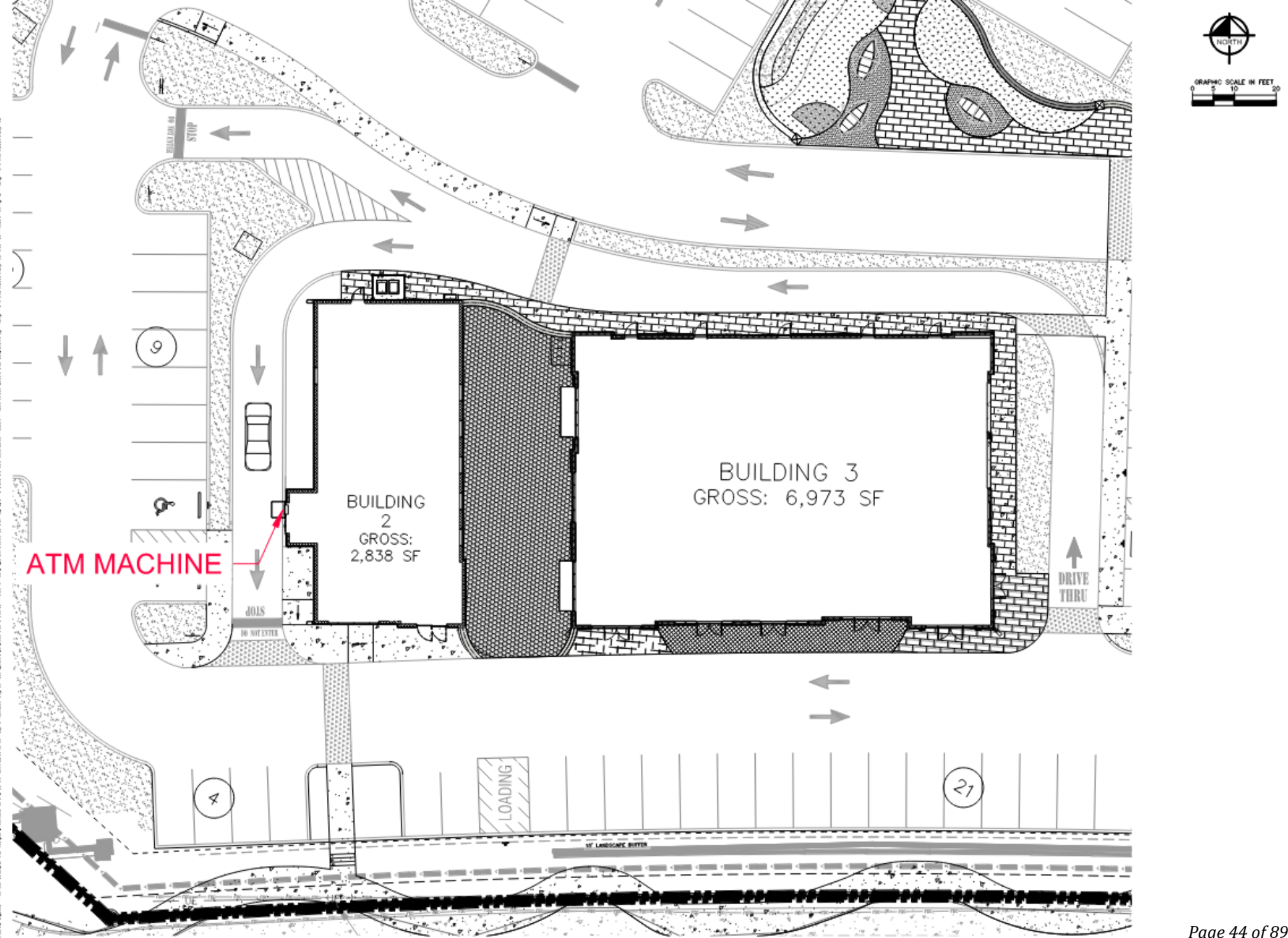


Overall Site Plan



Building 2 Site Plan

(ATM typical usage is 10 to 20 times per day)



GLAZING SCHEDULE		
TAG	DESCRIPTION	BASIS OF DESIGN
GL-1	1" TEMPERED INSULATED GLAZING UNIT	VITRO ARCHITECTURAL GLASS COLOR: SOLARBAN TO LOW-E STAIRPHIRE ULTRA-CLEAR GLASS

- STOREFRONT SYSTEM NOTES**
1. EXTERIOR STOREFRONT SYSTEM: BASIS OF DESIGN IS KAWNEER TRIFAB 451T OR COMPARABLE BY ONE OF THE FOLLOWING: EFC CORPORATION, TRACO, VISTAMALL ARCHITECTURAL PRODUCTS. OVERALL FRAME THICKNESS IS 4 1/2" DEPTH WITH 2" SITELINE, FRONT SET GLAZING. PROVIDE INTEGRAL SILL RECEIVER AT ALL LOCATIONS. FINISH: CLEAR ANODIZED.
 2. INTERIOR STOREFRONT SYSTEM: BASIS OF DESIGN IS KAWNEER TRIFAB 451T OR COMPARABLE BY ONE OF THE FOLLOWING: EFC CORPORATION, TRACO, VISTAMALL ARCHITECTURAL PRODUCTS. OVERALL FRAME THICKNESS IS 4 1/2" DEPTH WITH 2" SITELINE, CENTER SET GLAZING. PROVIDE INTEGRAL SILL RECEIVER AT ALL LOCATIONS. FINISH: CLEAR ANODIZED.
 3. GLAZING PERFORMANCE REQUIREMENTS: INSULATED UNIT BASIS OF DESIGN IS SOLARBAN TO LOW-E GLASS
 4. PROVIDE EXTERIOR STOREFRONT INTEGRATED SUBSILL PAN & END DAM & COMPRESSION HEAD
 5. ALL EXTERIOR STOREFRONT SYSTEMS TO BE PROVIDED WITH THERMALLY BROKEN ENTRY SYSTEMS
 6. EXTERIOR STOREFRONT SYSTEMS TO HAVE PRIMARY SEAL TO AIR/VAPOR BARRIER AS NOTED IN DETAILS
 7. PROVIDE POST INSTALL TESTING FOR MINIMUM (1) ONE OF EACH EXTERIOR INSTALLATION CONDITION
 8. PROVIDE TEMPERED GLAZING UNITS AS REQUIRED BY CODE
 9. PROVIDE FULL SHOP DRAWINGS OF ALL WINDOW SYSTEMS, INSTALL DETAILS AND COMPONENT OUT SHEETS FOR REVIEW AND APPROVAL INCLUDING:
 - A. STRUCTURALLY DESIGNED ANCHORAGE DETAILS
 - B. INSTALLATION DETAILS
 - C. INSTALLATION COMPONENTS

EXTERIOR FINISH LEGEND

- PCP-1**
FIBER CEMENT PANEL (ILLUMINATION COTTON)
MATERIAL: FIBER CEMENT PANEL, AMP 1815
FINISH: INTEGRATED FINISH
MANUFACTURER: NICHHA MASONRY SERIES
COLOR: ILLUMINATION COTTON
SIZE: 18" x 72" (NOMINAL) 18" x 36" (APPEARANCE)
- MP-1**
METAL PANEL SYSTEM AT CANOPY (CLEAR ANODIZED)
MANUFACTURER: LAMARCA, INC. (STRUCTURE, 1 PRICE, TIGHT FIT MOLING INSTALLATION SYSTEM)
FINISH: INTEGRATED FINISH
COLOR: CLEAR ANODIZED
- MA-1**
SHOP FABRICATED METAL AWNING (BLACK)
MATERIAL: METAL PANEL, POWDER COAT FINISH
COLOR: BLACK
- WS-1**
COMPOSITE WOOD SHUTTERS
MATERIAL: COMPOSITE WOOD
MANUFACTURER: TBO
PRODUCT: TBO
COLOR: GRAY
FEATURES:
- GL-1**
GLAZING
MATERIAL: GLAZING
FINISH: BASIS OF DESIGN: VITRO
ARCHITECTURAL GLASS
COLOR: SOLARBAN TO LOW-E STAIRPHIRE ULTRA-CLEAR GLASS

ELEVATION GENERAL NOTES

- A. NICHHA PANELS SHALL BE FIELD CUT TO TERMINATE AT 2' ABOVE FINISHED GRADE AND FOLLOW FINISHED GRADING.
 - B. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER AND SIGNAGE VENDOR. SIGNAGE VENDOR TO DETERMINE EXACT MOUNTING LOCATIONS. PROVIDE IN-WALL BLOCKING OR STRAPPING PER SIGNAGE VENDOR REQUIREMENTS.
 - C. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, CONDUIT, GAS METER OR OTHER BUILDING MOUNTED ELEMENT TO MATCH THE SURFACE BEHIND. SUBMIT COLOR MATCHED PAINT TO ARCHITECT FOR APPROVAL.
 - D. G.C. TO PROVIDE FIELD MOCK-UP OF STONE & FIBER CEMENT PANEL SYSTEMS WITH ALL CONDITIONS PRESENT ON THE PROJECT INCLUDING BUT NOT LIMITED TO INSIDE CORNERS, OUTSIDE CORNERS, HORIZONTAL TERMINATIONS, ETC.
- ◊ DENOTES WINDOW TYPE - SEE SHEET A811

ELEVATION KEYED NOTES

1. 24" HIGH ILLUMINATED BUILDING MOUNTED SIGNAGE BY OTHERS. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. COORDINATE WITH PNC AND VENDORS. ALL CONNECTIONS, STRUCTURAL, ENGINEERING, DETAILS, ETC. ARE SUPPLIED BY VENDOR.
2. CLEAR ANODIZED STOREFRONT SYSTEM.
3. METAL COPING SYSTEM, COLOR TO MATCH MP-1.
4. SHOP FABRICATED METAL AWNING AS SPECIFIED. RE: DETAIL CS300X SEE ELECTRICAL SHEETS FOR COORDINATION OF CANOPY LIGHTING.
5. 4" x 4" PREFINISHED METAL DOWNSPOUT, CONNECT TO STORM UNDERGROUND. COLOR MATCH TO PCP-1.
6. PREFINISHED METAL CONDUCTOR BOX SMACNA DESIGN FIGURE 1-25F. COLOR MATCH TO PCP-1.
7. PREFINISHED METAL OVERFLOW SCUPPER PER SMACNA, OPENING SIZE 8"X8" WITH 2" TRIM. COLOR MATCH TO PCP-1.
8. INSULATED HOLLOW METAL DOOR AND THERMALLY BROKEN FRAME TO BE PAINTED TO MATCH PCP-1.
9. DRIVE UP ATM & NIGHT DEPOSITORY SURROUND PROVIDED BY SIGNAGE VENDOR.
10. TRASH ENCLOSURE SCREENING AS SPECIFIED.
11. MTS PANEL RE: ELECTRICAL.
12. ATM ILLUMINATED SIGNAGE BY OTHERS.
13. 36" HIGH SECURITY BOLLARD TO BE PRIMED AND PAINTED BLACK. PROVIDE & INSTALL PNC BLACK BOLLARD COVER.
14. COMPOSITE WOOD CORBELS - WHITE STAINED WOOD.
15. PREFINISHED METAL OVERFLOW SCUPPER, OPENING SIZE 12" WITH 2" TRIM. COLOR TO MATCH MP-1.
16. RIDGE CAP - MATCH ROOF COLOR.
17. COMPOSITE WOOD SHUTTER - GRAY.
18. 18" HIGH ILLUMINATED BUILDING MOUNTED SIGNAGE BY OTHERS. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. COORDINATE WITH PNC AND VENDORS. ALL CONNECTIONS, STRUCTURAL, ENGINEERING, DETAILS, ETC. ARE SUPPLIED BY VENDOR.
19. GUTTERS AS SPECIFIED.



10748 Deenwood Park Blvd. South
Jacksonville, Florida 32259-0597
904-226-2500 Fax 904-226-2503
www.rsandh.com
FL Cert. No. AC2019861-02030366
9520-1-CC0000210-08208



PROJECT TITLE:
PNC ORL SAILS AT TRELAGO -
SITE #944

PROJECT ADDRESS:
801 MAITLAND BOULEVARD,
BLDG 2, MAITLAND, FL 32751

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 02/09/2025
REVIEWED BY: KCC
DRAWN BY: BOAV
DESIGNED BY: RSH
PROJECT NUMBER:
20040368296
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SEAL:
THIS DRAWING HAS BEEN PREPARED
UNDER THE DIRECTION OF
RSH
AND IS NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

SHEET TITLE:
BUILDING ELEVATIONS

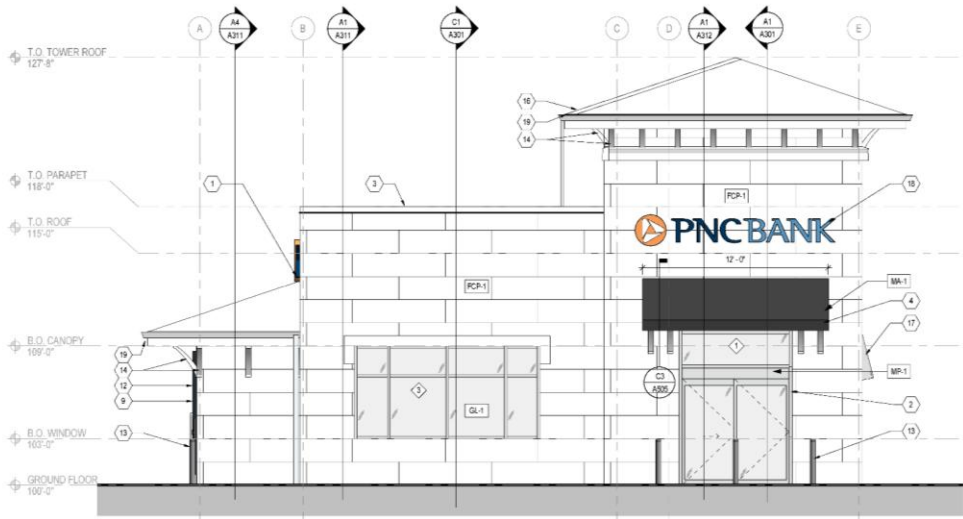
SHEET ID:
A201

PROJECT STATUS:
90% CONSTRUCTION
DOCUMENTS

PNC Bank

GLAZING SCHEDULE		
TAG	DESCRIPTION	BASIS OF DESIGN
GL-1	1" TEMPERED INSULATED GLAZING UNIT	VITRO ARCHITECTURAL GLASS COLOR: SOLARIAN FLOW E STARRPHIRE ULTRA CLEAR GLASS

STOREFRONT SYSTEM NOTES	
1.	EXTERIOR STOREFRONT SYSTEM: BASIS OF DESIGN IS KAWNEER TRIFAB 401T OR COMPARABLE BY ONE OF THE FOLLOWING: EFCO CORPORATION, TRACO, VISTANAL ARCHITECTURAL PRODUCTS. OVERALL FRAME THICKNESS IS 4 1/2" DEPTH WITH 2" SITELINE, FRONT SET GLAZING PROVIDE INTEGRAL SILL RECEIVER AT ALL LOCATIONS. FINISH CLEAR ANODIZED.
2.	INTERIOR STOREFRONT SYSTEM: BASIS OF DESIGN IS KAWNEER TRIFAB 401T OR COMPARABLE BY ONE OF THE FOLLOWING: EFCO CORPORATION, TRACO, VISTANAL ARCHITECTURAL PRODUCTS. OVERALL FRAME THICKNESS IS 4 1/2" DEPTH WITH 2" SITELINE, CENTER SET GLAZING PROVIDE INTEGRAL SILL RECEIVER AT ALL LOCATIONS. FINISH CLEAR ANODIZED.
3.	GLAZING PERFORMANCE REQUIREMENTS: INSULATED UNIT BASIS OF DESIGN IS SOLARIAN FLOW E GLASS
4.	PROVIDE EXTERIOR STOREFRONT INTEGRATED SUBSILL PAN & END DAM & COMPRESSION HEAD
5.	ALL EXTERIOR STOREFRONT SYSTEMS TO BE PROVIDED WITH THERMALLY BROKEN ENTRY SYSTEMS
6.	EXTERIOR STOREFRONT SYSTEMS TO HAVE PRIMARY SEAL TO AIR/VAPOR BARRIER AS NOTED IN DETAILS
7.	PROVIDE POST INSTALL TESTING FOR MINIMUM (1) ONE OF EACH EXTERIOR INSTALLATION CONDITION
8.	PROVIDE TEMPERED GLAZING UNITS AS REQUIRED BY CODE
9.	PROVIDE FULL SHOP DRAWINGS OF ALL WINDOW SYSTEMS. INSTALL DETAILS AND COMPONENT CUT SHEETS FOR REVIEW AND APPROVAL INCLUDING: A. STRUCTURALLY DESIGNED ANCHORAGE DETAILS B. INSTALLATION DETAILS C. INSTALLATION COMPONENTS



B1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH LEGEND	
PCP-1	FIBER CEMENT PANEL (ILLUMINATION COTTON): MATERIAL: FIBER CEMENT PANEL, AMP 919 FINISH: INTEGRATED FINISH MANUFACTURER: NICHIA MASONRY SERIES COLOR: ILLUMINATION COTTON SIZE: 18" x 12" (NOMINAL), 18" x 36" (APPEARANCE)
MP-1	METAL PANEL SYSTEM AT CANOPY (CLEAR ANODIZED): MANUFACTURER: LAMARSON INC. (ORIGIN LIFE 1 PRICE) TIGHT-FIT MOLDING INSTALLATION SYSTEM FINISH: INTEGRATED FINISH COLOR: CLEAR ANODIZED
MA-1	SHOP FABRICATED METAL RAINING (BLACK): MATERIAL: METAL PANEL, POWDER COAT FINISH COLOR: BLACK
WS-1	COMPOSITE WOOD SHUTTERS: MATERIAL: COMPOSITE WOOD MANUFACTURER: TRO PRODUCT: T80 COLOR: GRAY FEATURES:
GL-1	GLAZING: MATERIAL: GLAZING FINISH: BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS COLOR: SOLARIAN FLOW E STARRPHIRE ULTRA CLEAR GLASS
ELEVATION GENERAL NOTES	
A. NICHIA PANELS SHALL BE FIELD CUT TO TERMINATE AT 2" ABOVE FINISHED GRADE AND FOLLOW FINISHED GRADING. B. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER AND SIGNAGE VENDOR. SIGNAGE VENDOR TO DETERMINE EXACT MOUNTING LOCATIONS. PROVIDE IN WALL BLOCKING OR STRAPPING PER SIGNAGE VENDOR REQUIREMENTS. C. PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, CONDUIT, GAS METER OR OTHER BUILDING MOUNTED ELEMENT TO MATCH THE SURFACE BEHIND. SUBMIT COLOR MATCHED PAINT TO ARCHITECT FOR APPROVAL. D. TO PROVIDE FIELD MOCK-UP OF STONE & FIBER CEMENT PANEL SYSTEMS WITH ALL CONDITIONS PRESENT ON THE PROJECT INCLUDING BUT NOT LIMITED TO INSIDE CORNERS, OUTSIDE CORNERS, HORIZONTAL TERMINATIONS, ETC. 1 DENOTES WINDOW TYPE - SEE SHEET A611	
ELEVATION KEYED NOTES	
1 24" HIGH ILLUMINATED BUILDING MOUNTED SIGNAGE BY OTHERS. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. COORDINATE WITH PNC AND VENDORS. ALL CONNECTIONS, STRUCTURAL ENGINEERING DETAILS, ETC., ARE SUPPLIED BY VENDOR. 2 CLEAR ANODIZED STOREFRONT SYSTEM 3 METAL CORING SYSTEM. COLOR TO MATCH MP-1. 4 SHOP FABRICATED METAL RAINING AS SPECIFIED. RE: DETAIL C340X6. SEE ELECTRICAL SHEETS FOR COORDINATION OF CANOPY LIGHTING. 5 4" x 4" PREFINISHED METAL DOWNSPOUT. CONNECT TO STORM UNDERGROUND. COLOR MATCH TO PCP-1. 6 PREFINISHED METAL CONDUCTOR BOX SMACNA DESIGN FIGURE 1-25F. COLOR MATCH TO PCP-1. 7 PREFINISHED METAL OVERFLOW SCUPPER PER SMACNA. OPENING SIZE 8"X8" WITH 2" TRIM. COLOR MATCH TO PCP-1. 8 INSULATED HOLLOW METAL DOOR AND THERMALLY BROKEN FRAME TO BE PAINTED TO MATCH PCP-1. 9 DRIVE UP ATM & NIGHT DEPOSITORY SURROUND PROVIDED BY SIGNAGE VENDOR. 10 TRASH ENCLOSURE SCREENING AS SPECIFIED 11 MTS PANEL RE ELECTRICAL 12 ATM ILLUMINATED SIGNAGE BY OTHERS 13 38" HIGH SECURITY BOLLARD TO BE PRIMED AND PAINTED BLACK. PROVIDE & INSTALL PNC BLACK BOLLARD COVER 14 COMPOSITE WOOD CORBELS - WHITE STAINED WOOD 15 PREFINISHED METAL OVERFLOW SCUPPER. OPENING SIZE 13" WITH 2" TRIM. COLOR TO MATCH MP-1 16 RIDGE CAP - MATCH ROOF COLOR 17 COMPOSITE WOOD SHUTTER - GRAY 18 18" HIGH ILLUMINATED BUILDING MOUNTED SIGNAGE BY OTHERS. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. COORDINATE WITH PNC AND VENDORS. ALL CONNECTIONS, STRUCTURAL ENGINEERING DETAILS, ETC., ARE SUPPLIED BY VENDOR. 19 GUTTERS AS SPECIFIED	



10748 Deenwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. No. AAC020385 * B2602055 *
9520 * LCC000210 * GS238

PROJECT TITLE:
PNC ORL SAILS AT TRELAGO -
SITE #64

PROJECT ADDRESS:
601 MAITLAND BOULEVARD,
BLDG 2, MAITLAND, FL 32751

REVISIONS		
NO.	DESCRIPTION	DATE

DATE ISSUED: 02/09/2025

REVIEWED BY: KCC

DRAWN BY: BOHV

DESIGNED BY: RS&H

PROJECT NUMBER:
20040368296
© 2025 RS&H, INC.

SEAL:
THIS DRAWING HAS BEEN PREPARED
UNDER THE DIRECTION OF
RS&H
AND IS NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION.

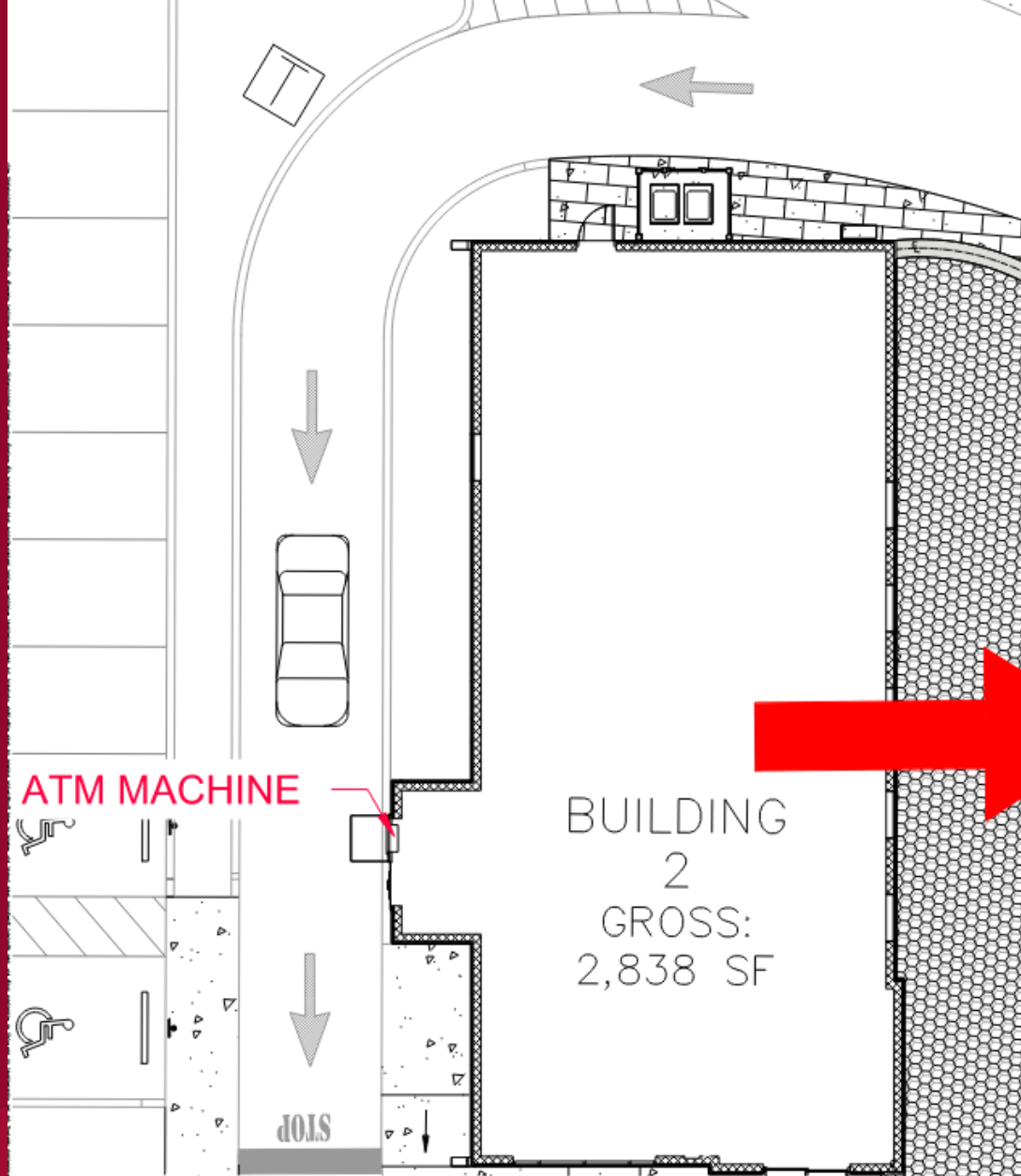
SHEET TITLE:
BUILDING ELEVATIONS

SHEET ID:
A202

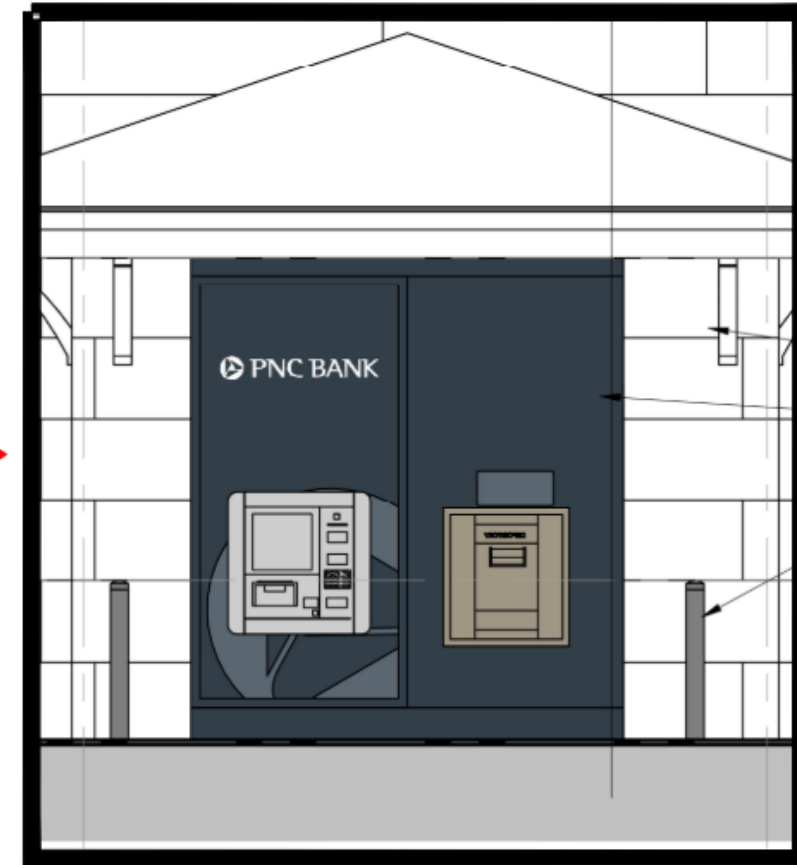
PROJECT STATUS:
90% CONSTRUCTION
DOCUMENTS

PNC Bank

**Building 2
Site Plan
(ATM)**

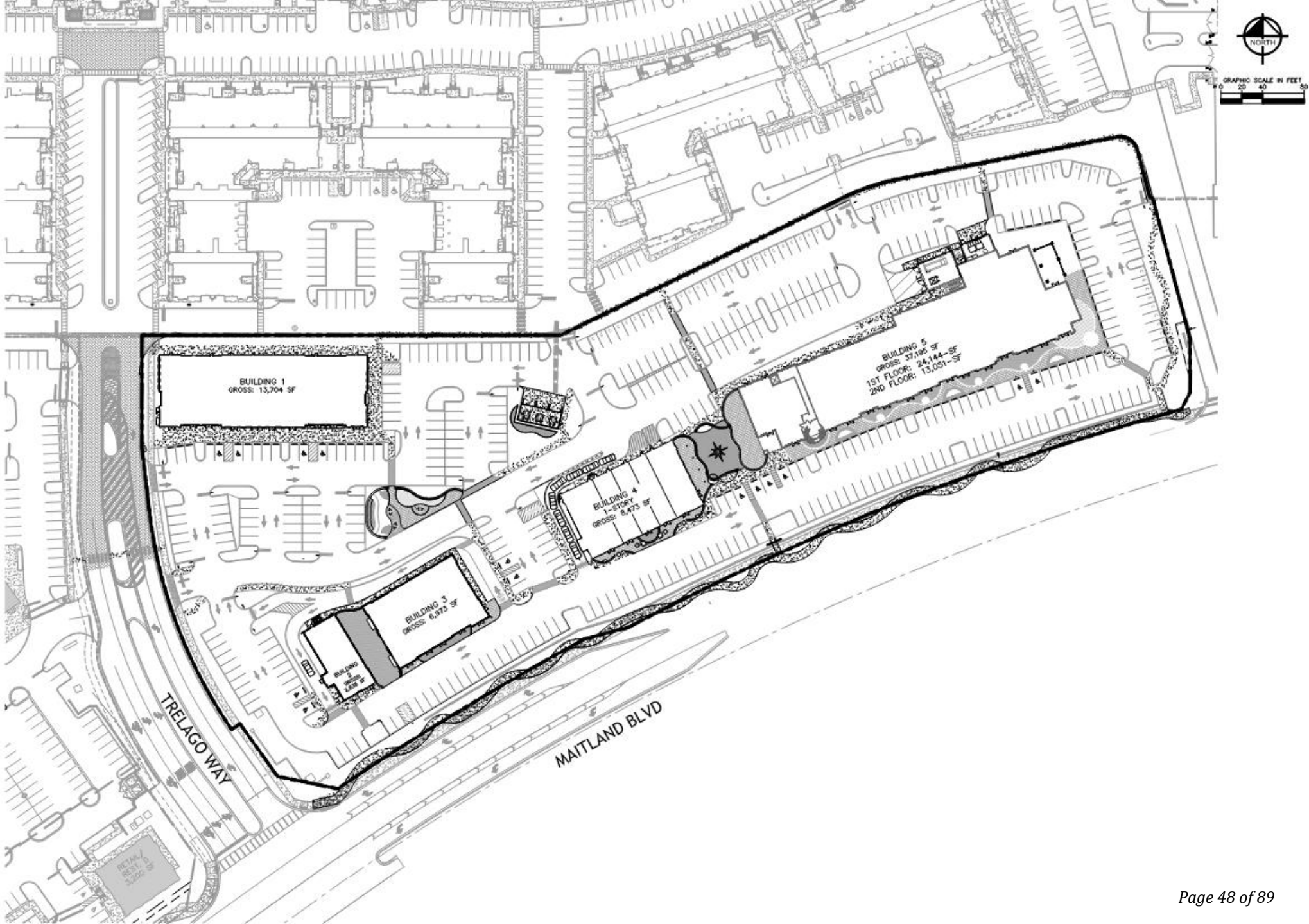


PLAN VIEW

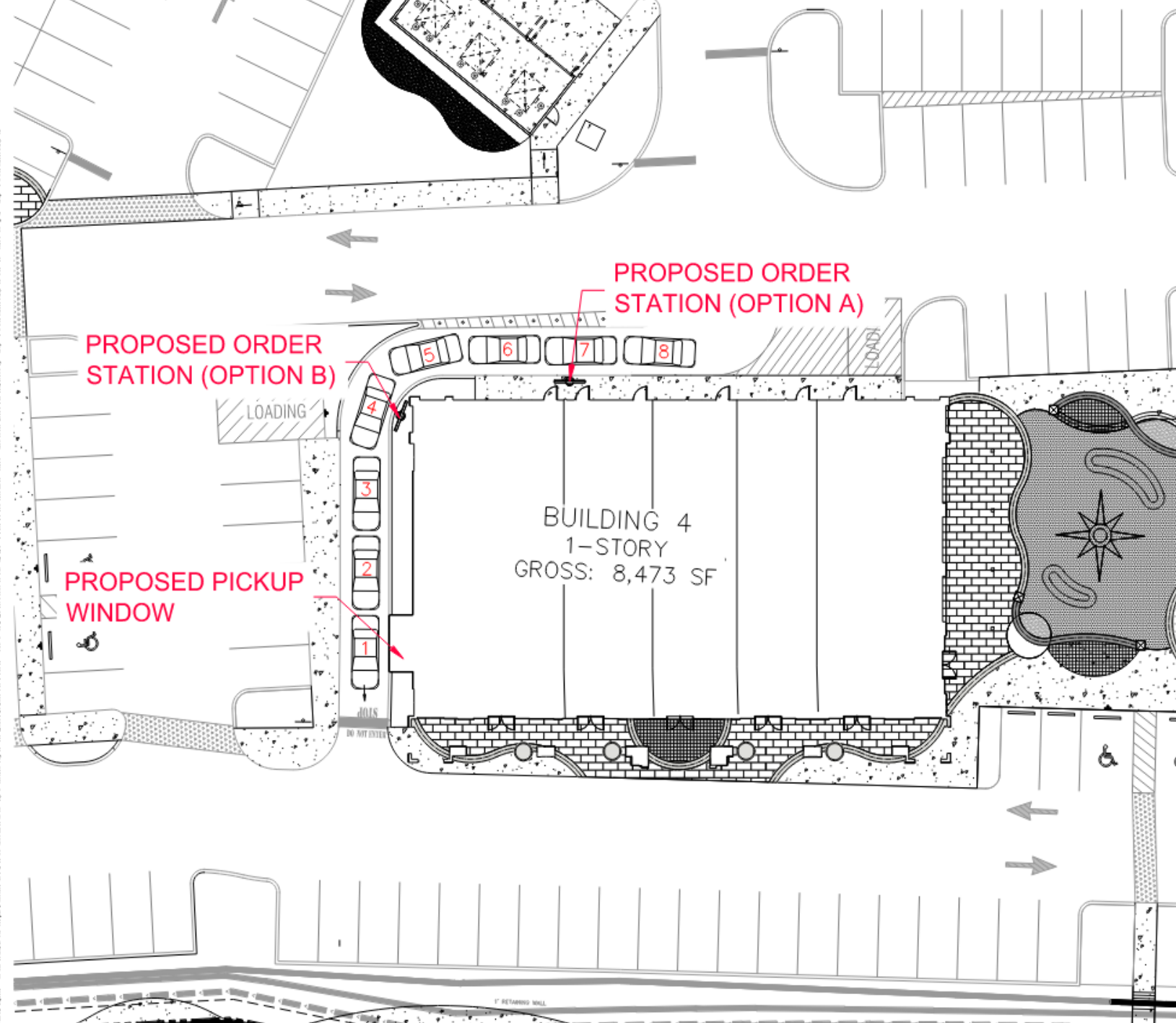


CONCEPTUAL VIEW

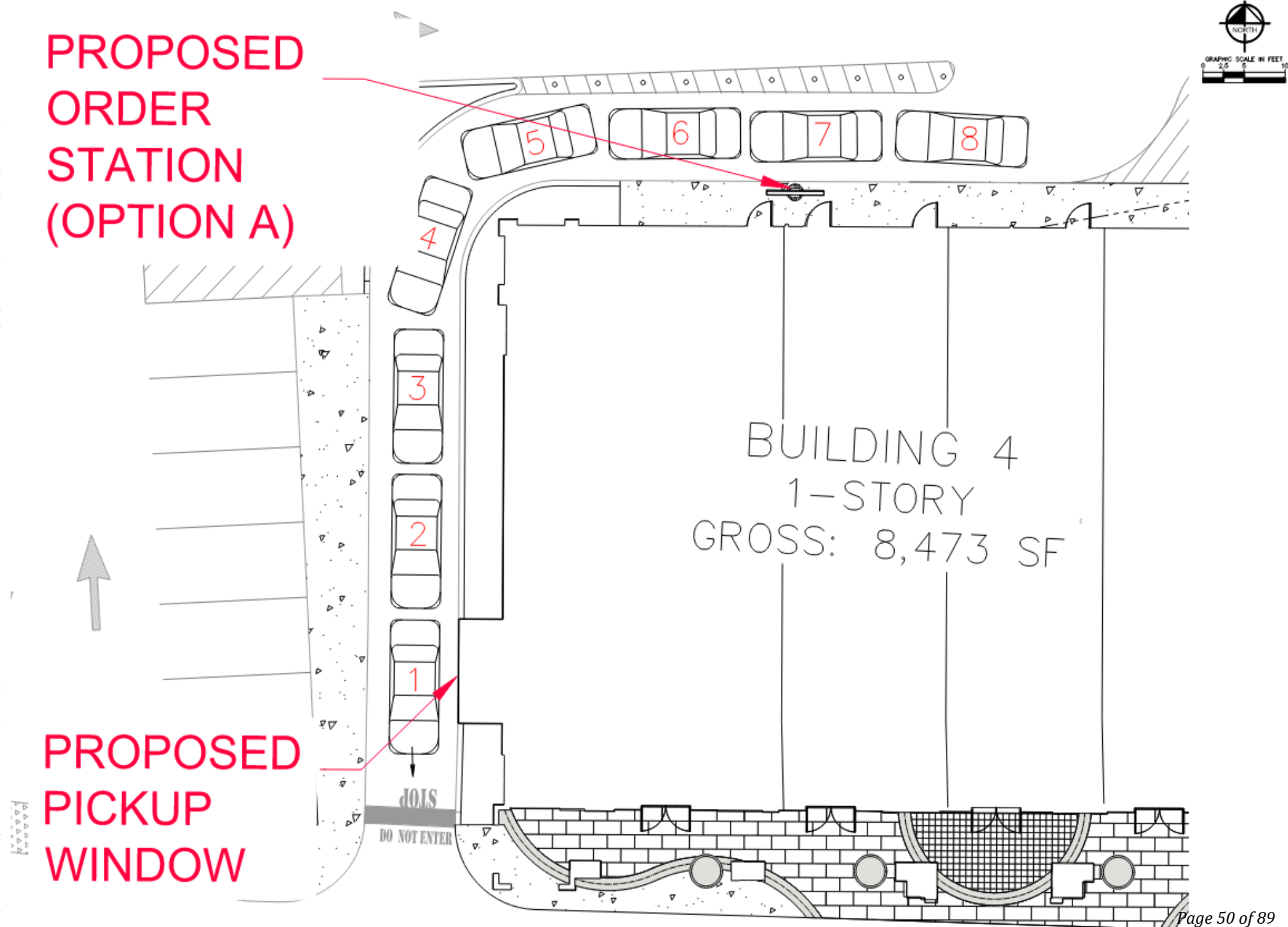
Overall Site Plan



Building 4 Site Plan



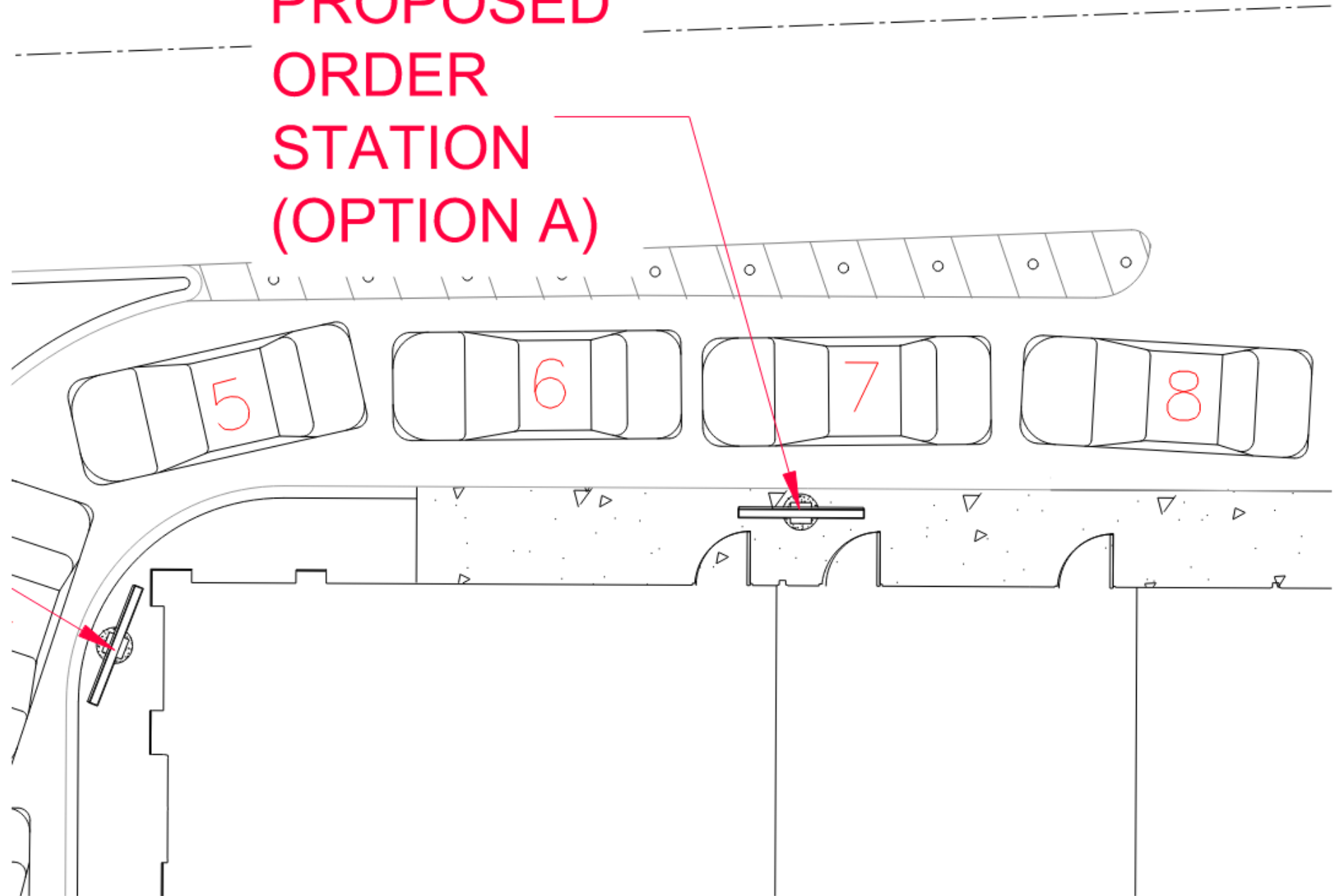
**Building 4
Site Plan
(OPTION A)**

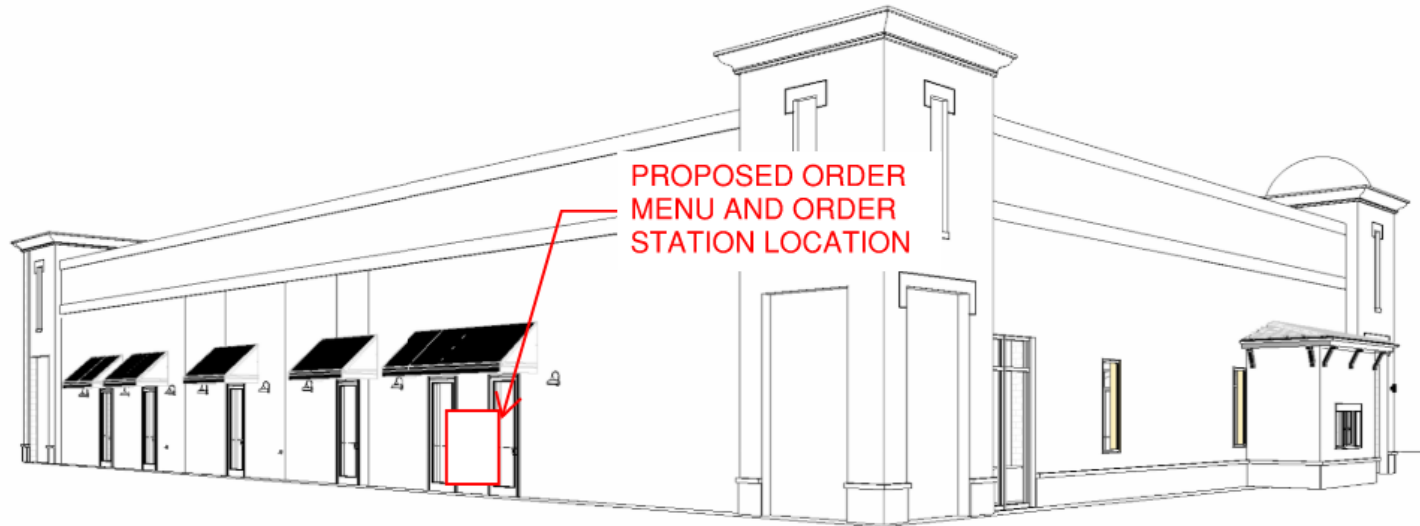


**Building 4
Site Plan**

(ORDER STATION A)

**PROPOSED
ORDER
STATION
(OPTION A)**





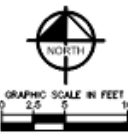
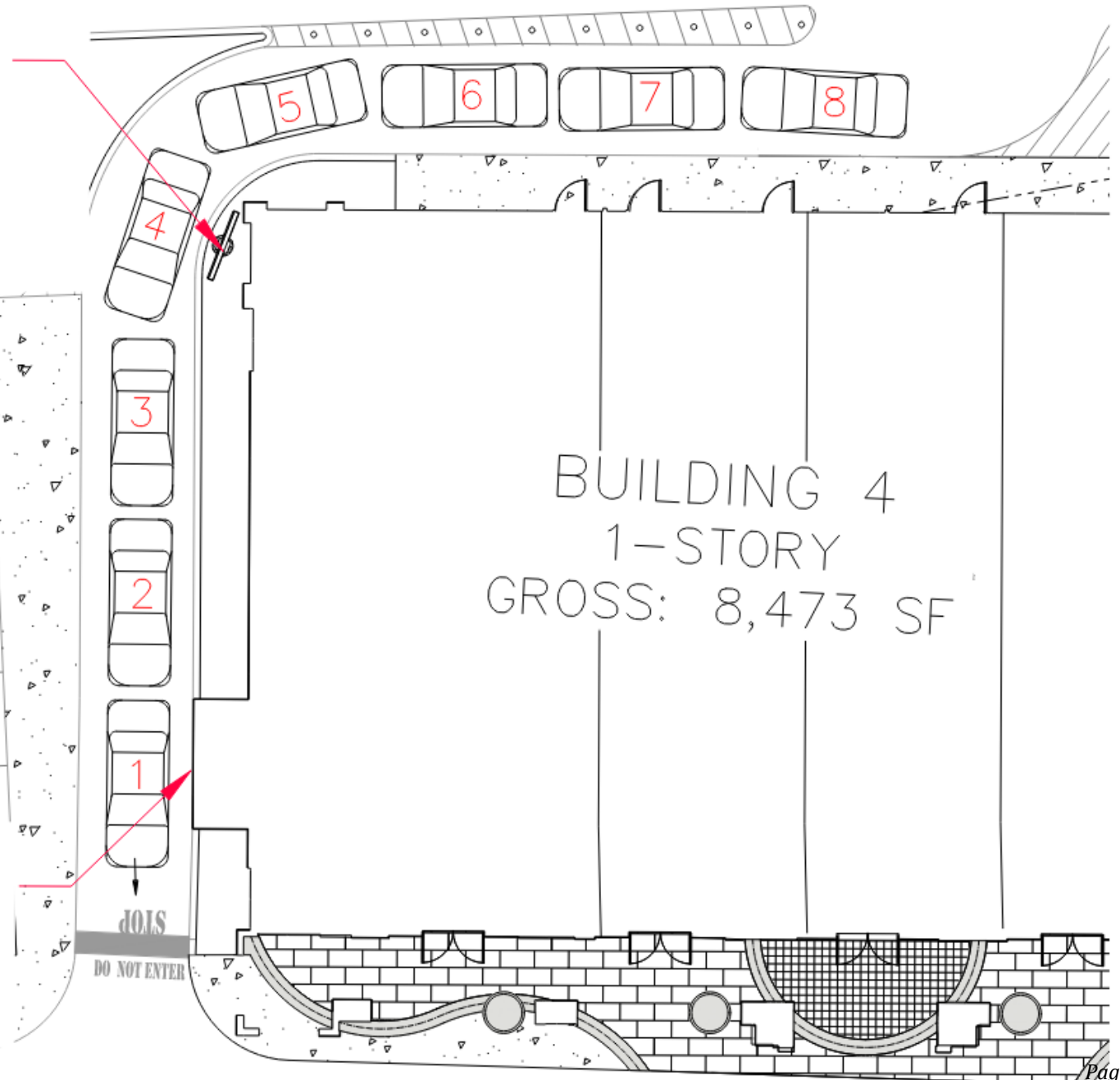
Foxtail Coffee (OPTION A)

**Building 4
Site Plan
(OPTION B)**

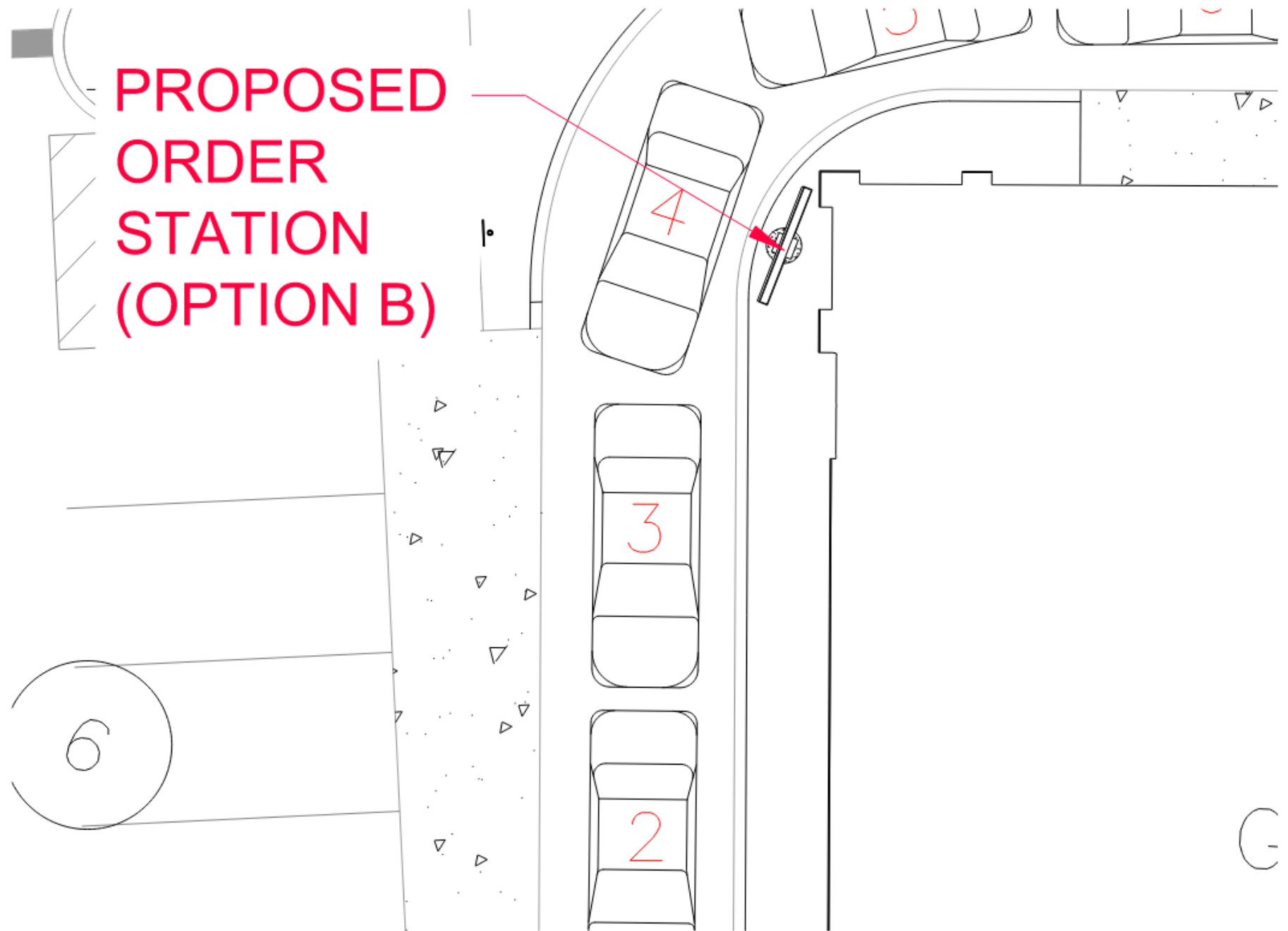
**PROPOSED
ORDER
STATION
(OPTION B)**

**PROPOSED
PICKUP
WINDOW**

1/2" = 1'-0"



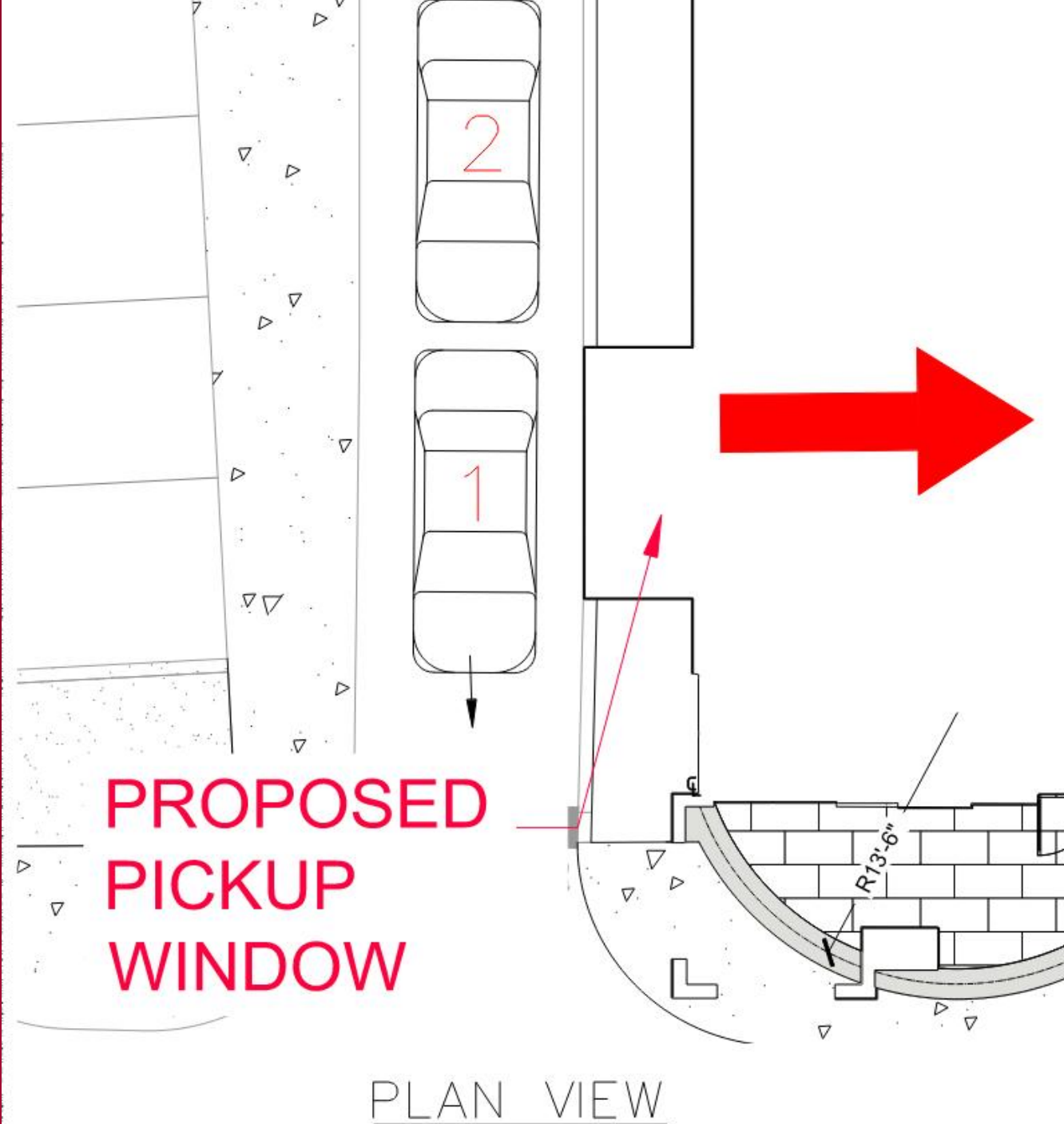
**Building 4
Site Plan
(ORDER STATION B)**





Foxtail Coffee (OPTION B)

**Building 4
Site Plan
(PICKUP
WINDOW)**

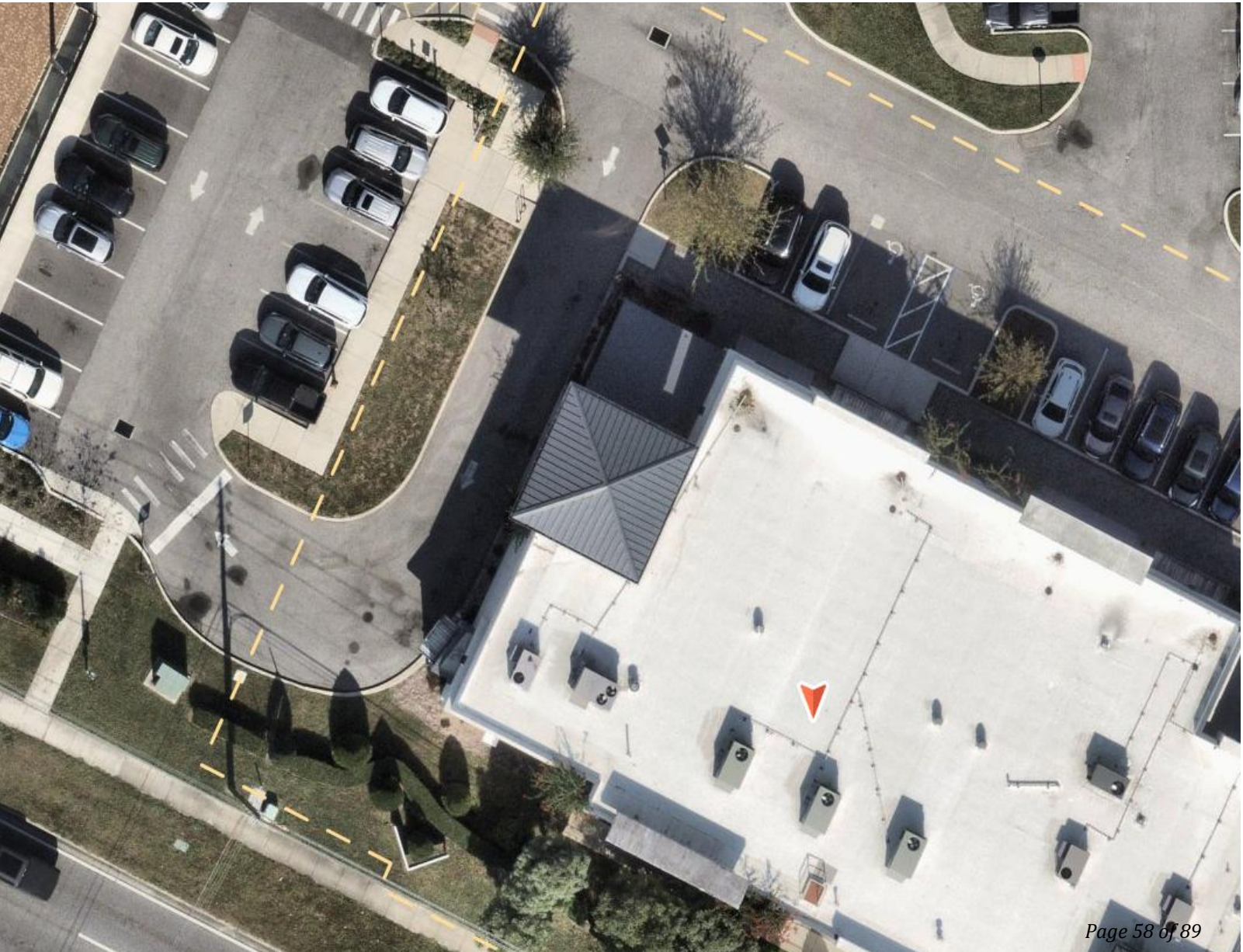


CONCEPTUAL VIEW

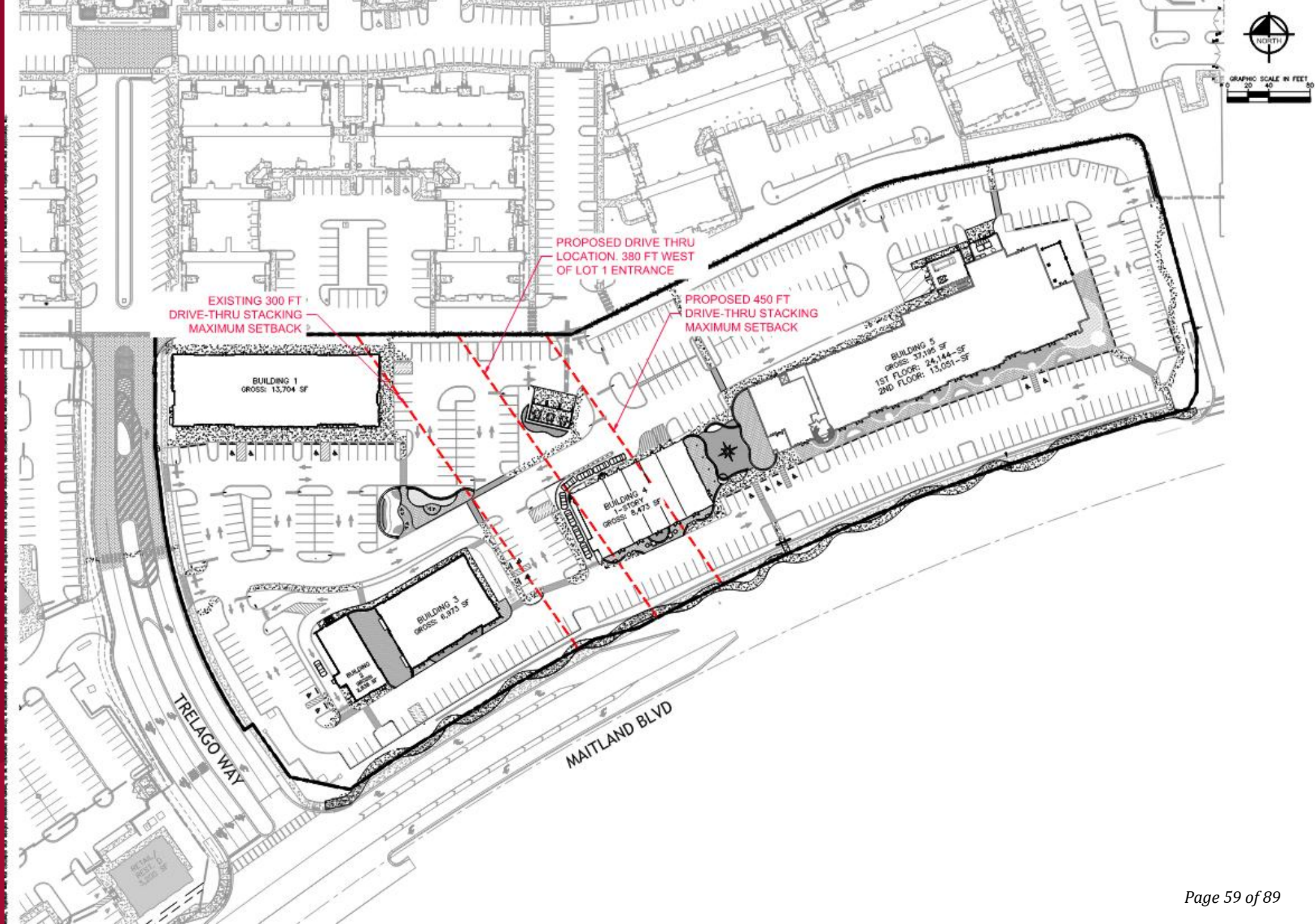
Neighboring Foxtail Aerial



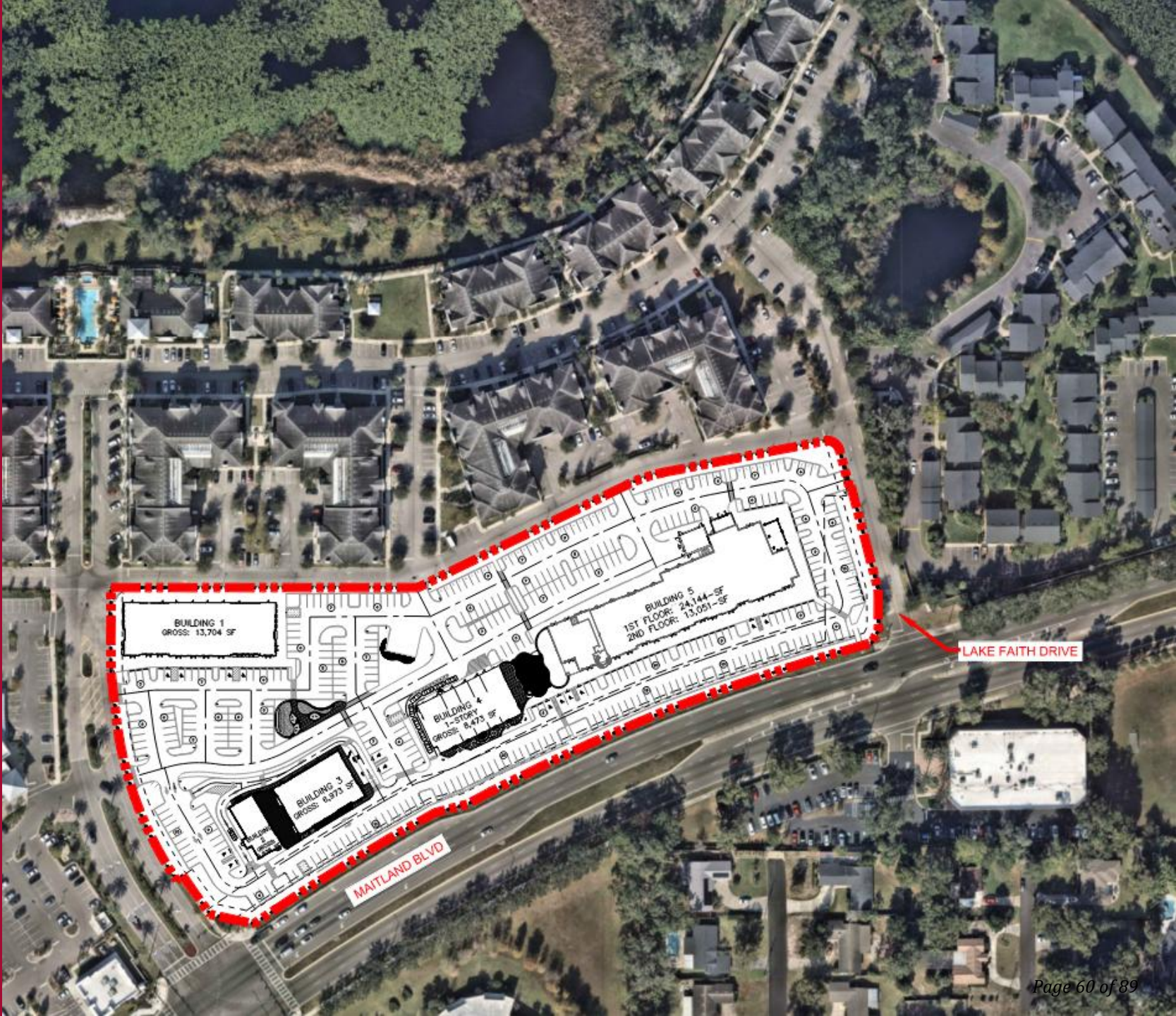
Neighboring Foxtail Aerial



Overall Site Plan
Coffee Shop
Building 4



MCN LOT 1 – LAKE FAITH VILLAS



Existing Proposed Language

STANDARD 1.1.3.9(C): Commercial uses within the R-MORC category shall not include “Big Box” retail, drive-through establishments of any kind (except that one drive-thru establishment with a maximum interior square footage that shall not exceed 5,000 square feet, may be allowed on the west three-hundred feet of Lot 1), gasoline service stations with or without convenience stores, or industrial uses. The exception for drive-thru establishments on Lot 1 shall sunset and revert back to a prohibited use if a PD amendment which is reasonably consistent with the PD Concept Plan (Petition number 2021-03 AZ-PD) submitted on November 29, 2021 as modified and presented to Council on February 28, 2022 is not approved by March 1, 2024. Council may extend the March 1, 2024 deadline following a public hearing.

Revisions to Existing Language

STANDARD 1.1.3.9(C): Commercial uses within the R-MORC category shall not include “Big Box” retail, drive-through establishments of any kind (except that one drive-thru establishment and one separate drive-thru automatic teller window (“ATM”) with a maximum combined interior square footage that shall not exceed 5,000 square feet, may be allowed on the west ~~three-hundred~~ four-hundred fifty feet of Lot 1), gasoline service stations with or without convenience stores, or industrial uses. ~~The exception for drive-thru establishments on Lot 1 shall sunset and revert back to a prohibited use if a PD amendment which is reasonably consistent with the PD Concept Plan (Petition number 2021-03 AZ-PD) submitted on November 29, 2021 as modified and presented to Council on February 28, 2022 is not approved by March 1, 2024. Council may extend the March 1, 2024 deadline following a public hearing.~~

Final Proposed Language

STANDARD 1.1.3.9(C): Commercial uses within the R-MORC category shall not include “Big Box” retail, drive-through establishments of any kind (except that one drive-thru establishment and one separate drive-thru automatic teller window (“ATM”) with a maximum combined interior square footage that shall not exceed 5,000 square feet, may be allowed on the west four-hundred fifty feet of Lot 1), gasoline service stations with or without convenience stores, or industrial uses.

Trip Generation Table

	Approved Trips: 5,000 SQFT Fast Food Restaurant with Drive Thru	Proposed Trips: 2,838 SQFT Bank with Drive Thru + 2,162 SQFT Coffee Shop
New Daily Trips	3,003	1,574
New AM Peak Hour Trips	427	212
New PM Peak Hour Trips	195	143

There is an approximate 48% trip reduction from the original approved drive thru

Thank you
Questions?

Kimley»»Horn

Existing language in Maitland CDP 2050:

STANDARD 1.1.3.9 (c): Commercial uses within the R-MORC category shall not include “Big Box” retail, drive-through establishments of any kind (except that one drive-thru establishment, with a maximum interior square footage that shall not exceed 5,000 square feet, may be allowed on the west three hundred feet of Lot 1), gasoline service stations with or without convenience stores, or industrial uses. The exception for drive-thru establishments on Lot 1 shall sunset and revert back to a prohibited use if a PD amendment which is reasonably consistent with the PD Concept Plan (Petition number 2021-03 AZ-PD) submitted on November 29, 2021 as modified and presented to Council on February 28, 2022 is not approved by March 1, 2024. Council may extend the March 1, 2024 deadline following a public hearing

Proposed Amendment:

Standard 1.1.3.9(C): Commercial uses within the R-MORC category shall not include “Big Box” retail, drive-through establishments of any kind (except that one drive-thru establishment and one separate drive-thru automatic teller window (“ATM”) with a maximum combined interior square footage that shall not exceed 5,000 square feet, may be allowed on the west four-hundred fifty feet of Lot 1) gasoline service stations with or without convenience stores, or industrial uses.

ORDINANCE NO.

**AN ORDINANCE OF THE CITY OF MAITLAND, FLORIDA,
AMENDING THE CDP - FUTURE LAND USE ELEMENT,
CORRIDOR DISTRICT, AREA OF SPECIAL CONSIDERATION –
MAITLAND CONCOURSE NORTH, STANDARD 1.1.3.9(c), TEXT
AMENDMENT TO ALLOW FOR TWO DRIVE-THROUGHS TO BE
LOCATED ONLY WITHIN THE WEST 450 FEET OF THE
PROPERTY AT BUILDINGS 2 AND 4.**

WHEREAS, on November 10, 2025, the City Council adopted a Comprehensive Plan via Ordinance #1144, entitled Maitland Comprehensive Development Plan 2050, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, Section 163.3184, Florida Statutes, provides for a local government to amend a local government comprehensive plan through the expedited state review process; and

WHEREAS, it is the desire of the City of Maitland to ensure that future development is directed in a harmonious pattern with existing development and the natural environment; and

WHEREAS, the property subject to the proposed CDP Amendment is located within Maitland Concourse North (MCN), an area recognized within the 2035 CDP as an *area of special consideration*; situated to the north of Maitland Boulevard and to the west of Maitland Avenue; and

WHEREAS, the activities of two businesses expected to operate within the project each require the utilization of a drive-through lane; and

WHEREAS, the presence of two drive-through lanes will maintain the character of the Planned Development and surrounding properties and not affect the building setbacks, number of parking spaces, or sidewalk accessibility of the approved project' and

WHEREAS, the applicants for the amendment to the CDP, Kimley-Horn & Associates, Inc. and Maitland Synergy LLC/Corkscrew LLC, submitted this request to amend the CDP on June 1, 2026 at which time it was assigned application number CDP(2025)0000-01 Maitland Concourse North Lot 6; and

WHEREAS, the Maitland Planning and Zoning Commission in its capacity as the Local Planning Agency held a public hearing and accepted public comment on August 6, 2026, and at that meeting, recommended transmittal of CDP(2026)0002 Maitland Concourse North Lot 1; and

WHEREAS, on August X, 2026, the City Council held an initial public hearing and voted to transmit the amendment and appropriate supporting data and analysis to the state land planning agency, Florida Commerce, and the other reviewing agencies specified in FS 163.3184.

NOW THEREFORE, BE IT ENACTED by the City Council, that:

[NOTE: Words with single underlined type shall constitute additions to the original text.]

SECTION 1. The Maitland CDP 2035 Future Land Use Element, Standard 1.1.3.9 (c) is hereby amended to read:

STANDARD 1.1.3.9 (c): Commercial uses within the R-MORC category shall not include "Big Box" retail, drive-through establishments of any kind (except that one drive-thru establishment and one separate drive-thru automatic teller window ("ATM") with a maximum combined interior square footage that shall not exceed 5,000 square feet, may be allowed on the west ~~three~~ four-hundred fifty feet of Lot 1), gasoline service stations with or without convenience stores, or industrial uses. ~~The exception for drive-thru establishments on Lot 1 shall sunset and revert back to a prohibited use if a PD amendment which is reasonably consistent with the PD Concept Plan (Petition number 2021-03-AZ-PD) submitted on November 29, 2021 as modified and presented to Council on February 28, 2022 is not approved by March 1, 2024. Council may extend the March~~

~~1, 2024 deadline following a public hearing.~~

SECTION 2. Severability. In the event that any term, provision, clause, sentence or section of this ordinance shall be held by a court of competent jurisdiction to be partially or wholly unenforceable or invalid for any reason whatsoever, any such invalidity, illegality or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences or sections of this ordinance, and this ordinance shall be read and/or applied as if the invalid, illegal or unenforceable term, provision, clause, sentence or section did not exist.

SECTION 3. Ordinances and Resolutions in Conflict. All ordinances or resolutions or parts thereof, which may be determined to be in conflict herewith, are hereby repealed.

SECTION 4. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by Florida Commerce or Administration Commission finding the amendment in compliance as defined in Section 163.3184, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a determination of non-compliance is issued, procedures to address this determination will be as outlined in Section 163.3184, Florida Statutes.

ADOPTED by the City Council of the City of Maitland, Florida, this XXX day of XXXX, 2026.

CITY OF MAITLAND, FLORIDA

BY: _____

**JOHN P. LOWNDES
MAYOR**

ATTEST: _____

**LORI S. HOLLINGSWORTH
CITY CLERK**



**City Council Minutes
January 24, 2022
Council Chambers
6:30 PM**



I. CALL TO ORDER

Present: 5 - Vice-Mayor Michael Wilde, Councilmember Michael Thomas, Councilmember Vance Guthrie, Councilmember Lindsay Hall Harrison, Mayor John Lowndes

Absent: 0 -

Mayor Lowndes called the meeting to order at 6:31 pm. Also present were City Manager Anselmo, City Clerk Hollingsworth, and City Attorney Shepard.

II. INVOCATION

Mayor Lowndes requested a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

IV. PUBLIC HEARING - NONE

There were no Public Hearings scheduled.

V. OLD BUSINESS

There was no Old Business to report.

VI. CONSENT AGENDA

Mayor Lowndes opened the public period for Items 3-7 of the Consent Agenda. There being no one who wished to be heard, Mayor Lowndes closed the public comment period.

A motion was made to approve the Consent Agenda as presented.

RESULT:	Approve
MOVER:	Councilmember Vance Guthrie
SECONDER:	Councilmember Michael Thomas
AYES:	Michael Wilde , Michael Thomas, Vance Guthrie, Lindsay Hall Harrison , John Lowndes
NAYS:	None

- 1. APPROVE THE CITY COUNCIL MEETING MINUTES OF JANUARY 10, 2022**
Approve the City Council meeting minutes of January 10, 2022.
- 2. APPROVE THE CITY COUNCIL JOINT WORKSHOP MEETING MINUTES OF DECEMBER 6, 2021**

Approve the City Council Joint Workshop meeting minutes of December 6, 2021.

3. PURCHASE - CONTRACT FOR ANNUAL GENERATOR MAINTENANCE

Authorize the City Manager to execute a contract with Accurate Power and Technology dba A Generator Guy for the annual Generator Maintenance Services.

4. PURCHASE - HOMER HOUGH BATHROOM AND PAVILION REPAIR PROJECT

Authorize the City Manager to execute the contract with Johnson-Laux Construction, LLC for the Homer Hough Bathroom and Pavilion Repair project, in the amount of \$112,000.

5. PURCHASE - LIFT STATION 8 REHABILITATION ENGINEERING SERVICES AMENDMENT

Authorize the City Manager to sign an amendment to the approved Professional Engineering Services Agreement for Lift Station #8 Rehabilitation with Burgess & Niple, Inc. for the amount of \$3,958.

6. PURCHASE - FY 2022 CITY VEHICLES

Approve the purchase of FY22 approved replacement City vehicles through Alan Jay Fleet Sales utilizing Sourcewell contract #2021-120716 NAF, 2022-120716 NAF, and 060920 NAF awarded to National Auto Fleet Group.

7. JANITORIAL SERVICE CONTRACT

Authorize the City Manager to execute a contract amendment for a price increase to the piggyback agreement with FCS Facility Services per the amended Seminole County agreement.

VII. PUBLIC PERIOD

Mayor Lowndes opened the Public Period. There being no one who wished to be heard, Mayor Lowndes closed the Public Period.

VIII. DECISIONS

1. ORDINANCE - CDP AMENDMENT TO REMOVE THE PROHIBITION OF DRIVE-THROUGH USE ON LOT 1, MCN

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the 2035 City of Maitland Comprehensive Development Plan (2035 CDP) by amending the Future Land Use Map 2.1, to identify Lot 1 of Maitland Concourse North as allowing drive-through uses and amending the future land use element, standard 1.1.3.9 (C) to allow drive-through uses on Lot 1 of Maitland Concourse North; the property is located to the north of Maitland Boulevard and the west of Maitland Avenue; providing for conflicting provisions; providing for severability; and providing for an effective date.

Mr. Dan Mathys, Director of Community Development stated that the Maitland Concourse North (MCN) Comprehensive Development Plan (CDP) Amendment was adopted in 2013 via Ordinance 1236, which established a Policy and Standards to guide MCN mixed use development program on the roughly 96 gross acre site on the north side of Maitland Boulevard. The CDP standards were designed to regulate items such as appearance (residential scale and character); buffering, size (no big box); floor area ratios, height, and uses (including use prohibitions). Among the uses prohibited within the (R-MORC) commercial portion of the site were drive-through establishments of any kind. The R-MORC commercial portion of the site covered Lots 1,2,3,6 and a portion of Lots 4 (stormwater pond) and 7 (developed with 350 multi-family units). The CDP amendment proposes to remove the drive-through use prohibition on Lot 1 only. The remaining lots would maintain the prohibition. Lot 1 is adjacent to the west of Lake Faith Villas and is currently vacant with approval of 75,000 square feet of commercial uses. The applicant has submitted a Planned Development (PD) amendment concurrent with the CDP amendment to enable the development plan to be reviewed as the CDP amendment is processed. A future Land Use Map amendment accompanies the text change to identify the location of the requested removal of the drive-through prohibition use (Lot 1 only). On October 4, 2021, City Council held a workshop to discuss the possibility of drive-through uses on the Maitland Concourse North Lot 1 site. The workshop was only to inform and not provide recommendations. On January 6, 2022, the Planning & Zoning Commission (P&Z) voted 4-1 to forward the proposed CDP amendment to Council with a recommendation of denial. On January 19, 2022, the Development Review Committee (DRC) voted unanimously to forward the proposed CDP amendment to Council with a recommendation of approval. Mr. Mathys answered questions posed by Council.

Mr. Mickey Grindstaff, PA, Shutts & Bowen, 300 S. Orange Ave., Suite 1000, Orlando, FL., 32801; Mr. Jonathan A. Martin, P.E., Kimley Horn & Associates, 189 S. Orange Ave, Suite 1000, Orlando, 32801; Mr. Ciff Tate, Sr. Vice President, Kimley Horn & Associates, 189 S. Orange Ave., Suite 1000 Orlando, FL., 32801; Mr. Alan Charron, Maitland Synergy LLC, 2345 W. Sand Lake Road, Suite 100, Orlando, FL., 32809; and, Ms. Lauren Kaplus, 2345 W. Sand Lake Road, Suite 100, Orlando, FL., 32809, all provided input on the project and answered questions posed by Council.

Mayor Lowndes opened the public comment period.

The following residents spoke in opposition of removing the prohibition on the drive-through use on Lot 1, MCN: Mrs. Heidi Barry, 1314 Druid Isle Road; Mr. William Brown, 307 W. Lake Faith Drive; Mr. Martin Cohen, 339 W. Lake Faith Drive; Mrs. Amanda Sampaio, 105 W. Lake Faith Drive; Mr. Jody

Bowman, 369 W. Lake Faith Drive; Inaudible; Ms. Robin Beech, 291 W. Lake Faith Drive; Ms. Sarah Davies, 319 W. Lake Faith Drive; Mrs. Colleen Lilling, 250 Seneca Trail; Ms. Jasmine Perris, 301 W. Lake Faith Drive; Ms. Matina Vourvopoulos, 285 W. Lake Faith Drive; Mrs. Ann Gorman, Lake Faith Drive; Mr. Mike Rusnak, 317 W. Lake Faith Drive; Mrs. Stephanie Henley, 1412 Druid Road;

The following residents spoke in favor of removing the prohibition on drive-through use on Lot 1, MCN: Ms. Lydia Dyker, 595 Trelago Way; and, Mr. Drew Froness, 2441 McIntosh Way.

After discussion, a motion was made to deny the proposed ordinance (Petition Number 2021-01 ALU) MCN Lot 1 Comprehensive Plan Amendment.

RESULT:	Deny
MOVER:	Councilmember Vance Guthrie
SECONDER:	Mayor John Lowndes
AYES:	None
NAYS:	Michael Wilde, Michael Thomas, Lindsay Hall Harrison

After further discussion, a motion was made to continue the item to a future meeting, determined by the applicant but no later than the 2nd meeting of March 2022.

RESULT:	Continue
MOVER:	Vice Mayor Michael Wilde
SECONDER:	Councilmember Hall Harrison
AYES:	Michael Wilde, Vance Guthrie, Lindsay Hall Harrison, Michael Thomas, Mayor John Lowndes
NAYS:	

Mayor Lowndes called for a 10 minute recess.

2. ORDINANCE - MAITLAND WEST LOT 2 PD AMENDMENT - PETITION NO. 2021-01 (AZ-PD)

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the Official Zoning Map, a part of Chapter 21 of the Maitland Code of Ordinances, by changing the zoning classification of property generally

located south of State Road 414 (Maitland Boulevard), North of Herbison Drive and east of Albemarle Road further described herein, from Planned Development to Planned Development; permitting development of a 6 story, 385 multi-family unit development (The Aspen at Matiland West); and associated site improvements on Lot 2 of Maitland West PD; and approvals for the Planned Development District Classification; and providing for an effective date.

Mr. Dan Matthys, Director of Community Development, stated that the applicant, GAI Consultants, is requesting to rezone property from (PD) Planned Development Zoning District to PD Zoning, to include the development of a 385-unit, 5 story (with penthouse) multi-family residential building ("The Aspen at Maitland West") and associated site development items on Lot 2 of the Maitalnd West Planned Development Site. The current property owner is Michael Niederst of MWAD PHASE II LLC, 423 S. Keller Road, Suite 300, Orlando, Florida 32751. A Community meeting was held on this project on February 4, 2021 at the Planning and Zoning Commission meeting. At its December 8, 2021 meeting, the Development Review Committee (DRC) recommended approval of this PD amendment subject to conditions of approval. As part of the recommended Conditions of Approval, redesign and repair of Summit Centre Way to alleviate flooding of the roadway must be completed prior to occupancy of the proposed multifamily structure.

The applicant submitted revised data to substantiate that Lots 1 and 2 will adhere to the minimum permeable and open space requirements specified within the PD. The data supports compliance and the City will reconfirm at the site plan review phase of the project. Mr. Matthys answered questions posed by Council.

The applicant, Mr. Ian McCook, Nvision Development, 485 N. Keller Rd., Suite 520, Maitland, FL., 32751, and Mr. Patrick Panza, GAI Consultants, (applicant's representative) provided an overview of the project and answered questions.

Mayor Lowndes opened the public comment period. There being no one who wished to be heard, Mayor Lowndes closed the public comment period.

After discussion, a motion was made to introduce the proposed ordinance amending Lot 2, Maitland West Planned Development (PD); and, set the Public Hearing date for February 14, 2022.

RESULT: Introduce

MOVER: Councilmember Michael Thomas

SECONDER:	Vice-Mayor Michael Wilde
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

IX. DISCUSSION**1. PUBLIC ART ADVISORY BOARD**

Councilmember Lindsay Hall Harrison stated that she would like the Council to consider creating a Public Art Advisory Board. In 2016, the City established an Ad Hoc Public Art Committee to develop a public art procurement policy and to assist in the selection of the public art project to be funded by the 1-4 Ultimate Project. The committee sunset in 2018 per the provisions in the enabling resolution. A discussion ensued, and may be further discussed at a later meeting.

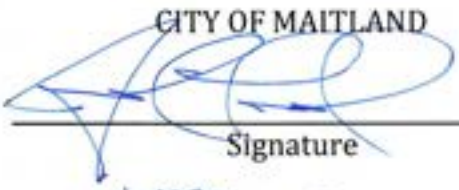
X. CITY MANAGER'S REPORT/CITY ATTORNEY/COUNCIL REPORTS

The City Manager reminded Council of the two upcoming workshops on Monday January 31, 2022 at 6:30 pm to discuss the Density Incentive Community Enhancement (DICE) Program mixed use property; and, on Monday February 7, 2022 at 5:30 pm to discuss the American Rescue Plan (ARP) Funds. the City Manager updated Council on the volunteer appreciation event.

Councilmember Guthrie reminded Council of the Lake Clean up event on Saturday January 29th.

XI. ADJOURNMENT

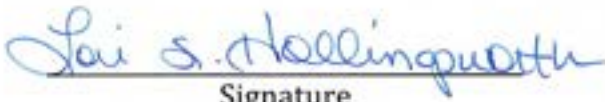
There being no further business to come before Council the meeting adjourned at 10:11 pm.

CITY OF MAITLAND


Signature
Mayor

Title

ATTEST:



Signature

City Clerk

Title



City Council Minutes February 28, 2022

6:30 PM



I. CALL TO ORDER

Present: 5 - Vice-Mayor Michael Wilde, Councilmember Michael Thomas, Councilmember Vance Guthrie, Councilmember Lindsay Hall Harrison, Mayor John Lowndes

Absent: 0 -

Mayor Lowndes called the meeting to order at 6:32 pm. Staff also in attendance were City Manager Anselmo, City Attorney Shepard, Assistant City Manager Reggentin, City Clerk Hollingsworth, Community Development Director Matthys, Fire Chief Watts, Police Chief Manuel, Public Works Director Tracy, Senior Planner Chaix, Finance Director Gray, Deputy City Clerk Sotero and, Public Information Officer Sargent.

II. INVOCATION - MOMENT OF SILENCE

Mayor Lowndes offered a moment of silence.

III. PLEDGE OF ALLEGIANCE

Mayor Lowndes led the Pledge of Allegiance.

IV. PRESENTATION

1. EMPLOYEE OF THE QUARTER

Mayor Lowndes presented Officer Daniel Holland with the Employee of the Quarter Award, thanking and congratulating him for his on-going efforts as an outstanding representative of the City of Maitland.

2. RETIREMENT RESOLUTION - NORMA JEAN TORRES

Mayor Lowndes read aloud then presented the Retirement Resolution to Norma Jean Torres, on behalf of City Council, residents and employees of the City, expressing deep appreciation and gratitude for her years of devoted public service and valuable contribution to the City of Maitland. Further, Mayor Lowndes expressed best wishes and continued good health and happiness to Norma Jean.

V. PUBLIC HEARINGS

1. ORDINANCE - CDP AMENDMENT TO REMOVE THE PROHIBITION OF DRIVE-THROUGH USE ON LOT 1 OF MCN

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the 2035 City of Maitland Comprehensive Development Plan (2035 CDP) by amending the Future Land Use Map 2.1, to identify Lot 1

of Maitland Concourse North as allowing drive-through uses and amending the Future Land Use Element, standard 1.1.3.9 (C) to allow drive-through uses on Lot 1 of Maitland Concourse North; the property is located to the north of Maitland Boulevard and to the west of Maitland Avenue; providing for conflicting provisions; providing for severability; and providing for an effective date.

Dan Matthys, Community Development Director, provided an update on the CDP amendment and stated that the modified text amendment follows Commercial uses within the R-MORC category shall not include "Big Box" retail, drive-through establishments of any kind "(except that two drive-through establishments, with a cumulative interior square footage that shall not exceed 10,000 sf, may be allowed on the west five hundred feet of Lot 1)", gasoline service stations with or without convenience stores, or industrial uses.

A Future Land Use Map amendment accompanies the text change to identify the location of the requested removal of the drive-through prohibition use (Lot 1 only).

On October 4, 2021, City Council held a workshop to discuss the possibility of drive-through uses on the Maitland Concourse North Lot 1 site. On January 6, 2022, the Planning and Zoning Commission (P&Z) voted 4-1 to forward the proposed CDP amendment to Council with a recommendation of denial. On January 19, 2022, the Development Review Committee (DRC) voted unanimously to forward the proposed CDP amendment to Council with a recommendation of approval. On January 24, 2022, the first reading and introduction of the ordinance to City Council. Concluding the public period and after some discussion, this item was continued. On February 14, 2022, City Council introduced the proposed ordinance and set the public hearing date for tonight.

Staff recommends Council adopt the proposed ordinance (Petition No. 2021-01-ALU) Maitland Concourse North Lot 1 Comprehensive Development Plan (CDP) Amendment.

Mr. Matthys answered questions posed by the Council. Mr. Mickey Grindstaff, Shutts & Bowen, 300 S. Orange Avenue, Orlando, Florida, 32801 and Mr. Scott Martin, Kimley Horn & Associates, 189 S. Orange Avenue, #1000, Orlando, Florida 32801, representing the applicant provided an update on the project and the requested amendment and answered questions posed by the Council. A discussion ensued.

Mayor Lowndes opened the Public Hearing.

The following residents spoke in opposition of the CDP amendment. Jody

Bowman, 369 W. Lake Faith Drive, Melinda Regney, 221 W. Lake Faith Drive; Barbara Voorhees, 215 W. Lake Faith Drive; Matina Vouropoulas, 285 W. Lake Faith Drive; William Brown, 307 W. Lake Faith Drive; Heidi Barry, 1314 Druid Isle Road; Doug Kinson, 1151 Covewood Trail; Stephanie Henley, 1412 Druid Isle Road; and, Mike Rusnak, 347 W. Lake Faith Drive.

The following residents spoke in favor of the CDP Amendment. Doug Weiner, 1850 Geronimo Trail; and, Lauren Kaplus, 2345 W. Sand Lake Road.

There being no one else who wished to be heard, Mayor Lowndes closed the Public Hearing and called for a 10 minute recess at 8:35 pm.

The meeting reconvened at 8:47 pm.

Upon reconvening, the applicant proposed the following amended language; commercial uses within the R-MORC category shall not include "Big Box" retail, drive-through establishments of any kind "(except that one drive-through establishment, with a maximum interior square footage that shall not exceed 5,000 square feet, may be allowed on the west three hundred feet of Lot 1)", gasoline service stations with or without convenience stores, or industrial uses. The exception for drive-through establishments on Lot 1 shall sunset and revert back to a prohibited use if a PD amendment which is reasonably consistent with the PD Concept Plan (Petition number 2021-03 AZ-PD) submitted on November 29, 2021 as modified and presented to Council on February 28, 2022 is not approved by March 1, 2024. Council may extend the March 1, 2024 deadline following a Public Hearing.

A motion was made to adopt as amended Ordinance #1395 (Petition No. 2021-01 ALU) Maitland Concourse North Lot 1 Comprehensive Development Plan (CDP) Amendment with the revised language provided by the applicant.

RESULT:	Adopt as amended
MOVER:	Councilmember Michael Thomas
SECONDER:	Councilmember Lindsay Hall Harrison
AYES:	Michael Wilde, Michael Thomas, Lindsay Hall Harrison
NAYS:	Vance Guthrie, John Lowndes

2. ORDINANCE - LAND DEVELOPMENT CODE (LDC) UPDATE

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the Maitland City Code of Ordinances relating to an update of the City of Maitland Land Development Code with an associated repeal and replacement of the obsolete sections of the Code of Ordinances; providing for general provisions; providing for administration of development review; providing for zoning districts; providing for use regulations; providing for development standards; providing for subdivision standards; providing for public facility funding; providing for nonconformities; providing for enforcement; providing for definitions and rules for construction, interpretation, and measurement; deleting provisions that will become moot upon the adoption of the updated Land Development Code; providing a severability clause; providing for conflicts; and providing for effective dates.

This is the public hearing and action meeting for the Land Development Code update which was gone over in great detail, at the last Council meeting.

Dan Matthys, Community Development Director, stated that tonight's meeting is the Public Hearing and action meeting for the City of Maitland Land Development Code update. The City's development goals were set forth in the Comprehensive Development Plan 2035, and adopted in March 2019. These included a focus on creating a vibrant mix of uses in Downtown Maitland and on the City's west side, while respecting and maintaining the City's many high-quality single-family neighborhoods.

In the spring of 2019, the City issued a national Request for Qualifications to select a consultant team to assist the City in its update to the LDC. A team led by Clarion Associates was selected from several interested firms. The Project was initiated in the summer of 2019, when the consultants reviewed the existing long term plans and interviewed many local stakeholders, including City Staff and elected and appointed officials. Next, they evaluated the existing City Code and produced an annotated outline for the proposed LDC document and a Code Assessment Document that described detailed goals and objectives for the LDC update. These goals and objectives were discussed with the Planning and Zoning Commission in a workshop on November 21st and with the City Council in a workshop on November 22, 2019.

Based on these discussions, City Council directed staff and the consultant team to implement an update of the Downtown Maitland (DM) zone district as its first priority. This DM district update was completed in March of 2020, and was adopted by City Council after a recommendation by city staff and the Planning and Zoning Commission, along with an accompanying Zoning Map amendment.

The remainder of the draft Land Development Code update was written, edited, and refined in a collaborative effort between the consultant team, city staff (including Community Development, Public Works, and Administration), and the Planning and Zoning Commission. The LDC was drafted out of sequence in four portions (referred to as 'modules') which were first reviewed separately as they were available, and then in total as a "joint workshop draft" which was reviewed and discussed at a joint workshop by City Council and the Planning and Zoning Commission on December 6, 2021.

On January 20, 2022, the Planning and Zoning Commission (P&Z) held a public hearing and voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval. On January 26, 2022, the Development Review Committee (DRC) voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval.

On February 14, 2022, City Council voted unanimously to introduce the proposed ordinance and set a public hearing date for tonight.

Staff recommend Council adopt the proposed ordinance amending the Code of Ordinances.

Mr. Matthys answered questions posed by Council.

Mayor Lowndes opened the Public Hearing.

Mrs. Martha Bryant Hall, 455 Amado Lane, stated that the City did not notify her of the LDC update and that the City does not take care of the area where her home resides.

Mr. Rawn Williams, 227 Rippling Lane, stated that his family is trying to restore the Bellemy Park Heights neighborhood and that he is in favor of the LDC update.

There being no one else who wished to be heard, Mayor Lowndes closed the Public Hearing.

A motion was made to adopt Ordinance #1396 amending the Code of Ordinances.

RESULT:	Adopt
MOVER:	Councilmember Michael Thomas
SECONDER:	Vice-Mayor Michael Wilde

AYES: Michael Wilde, Michael Thomas, Vance Guthrie,
Lindsay Hall Harrison, John Lowndes

NAYS: None

**3. ORDINANCE - AMENDMENT TO THE OFFICIAL ZONING MAP
CONSISTENT WITH THE LDC UPDATE**

The City Clerk read, by title, an ordinance of the City of Maitland, Florida, amending the official zoning map of the City of Maitland to conform to the updated City of Maitland Land Development Code by amending the Zoning District Boundaries and changing the Zoning Map Classification of properties as follows: privately owned properties currently zoned RS-1 and RS-1A (Single Family Residential Districts) changed to RSF-1 (Residential Single Family 1 District); city owned properties currently zoned RS-1 and RS-1A (Single Family Residential Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned RS-2, RS-3, temporary district R1-AA (Single Family Residential Districts) and Temporary District C-3 (Commercial District) except for the property known as the King of Kings Evangelical Lutheran Church changed to RSF-2 (Residential Single Family 2 District); city owned properties currently zoned RS-2 and RS-3 (Single Family Residential District) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned RS-5 (Single Family Residential District) changed to RSF-3 (Residential Single Family 3 District); city owned properties currently zoned RS-5 (Single Family Residential District) to GAP (Government, Arts, and Public District); privately owned properties currently zoned RS-D and RS-D1 (Residential Single Family and Duplex Districts) changed to RSF-D (Residential Single Family and Duplex District); city owned properties currently Zoned RS-D and RS-D1 (Residential Single Family and Duplex Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned RG-2 and RG-3 (Multiple Family Residential Districts) changed to R-MF (Residential Multifamily District); city owned properties currently zoned RG-2 and RG-3 (Multiple Family Residential Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned PO-1, PO-2, PO-3 (Professional Office Districts), RSF-4 (Single Family Residential District), RG-1 (Multiple Family Residential District), and the property known as the King of Kings Evangelical Lutheran Church currently zoned Temporary District R1-AA changed to MX (Mixed Multifamily District); city owned properties currently zoned PO-1, PO-2, PO-3 (Professional Office Districts), RSF-4 (Single Family Residential District), and RG-1 (Multiple Family Residential District) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned OC, OC-1, and OC-3 (Office, Commercial Districts) and temporary District R-1 (Single Family Residential) changed to WS-RT (West Side Research Technology

Subdistrict) and WS-NM (West Side New Market Subdistrict); city owned properties currently zoned OC, OC-1, and OC-3 (Office, Commercial Districts) changed to GAP (Government, Arts, and Public District); privately owned properties currently zoned CC (Cultural Corridor District) except for the Civic Center property changed to MX (Mixed Multifamily District); city owned property and the Civic Center property currently zoned CC (Cultural Corridor) changed to GAP (Government, Arts, and Public District); establishing and assigning a CHA-O (Culture, History, and Arts) overlay upon all properties currently identified in the 1994 Master Plan as "City of Maitland Cultural Corridor Special District"; providing instructions to the City Clerk; repealing all conflicting ordinances; and providing a severability clause; and providing for an effective date.

Mr. Dan Matthys, Community Development Director, stated that the City is comprehensively reorganizing and updating the Land Development Code of Ordinances, to be codified separately as the Land Development Code (LDC) of the City of Maitland. The map amendment is necessary to reflect the consolidation of the existing twenty-four (24) zone districts and three (3) temporary zone districts on the map for land annexed with Orange County zoning into twelve (12) base zone districts and one overlay district codified in the updated Land Development Code.

The Planning and Zoning Commission reviewed this map while applying a quasi-judicial (competent substantial evidence) standard of review rather than the legislative standard (fairly debatable) applicable to mass rezonings. Although not required, the quasi-judicial standard is more exacting. Based upon this standard, the Commission still recommended adoption of the map. However, the Council will be reviewing both the LDC amendments and the map amendment under the legislative standard, which means the Council is making a policy decision rather than interpreting existing code provisions as applicable to a specific parcel. So long as the Council finds the new amendments and map to be fairly debatable, they may be adopted. On January 20, 2022, the Planning and Zoning Commission (P&Z) held a public hearing and voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval, certifying consistency with the Comprehensive Development Plan, and that satisfactory provision and arrangement has been made concerning the factors itemized for review by the Development Review Committee. On January 26, 2022, the Development Review Committee (DRC) voted unanimously to forward the proposed ordinance to City Council with a recommendation of approval. On February 14, 2022, City Council introduced the proposed ordinance amending the Official Zoning Map and set the public hearing date for tonight.

Staff recommends that Council adopt the ordinance amending the Official Zoning Map.

Mr. Matthys answered questions posed by Council.

Mayor Lowndes opened the Public Hearing. There being no one who wished to be heard, Mayor Lowndes closed the Public Hearing.

After discussion, a motion was made to adopt Ordinance #1397 amending the Official Zoning Map.

RESULT:	Adopt
MOVER:	Councilmember Michael Thomas
SECONDER:	Councilmember Lindsay Hall Harrison
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

VI. OLD BUSINESS

The City Manager evaluated other municipalities and County offices in the area on current offices that close on Martin Luther King Jr. holiday. The City Manager stated that after review, it was decided that the City would officially close on Martin Luther King Jr. holiday. Going forward, beginning in 2023, the City Managers' designated floater will be used to celebrate the holiday.

VII. CONSENT AGENDA

Mayor Lowndes opened the public comment period for Consent Items 3-4. There being no one who wished to be heard, Mayor Lowndes closed the public comment period.

A motion was made to approve the Consent Agenda as presented.

RESULT:	Approve
MOVER:	Vice-Mayor Michael Wilde
SECONDER:	Councilmember Lindsay Hall Harrison
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

- 1. APPROVE THE CITY COUNCIL WORKSHOP MEETING MINUTES OF FEBRUARY 7, 2022**

Approve the City Council Workshop meeting minutes of February 7, 2022.

2. APPROVE THE CITY COUNCIL MEETING MINUTES OF FEBRUARY 14, 2022

Approve the City Council meeting minutes of February 14, 2022.

3. JOB ORDER CONTRACTING MASTER AGREEMENT

Authorize the City Manager to "piggyback" the Sourcewell contract FL-R5-GC07-111821-JLC with Johnson-Laux Construction, LLC for Job Order Contracting (JOC) on multiple City projects.

4. RESOLUTION - AMENDING CERTAIN APPLICATION FEES

Adopt Resolution # 2-2022 amending certain application fees.

VIII. PUBLIC PERIOD

Mayor Lowndes opened the Public Period. There being no one who wished to be heard, Mayor Lowndes closed the Public Period.

IX. DECISIONS

1. THIRD AMENDMENT - UPTOWN MAITLAND LOT 2 DECLARATION OF RESTRICTIONS AND AGREEMENT

Mr. Dan Matthys, Community Development Director, stated that at the meeting on February 22, 2021, City Council approved a second amendment to the Declaration of Restrictions and Agreement for Uptown Maitland Lot 2 for the purpose of developing the property, located at 425 Sybelia Parkway as a mixed use fitness center and cafe development called Maitland Fitness.

This amendment allowed a fitness center, gym, and restaurant as allowed uses, lowered the minimum required height of the structure, set parking ratios for these new uses, and replaced the existing architectural form and elevations with a new elevation depicting the proposed building.

Since that time, the project has preceded through the site plan review process and the applicant has completed the purchase of the property. Due to conditions discovered through a detailed geotechnical evaluation during the site plan review, the design of the building required some changes. The building was redesigned to add a third floor and raise the building on pilings to reduce the load on the soil while adding a ground floor parking level. The garage entry is on the east side of the building, facing into the property. The ground floor commercial space of approximately 1,500 square feet is unchanged and remains at ground level on the west end of the building fronting Sybelia Parkway. In addition, the size of the gym (approximately 15,500 square feet) is unchanged and will now occupy the second and third floors.

Due to the change in building design and appearance, the applicant is

requesting a third amendment to the Declaration of Restrictions and Agreement to replace the elevation and architectural form approved in February 2021, with an elevation depicting the revised design.

Amending the Declaration of Restrictions and Agreement requires an affirmative vote of the City Council. Should Council approve the amendment, the applicant would continue with site plan approval through the Development Review Committee.

Mr. Matthys answered questions posed by Council.

Mayor Lowndes opened the public comment period. There being no one who wished to be heard, Mayor Lowndes closed the public comment period.

After discussion, a motion was made to approve the third amendment to the Declaration of Restrictions and Agreement for Uptown Maitland Lot 2.

RESULT:	Approve
MOVER:	Councilmember Michael Thomas
SECONDER:	Vice-Mayor Michael Wilde
AYES:	Michael Wilde, Michael Thomas, Vance Guthrie, Lindsay Hall Harrison, John Lowndes
NAYS:	None

X. DISCUSSION

There were no Discussion items.

XI. CITY MANAGER'S REPORT/CITY ATTORNEY/COUNCIL REPORTS

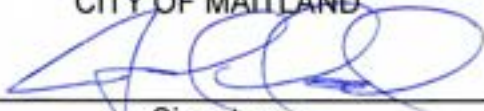
Councilmember Guthrie wished Senior Planner Barrett Chaix a happy birthday and thanked the street cleaners and stormwater staff for their hard work and dedication in keeping the storm drains clean.

The City Attorney provided an update on the Peacock Ford litigation stating that the hearing is scheduled for May 23rd at 10:00 am via Zoom.

XII. ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 10:02 pm.

CITY OF MAITLAND

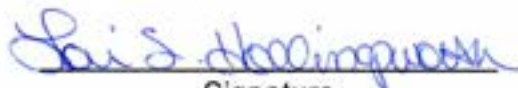


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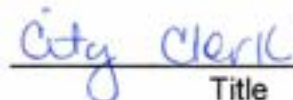


Title

ATTEST:



Signature



Title

Corridor District

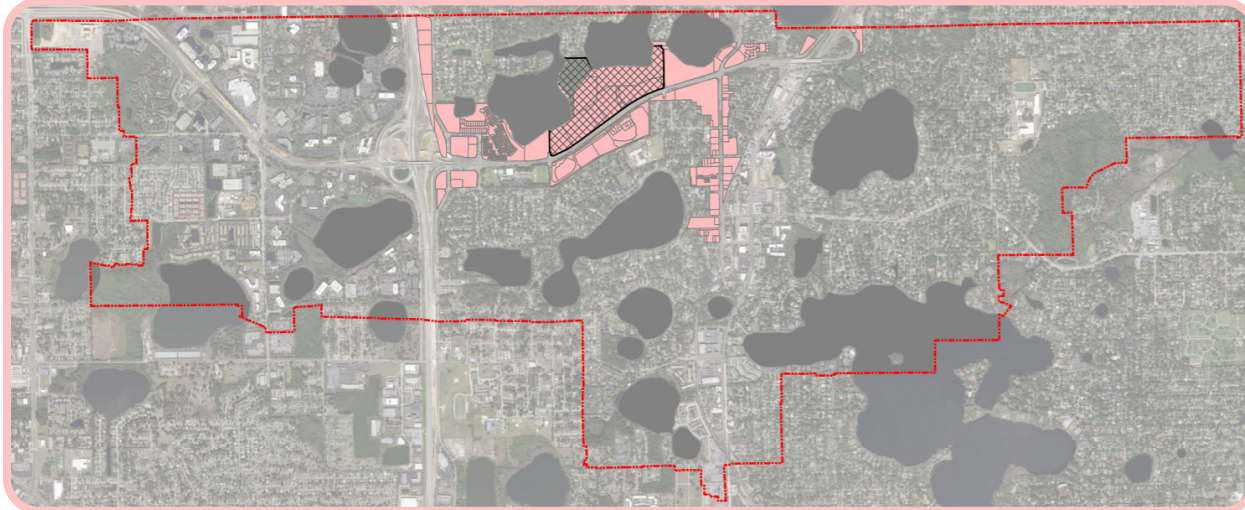


Figure 1.1.C: Corridor District

C. Corridor District, a designation with appropriate uses such as light office, services and medium density residential uses intended to provide a transition between established neighborhoods and the City's signature thoroughfares, Maitland Avenue and Maitland Boulevard; limited retail may be appropriate in certain locations (i.e., Maitland Avenue). The most dense and intense developments within the designation shall not exceed three (3) stories along Maitland Avenue and four (4) stories along Maitland Boulevard and shall step down with regard to density and intensity as distance from the respective thoroughfare increases. Detached single-family and multifamily residential structures in this district are addressed in [Objective 1.4](#), specifically [Policy 1.4.2](#) and [Policy 1.4.3](#).

POLICY 1.1.2: The City establishes the Corridor District land use designation as a means to encourage the development and redevelopment of a residential scale mix of uses through the LDC. For lots within the Corridor District land use designation with frontage on Maitland Avenue, the City encourages and envisions residential-scale office, retail and restaurant uses with residential units as ancillary uses. For areas within this land use designation but with no frontage on Maitland Avenue, the City shall allow for residential uses to transition to offices.

STANDARD 1.1.2.1: Through the Code and utilizing methods such as form based, transect planning, or a modified code approach, preserve residential areas and ensure compatibility and conformity with surrounding uses within and adjacent to the Corridor District.

STANDARD 1.1.2.2: The City will identify and develop standards within the LDC to protect culturally significant structures and sites identified in the 1994 Master Plan 'City of Maitland Cultural Corridor Special District' such as defined floor area ratio standards.

Area of special consideration - MAITLAND CONCOURSE NORTH

Maitland Concourse North has been previously approved as part of a Comprehensive Plan Amendment and subsequent rezoning with accompanying PD Plan. The City shall continue to recognize the area identified on the FLUM and as further delineated in accordance with Ordinance No. 1236, as previously approved. The PD denotes certain land use types and designations which may reflect previous CDP nomenclature. However, the adopted PD associated with Ordinance No.1236 and the information provided below shall remain in effect until such time as a subsequent amendment is approved and adopted by the City.

POLICY 1.1.3: The City shall allow a mix of office, residential, commercial and public/semi-public uses on the north side of the Maitland Boulevard Corridor east of I-4, between Concourse Parkway and Lake Faith Villas (the "Maitland Concourse North Property") consistent with the Comprehensive Development Plan provisions for traffic, infrastructure concerns, and when impacts to adjacent residential areas are appropriately addressed and subject to the restrictions set forth below.

STANDARD 1.1.3.1: The Maitland Concourse North Property shall be restricted to Planned Development ("PD") Zoning District.

STANDARD 1.1.3.2: Within planned development (PD) regulations, include performance standards for buffers, traffic circulation, infrastructure and setbacks, to control the development of the Maitland Concourse North Property and to ensure compatibility with surrounding land uses.

STANDARD 1.1.3.3: CONSERVATION. That portion of the Maitland Concourse North Property that is currently designated approved and referenced in Ordinance 1236 shall continue to be so designated as approved and referenced in Ordinance 1236.

STANDARD 1.1.3.4: PARKS & RECREATION AREA. Not less than ten (10) acres of property located generally within the northwesterly corner of the Maitland Concourse North Property between Lake Charity and Lake Hope (the "MCN Parks and Recreation Area") shall be restricted and committed to passive Parks and Recreation Uses and shall be so designated as approved and referenced in Ordinance 1236.

STANDARD 1.1.3.5: As identified in the adopted PD, the Passive Park area shall be for passive recreational purposes only and may include nature trails, nature observation area(s), jogging trails, bicycle paths, picnic areas, and similar passive recreational uses, and shall not incorporate active recreational uses such as playgrounds, ball fields, basketball courts, or tennis courts.

STANDARD 1.1.3.6: LOW-MEDIUM DENSITY RESIDENTIAL (4.5 – 10.0 D.U./Acre). That portion of the Maitland Concourse North Property lying (i) within 175 feet landward and immediately contiguous to the Normal High-Water Elevation ("NHWE") of Lake Hope and (ii) located generally within the northeasterly corner of the Maitland

Concourse North Property between Lake Hope and Lake Faith shall be restricted to Low-Medium Density Residential uses (4.5 - 10.0 D.U./Acre) and shall be designated as approved and referenced in Ordinance 1236 as “Low-Medium Density Residential - (4.5 - 10.0 D.U./Acre).

STANDARD 1.1.3.7: PROFESSIONAL OFFICE. That portion of the Maitland Concourse North Area located east of Concourse Parkway, both west and northwest of the FDOT Detention Pond out-parcel, and south of the MCN Parks and Recreation Area, shall be restricted to Professional Office uses and shall be designated as approved and referenced in Ordinance 1236 as “Professional Office”.

STANDARD 1.1.3.8: All other property within the Maitland Concourse North Property may be permitted for a mix of office, residential (10.0 – 20.0 D.U./Acre), and commercial uses.

STANDARD 1.1.3.9 (a): Commercial structures within the R-MORC category shall be residential scale and character. The commercial uses shall generally provide for the daily shopping and service needs of the community including by way of example and not limitation uses such as apparel, banking, professional and personal services, grocery, restaurant, and convenience goods.

STANDARD 1.1.3.9 (b): Hotel use within the R-MORC category shall provide accommodations and services primarily to serve business travelers, visitors and community residents. It shall be so located on the site so that surrounding neighborhoods are appropriately buffered.

STANDARD 1.1.3.9 (c): Commercial uses within the R-MORC category shall not include “Big Box” retail, drive-through establishments of any kind (except that one drive-thru establishment, with a maximum interior square footage that shall not exceed 5,000 square feet, may be allowed on the west three hundred feet of Lot 1), gasoline service stations with or without convenience stores, or industrial uses. The exception for drive-thru establishments on Lot 1 shall sunset and revert back to a prohibited use if a PD amendment which is reasonably consistent with the PD Concept Plan (Petition number 2021-03 AZ-PD) submitted on November 29, 2021 as modified and presented to Council on February 28, 2022 is not approved by March 1, 2024. Council may extend the March 1, 2024 deadline following a public hearing

STANDARD 1.1.3.9 (d): A Big box retail use shall be defined as a single use retail establishment exceeding 50,000 square feet of gross floor area in a freestanding building, where general or specialty merchandise is sold or rented to businesses and/or the general public. This definition includes membership warehouse clubs and discount stores. A retail use in the R-MORC category may include 65,000 square feet of freestanding building area when the physical layout of the retail building is designed in a village style development pattern, creates a place-based design, with a

walkable pedestrian-friendly atmosphere and includes a vertical or horizontal mixed-use environment. Such use shall not be considered to fall within the definition of Big Box retail defined above.

STANDARD 1.1.3.9 (e): Within planned development regulations, reasonable standards to regulate external signage and lighting and their impact on adjacent or nearby residential properties shall be incorporated.

STANDARD 1.1.3.9 (f): Within planned development regulations, reasonable standards to regulate hours of operation for commercial uses shall be incorporated.

STANDARD 1.1.3.9 (g): Within the planned development regulations performance standards shall be included to ensure conformity and compatibility with surrounding uses.

STANDARD 1.1.3.9 (h): Height within the R-MORC category shall be limited to no more than four (4) stories.

STANDARD 1.1.3.10: That portion of the Maitland Concourse North Property identified per the adopted Ordinance No. 1236 as Professional Office (“PO”) shall be restricted and limited to a floor area ratio of 0.30 (excluding parking structures) and that portion of the Maitland Concourse North Property that has a land use designation of Restricted-Mixed Office/Residential (10.0-20.0 D.U./Acre/Commercial (“R-MORC”) shall be allowed a floor area ratio up to, but not to exceed, 0.50 (excluding parking structures); provided, however, that the maximum total site floor area ratio for the Maitland Concourse North Property shall be calculated based upon the total site development (including the MCN Parks and Recreation Area, all nonresidential uses and all residential uses but excluding parking structures) and shall be restricted to a floor area ratio of not more than 0.30.

STANDARD 1.1.3.11: To provide for a diversified mix and clustering of office, residential and commercial uses, the overall land use mix percentages for the Maitland Concourse North Property shall be a combination of two (2) or more of the uses set forth in [Table 1.1.3.11](#):

Table 1.1.3.11
Maitland Concourse North Property
Overall Land Use Mix (per the adopted PD)

Land Use Type	Maximum Acres, Residential Unit Density Or Nonresidential FAR Intensity*
Parks & Recreation	10.12 acres
Residential	Up to 350 units
Office/Professional Office	Up to 500,000 sq. ft.
Commercial	Up to 200,000 sq. ft.
Hotel	Up to 100,000 sq. ft.
[Maximum square feet for all uses (excluding Parks & Recreation and parking structures)]	Up to 869,022 sq. ft.**

*Maximum Total Site F.A.R. limit, excluding parking structures = 0.30

**Based upon the "controlled water elevation level" being the "Normal High-Water Elevation", 66.5 acres above the Normal High-Water Elevation x 0.30 F.A.R. = 869,022 sq. ft.

A 10.12-acre credit may be allocated and transferred from that portion of the Maitland Concourse North Property that has a land use designation of Parks & Recreation to that portion of the Maitland Concourse North Property that has a land use designation of Restricted-Mixed Office/Residential (10.0-20.0 D.U. Acre/Commercial (R-MORC).

The composition of the land use mix for each proposed development upon individual parcel(s) will be determined on a case-by-case basis during the development review process. Specific uses permitted will be monitored by the City to ensure continuity and consistency with the Overall Land Use Mix. The Overall Land Use Mix is designed to ensure that there is an appropriate mix of uses within the entire Maitland Concourse North Property in order to provide a variety of complementary uses and a compatible mix of uses.

STANDARD 1.1.3.12: To encourage flexible and creative concepts for the overall site, a master stormwater drainage plan for the overall Maitland Concourse North Property shall be incorporated into the planned development (PD) regulations, which master stormwater drainage plan may provide for reciprocal drainage facilities between and among the various land use designations within the overall Maitland Concourse North Property. Such drainage facilities serving one (1) or more land use designations may be partially or totally located within one (1) or more different land use designations. Stormwater ponds shall be designed to serve as amenities and/or to provide additional buffering.

STANDARD 1.1.3.13(a): One (1) or more multi-level parking structures may be provided to accommodate parking requirements.

STANDARD 1.1.3.13(b): Specific design standards for structured parking shall be required as part of any PD development plan application within the R-MORC future land use category that includes structured parking uses. Such standards shall include provisions such that:

All exterior facades of parking garages shall be designed so as to achieve architectural compatibility within the project.

Parking garages shall comply with applicable building design standards for building architecture, façade, scale, height, features, lighting, compatibility, and placement on the site.

Parking garages shall be designed to provide for compatibility and continuity with the surrounding areas. Design options may, but shall not be required to, include provisions for parking garages to be designed with exterior liner buildings.

STANDARD 1.1.3.14: If a rational nexus between an improvement and a resulting public benefit exists, the City may consider the granting of fee credits during the planned development review process and/or other City Land Development review process, for application processing fees, building permit fees, inspection charges, impact fees, water and sewer connection fees and other applicable fees in order to offset the cost of construction of items such as parking garage(s), buffering, transportation improvements, public infrastructure improvements, and to encourage the preservation of land which provides additional significant buffering (for the Maitland Concourse North Property, not including the ten (10) acres of Passive Park and Recreation Land Use on the MCN property) for surrounding residential properties.

STANDARD 1.1.3.15: Through the PD process, development may be required to increase buffer widths, in excess of current landscape code requirements, between external adjacent or dissimilar uses, in order to protect these land uses from the effects associated with a more intense land use.

ORDINANCE NO. 1395

AN ORDINANCE OF THE CITY OF MAITLAND, FLORIDA, AMENDING THE 2035 CITY OF MAITLAND COMPREHENSIVE DEVELOPMENT PLAN (2035 CDP) BY AMENDING THE FUTURE LAND USE MAP 2.1, TO IDENTIFY LOT 1 OF MAITLAND CONCOURSE NORTH AS ALLOWING DRIVE-THROUGH USES AND AMENDING THE FUTURE LAND USE ELEMENT, STANDARD 1.1.3.9 (C) TO ALLOW DRIVE-THROUGH USES ON LOT 1 OF MAITLAND CONCOURSE NORTH; THE PROPERTY IS LOCATED TO THE NORTH OF MAITLAND BOULEVARD AND TO THE WEST OF MAITLAND AVENUE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 11, 2019, the City Council adopted a Comprehensive Plan via Ordinance #1348, entitled Maitland Comprehensive Development Plan 2035, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, Section 163.3187, Florida Statutes, provides for a local government to amend a local government comprehensive plan through a small-scale comprehensive plan amendment process; and

WHEREAS, it is the desire of the City of Maitland to ensure that future development balances land use and transportation and future development is directed in a harmonious pattern with existing development and the natural environment; and

WHEREAS, the property subject to the proposed CDP Amendment is located within Maitland Concourse North (MCN), an area recognized within the 2035 CDP as an *Area of special consideration*; situated to the north of Maitland Boulevard and to the west of Maitland Avenue; and

WHEREAS, Lot 1 of MCN fronts Maitland Boulevard (State Road 414) which was widened to six (6) lanes since the initial adoption of the MCN CDP Amendment in 2013 via Ordinance #1236 and possesses access and mobility characteristics not shared with other portions of MCN or many other sites within the City; and

WHEREAS, Lot 1 of MCN, has been vacant for over five years and the economic environment has changed for retail establishments including the food and beverage industry since the initial 2013 CDP amendment and subsequent MCN PD Ordinance #1303 adopted in 2016; and

WHEREAS, the overall constraints of the policy and standards remain in place for the MCN, *Area of special consideration*, with the only change being applied to Lot 1; and

WHEREAS, the Maitland Local Planning Agency, held a public hearing and accepted public comment on January 6, 2022, and at that meeting, recommended denial of Petition No. 2021-01 (ALU) Maitland Concourse North Lot 1; and

WHEREAS, the Development Review Committee (DRC) at its meeting on January 19, 2022, recommended approval of Petition No. 2021-01 (ALU) Maitland Concourse North Lot 1, consistent with Section 7.5-23. (VI) of the Maitland City Code, and found the amendment to be consistent with the 2035 CDP and that it will promote the public health, safety, welfare, economic order and aesthetics of both the region and the community; and

WHEREAS, on January 24, 2022, the first reading of the ordinance to effect the amendment occurred at City Council, which was continued to February 14, 2022, to allow the applicant time to amend their application with more restrictions; and

WHEREAS, the applicant has revised and resubmitted the text portion of the amendment to limit the number, location and square footage devoted to drive-through uses on Lot 1.

WHEREAS City Council concurs in the foregoing findings; and

WHEREAS, the City advertised and held a public hearing on January 6, 2022, before the Local Planning Agency, and pursuant to Section 163.3187, *Process for adoption of a small scale comprehensive plan amendment, Florida Statutes*, a public hearing was held by the Maitland City Council on February 28, 2022 to adopt the CDP amendment; and

NOW THEREFORE, BE IT ENACTED by the City Council, that:

SECTION 1. The Future Land Use Map 2.1- 2035 CDP is amended to provide a cross-hatch pattern on Lot 1 of MCN, legally described as: Lot 1, Maitland Concourse North, according to the plat thereof, as recorded in Plat Book 92, pages 113 through 119, public records of Orange County, Florida; depicted on Exhibit A attached; and

SECTION 2. The 2035 CDP - Future Land Use Element STANDARD 1.1.3.9 (c) be amended to state: Commercial uses within the R-MORC category shall not include "Big Box" retail, drive-through establishments of any kind "(except that one drive-thru establishment, with a maximum interior square footage that shall not exceed 5,000 square feet, may be allowed on the west three hundred feet of Lot 1)", gasoline service stations with or without convenience stores, or industrial uses. The exception for drive-thru establishments on Lot 1 shall sunset and revert back to a prohibited use if a PD amendment which is reasonably consistent with the PD Concept Plan (Petition number 2021-03 AZ-PD) submitted on November 29, 2021 as modified and presented to Council on February 28, 2022 is not approved by March 1, 2024. Council may extend the March 1, 2024 deadline following a public hearing.

SECTION 3. Severability Clause. In the event that any term, provision, clause, sentence or section of this Ordinance shall be held by a court of competent jurisdiction to be partially or wholly unenforceable or invalid for any reason whatsoever, any such invalidity, illegality or unenforceability shall not affect any of the other or remaining terms, provisions, clauses, sentences or sections of this Ordinance, and this Ordinance shall be read and/or applied as if the invalid, illegal or unenforceable term, provision, clause, sentence or section did not exist.

SECTION 4. Ordinances and Resolutions in Conflict. All ordinances or resolutions or parts thereof, which may be determined to be in conflict herewith, are hereby repealed.

SECTION 5. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by the DEO or Administration Commission finding the amendment in compliance in accordance with Section 163.3187, Florida Statutes, whichever occurs earlier; but shall not be affective until 31 days following adoption.

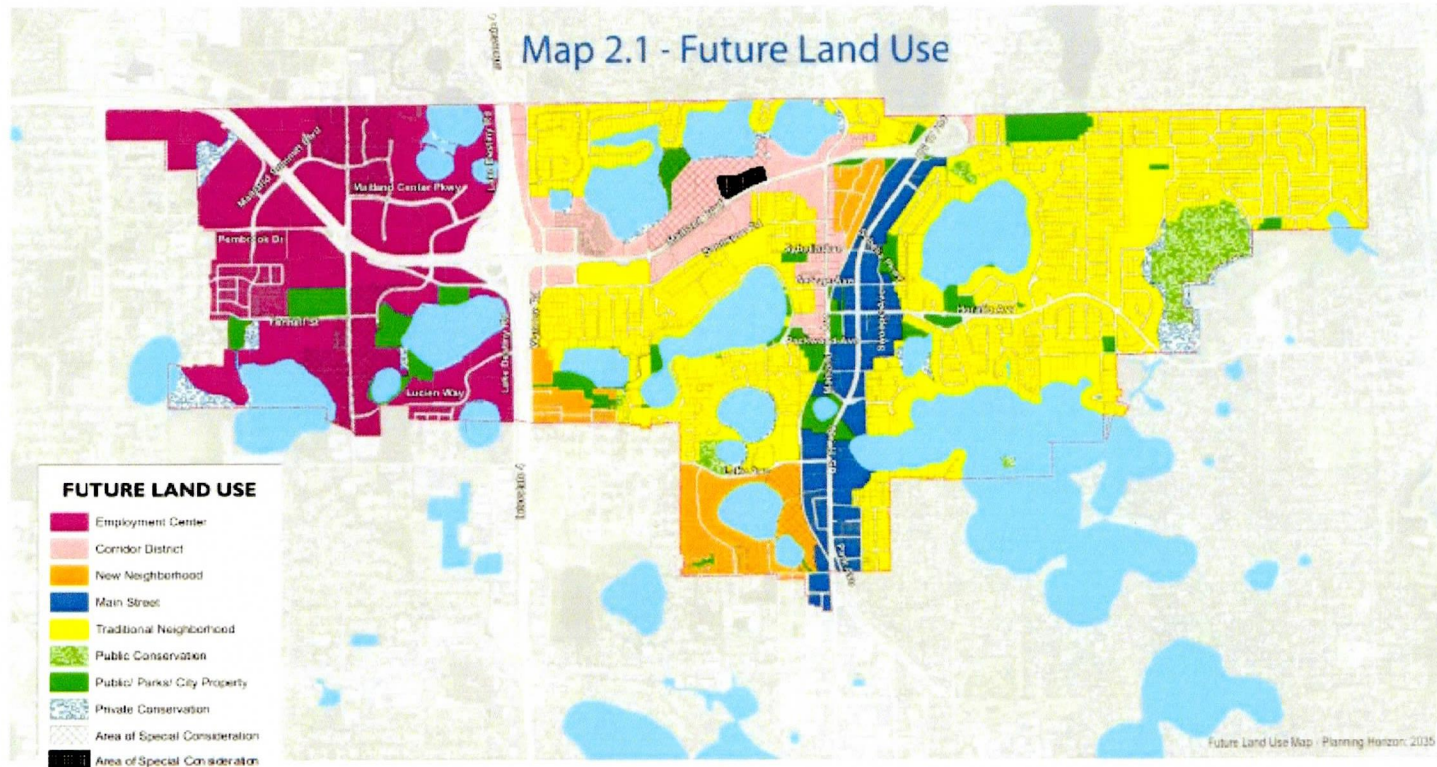
ADOPTED by the City Council of the City of Maitland, Florida, on the 28th day of February 2022.

CITY OF MAITLAND, FLORIDA

By: 
JOHN R. LOWNDES, MAYOR

Attest: 
Lori Hollingsworth, City Clerk

EXHIBIT A
Future Land Use Map 2.1



Land Use Development Standards		
Land Use Designation	Residential Density Identified (per gross acre)	Nonresidential Intensity Identified
Traditional Neighborhood	8 - 45 DU/AC	0 - 0.3 FAR
New Neighborhood	8 - 10-25 DU/AC	0 - 0.3-0.5 FAR
Corridor District	Up to 19.8 DU/AC	0 - 0.2 FAR
Employment Center	Up to 65 DU/AC	0.3 - 3.0 FAR
Main Street	Up to 67 DU/AC	0.3 - 2.4 FAR (site based - see table 1 - 15)
Conservation	0 DU/AC	0 FAR
Public/Park/City Property	0 DU/AC	0.5 FAR

1. Maximum Density or Intensity is not entitled to any individual project. Environmental constraints, infrastructure capacity, buffer requirements, and compatibility with adjacent property uses and community neighborhood character may limit the development potential within these future Land Use Designations.
2. The increased density and intensity (25 du/acre and 0.5 FAR) will be allowed only for those properties designated on the Future Land Use map meeting certain criteria (Policy 3.1.3).
3. Street lined parking shall not be included when calculating FAR within the New Neighborhood, Corridor District, Employment Center, or Main Street Designations.
4. Delineated Conservation Areas are not intended for official regulatory purposes and shall require site specific analysis and protection measures consistent with the Open Space Element of the CDP.
5. Includes portions of the Cultural Corridor district; the Cultural Corridor district permits up to 0.6 FAR.
6. Maximum density and intensity achievable through Density Incentive Community Enhancements (DICE) as outlined in the Land Development Code.

City of Maitland
Comprehensive Development Plan