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## **Amendments to Comprehensive Development Plan Since Adopted by City Council on April 8, 2002**

**Ordinance No. 1068** adopted September 22, 2003 - Administrative Annexation Areas/Future Land Use Map Series – Maps 1-12

**Ordinance No. 1069** adopted September 22, 2003 - Future Land Use Map from Professional Office to Low Medium Density Residential. Property between Lake Charity and Lake Love

**Ordinance No. 1095** adopted September 13, 2004 – Amendment to modify Transportation Element Policy 1.2 and Standard 1.2.2.

**Ordinance No. 1120** adopted September 26, 2005 - Administrative Annexation Areas/Future Land Use Map Series – Maps 1-12

**Ordinance No. 1133** adopted September 11, 2006 – to modify Infrastructure - Potable Water Sub-Element Objective 1, Policy 1.1 and Capital Improvements Element, Objective 2, Policy 2.1, Standard 2.1.3

**Ordinance No. 1134** adopted September 11, 2006 – Amendment to Capital Improvements Program (Table C-1, Table Series for Capital Improvements Program) to replace existing Table C-1 with Table 1 from the Fiscal Year 2007 through Fiscal Year 2011 Capital Improvements Program support document.

**Ordinance No. 1150** adopted September 24, 2007 – Amendment to Capital Improvements Program (Table C-1, Table Series for Capital Improvements Program) to replace existing Table C-1 with Table 1 from the Fiscal Year 2008 through Fiscal Year 2012 Capital Improvements Program support document.

**Ordinance No. 1155** adopted November 12, 2007 – Amendment to Comprehensive Development Plan relating to Wekiva Study Area and Water Supply Work Plan.

**Ordinance No. 1167** adopted July 14, 2008 – Amendment to Comprehensive Development Plan to create Transit Oriented Development (TOD) Overlay District and amend the Future Land Use Element, Transportation Element, Housing Element, and Intergovernmental Element.

**Ordinance No. 1170** adopted September 8, 2008 – Amendment to Comprehensive Development Plan to create a Public School Facilities Element, amendments to the Intergovernmental Coordination Element and Capital Improvements Element.

**Ordinance No. 1171** adopted September 22, 2008 – Amendment to Capital Improvements Program (Table C-1, Table Series for Capital Improvements Program) to replace existing Table C-1 with Table 1 from the Fiscal Year 2009 through Fiscal Year 2013 Capital Improvements Program support document.

**Ordinance No. 1174** adopted February 23, 2009 - Amendment to Comprehensive Development Plan to establish the Transportation Concurrency Exception Area (TCEA) and amend the Future Land Use Element, Transportation Element, Housing Element, Intergovernmental Coordination Element, Economic Element, and Capital Improvements Element; and amending Table T-2 Functional Classification Design, Operational and Abutting Land Use Standards; incorporating Table T-5, Long-Term Schedule of Capital Improvements for Maitland Boulevard; providing for amendments to the Future Land Use Map Series-Map 5 Future Traffic Circulation Map-Year 2020, and the addition of Future Land Use Map Series-Map 1-A TCEA; Future Land Use Map Series-Map 1-B TOD Study Areas.

**Amendments to Comprehensive Development Plan  
Since Adopted by City Council on April 8, 2002**

**Ordinance No. 1191** adopted September 28, 2009 – Amendment to Capital Improvements Program (Table C-1, Table Series for Capital Improvements Program) to replace existing Table C-1 with Table 1 from the Fiscal Year 2010 through Fiscal Year 2014 Capital Improvements Program support document and amended CIE.

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## **INTRODUCTION**

In June of 1991, the City of Maitland formally adopted an updated Comprehensive Development Plan (CDP), a 20-year plan spanning the time period from 1991-2010. The update was accomplished according to the Local Government Comprehensive Planning and Land Development Regulation Act passed by the Florida Legislature in 1985 and amended in 1986. Every seven years the Florida Department of Community Affairs requires that the City prepare an Evaluation and Appraisal Report (EAR) in review of the adopted Comprehensive Development Plan. This provides an assessment of the effectiveness of the CDP and allows the City to establish its desired course for the future. The most recent Evaluation and Appraisal Report was prepared by the City of Maitland in 1998 and accepted by the State of Florida Department of Community Affairs in 1999. The 2001-2020 City of Maitland Comprehensive Development Plan has been prepared according to the accepted Evaluation and Appraisal Report and is the first major update since the adoption of the 1991-2010 Comprehensive Development Plan. Additional support for the revised Plan is provided in the May 1999 Evaluation and Appraisal Report which is available for review at the Maitland Public Library and the City of Maitland, Community Development Department.

Maps 1-12 of the 2001-2020 Comprehensive Development Plan have been produced utilizing the Orange County Property Appraiser (GIS) Geographic Information System - 2001. In doing so the database is linked with (OCPA) information system providing a broad range of available data to the City and enhancement of efficient and accurate maps. Maps have also been produced in color to promote ease of use. Tables provided within the CDP were updated as directed within the Evaluation and Appraisal Report to provide information consistent with and in support of the goals, policies and objectives of the 2001-2020 City of Maitland Comprehensive Development Plan.

## **COMPREHENSIVE DEVELOPMENT PLAN FORMAT**

The format of the Plan was created to encourage the document's use. Three *Table of Contents* sheets begin the document, providing individual reference to *Elements, Maps and Tables*. Each element has its *Goal* listed separately on the first page as an introduction and announcement of the City's foremost intent of the element. Objectives, policies, standards, maps and tables pertaining to the element follow sequentially. Photographic inserts have been placed in most elements to provide a visual understanding of the Plan at work within the City of Maitland. A brief caption underscores the photograph providing a link to the element in which it appears.

## **PUBLIC INVOLVEMENT**

Public involvement is critical to all aspects of the planning process. The City of Maitland is committed to encouraging public participation to meet and exceed all statutory requirements. In June of 2001, the City of Maitland began presenting draft elements of the 2001-2020 CDP to the Local Planning Agency (Planning and Zoning Commission), during regular monthly Commission meetings. These Commission meetings were open to the public with agendas posted for public notification. In addition to these work sessions, "open houses" were held at Maitland City Hall during the second week of November 2001 to allow public review of the proposed Comprehensive Development Plan. Individual notices indicating the dates, times and location of the "open houses" were mailed to all City of Maitland property owners. Scheduling for the "open house" events was particularly attentive to providing a broad range of times for public review of the proposed document. Those times included morning, afternoon and evening hours and a weekend morning.

Comment cards were provided for the public at the “open houses” to promote the opportunity for written public remarks.

During formal public hearing processes, all owners of property within the City of Maitland were mailed a notice of public hearing. Furthermore a quarter page advertisement of the public hearing notice was published in the Orlando Sentinel in accordance with requirements of the Florida Statutes.

### **DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION**

City staff input was sought in conjunction with the Comprehensive Development Plan update including review of elements, tables and maps contained within the Plan. This involvement has furthered the completeness of the document by providing appropriate revisions to update the Plan elements. Likewise the Development Review Committee formally convened, reviewed and recommended approval of the proposed 2001-2020 CDP and transmittal of the document to the Florida Department of Community Affairs on November 15, 2001.

### **LOCAL PLANNING AGENCY RECOMMENDATION**

A public hearing to accept public comment, both written and oral, regarding the 2001-2020 Comprehensive Development Plan was held by the Local Planning Agency (LPA) on December 6, 2001. At their meeting of December 6, 2001, the Local Planning Agency recommended approval of the proposed 2001-2020 (CDP) and transmittal of the document to the Florida Department of Community Affairs.

### **COMPREHENSIVE DEVELOPMENT PLAN UPDATE-RULE 9J-5.0053 (5)(a)**

In accordance with Rule 9J-5.0053(5)(a) of the Florida Administrative Code, the City of Maitland herewith transmits the revised Comprehensive Development Plan 2001-2020, to the Florida State Department of Community Affairs for review, comment and acceptance. The City of Maitland acknowledges with gratitude all those who have participated in this update process, as their input has greatly benefited the City in achieving its vision for the future.

## ONE VISION

The City of Maitland has grown as a community for over one hundred years, having been incorporated on July 17, 1885. Through the years, Maitland has grown through thoughtful planning and decision-making into a well-balanced community of families and businesses. With this evolution, quality of life has been increasingly defined by the exceptional civic involvement, public safety and infrastructure, the well-balanced and forward-looking financial position, and an integrated system of parks, recreation, open space and trails. From the beginning, debate of the major and minor issues has been the backbone of the community, which debate has ensured that the City's growth has not overwhelmed its character. Even today, the Comprehensive Plan and Capital Improvements Program ensure that infrastructure is maintained and upgraded to serve the residents and property owners far into the future, and that new technology and opportunities are recognized while preserving the charm and values of the City as envisioned in the past. This can be seen in the adoption of the Downtown Maitland Master Plan and Cultural Corridor Master Plan, in which history drives the implementation, and the history and culture are in turn providing the support for the City's growth. A variety of residents have assisted and have been heard through the debates, whether on City Council, one of the many appointed Boards or Committees, a resident or business owner.

As the City moves into the 21<sup>st</sup> century, encouraging civic involvement while not imposing civic issues on the residents and business owners is a focus. The many master plans adopted over the past ten years and the master plans in the approval process will gain the attention of the City for debate and implementation. The pavement, water and sewer master plans and storm water lakes management master plan are supported in the Comprehensive Plan to maintain the City's strong infrastructure and environmental status. The Cultural Corridor and Downtown Master Plans, as well as the future Parks and Recreation Master Plan and West Side Transportation Plan, are supported in this Comprehensive Plan to maintain and upgrade the City's strong quality of life. Sponsored by the many boards appointed by City Council, these master plans will be maintained and implemented with continued citizen involvement. With these plans and supporting policies, balanced by the fiscal policies and land use and housing objectives, the City of Maitland will proceed into the century with a positive momentum.

Population growth has slowed in the City and there is no plan to drastically increase the corporate limits. Rather, the City will progress over the next twenty years by filling in enclave and the remaining areas agreed upon with Orange County in the Joint Planning Area Agreement. The future boundaries will not increase past SR 434 (Forest City Road) on the west, the Seminole County line to the north, Eatonville to the south and Winter Park to the east. As a result, the objectives and policies relate more to enhancing the existing urban fabric than extending borders. Likewise, development has occurred over the years to the extent that much of the focus in the next twenty years will be on infill and redevelopment of key areas to enhance services and sustainability. The City's Cultural Corridor and Downtown will receive much attention to accomplish this end. In addition, the residential scale and character of the development of the non-residential areas east of Interstate 4 will continue, consistent with the Comprehensive Plan, and the multi-use, activity center west of Interstate 4 will evolve into a multi-modal activity center with light rail transit access. Opportunities and challenges will evolve from the regional growth and economic patterns, but the City has positioned itself to take advantage of these opportunities with its well-balanced land use, political and economic base.

As this update of the Comprehensive Plan begins to impact future decisions and the process of healthy debate among the citizens of Maitland continues, the character and image of the City will evolve. Through the many and varied decisions formulated by the many residents, business and property owners, Boards and City Council, this Plan and support documents will enable Maitland to continue to develop with one vision in a positive way, reflecting the City's character as a well-balanced, people-oriented community.