

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 ON THE NORTHEAST CORNER OF MAITLAND AVENUE AND SOUTH OF STATE ROAD 414 (MAITLAND BOULEVARD) FURTHER DESCRIBED HEREIN, FROM PLANNED DEVELOPMENT TO PLANNED DEVELOPMENT; PERMITTING THE CONSTRUCTION OF FIVE TENNIS COURTS, INTERNAL SIDEWALK AND A SUPPORT STRUCTURE FOR THE TENNIS COURT; REPLACEMENT OF EXISTING TENNIS COURTS WITH AN ARTIFICIAL TURF SOCCER FIELD; MODIFICATION OF THE PARKING AREA; MODIFICATION OF RETENTION PONDS; REALIGNMENT OF THE EXISTING STABILIZED EMERGENCY VEHICLE ACCESS; AND APPROVALS FOR THE PLANNED DEVELOPMENT DISTRICT CLASSIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Jewish Federation of Greater Orlando, Inc., 851 N. Maitland Ave., Maitland, Florida has requested an amendment of the existing Planned Development and requests to amend the zoning from Planned Development to Planned Development for property described herein; and

WHEREAS, The Planning and Zoning Commission (P&Z), which also sits as the Local Planning Agency and the Land Development Regulation Commission, duly scheduled, advertised and held a public hearing to consider said request on August 2, 2018 and having heard all persons who desired to speak for and against said rezoning provided a recommendation for approval of Petition No. 2018-03 (AZ-PD) 851 N. Maitland Avenue as proposed; and

WHEREAS, The Development Review Committee (DRC), at their regularly scheduled meeting of November 2, 2018 recommended approval of Petition No. 2018-03 (AZ-PD) 851 N. Maitland Avenue subject to the conditions in said report; and

WHEREAS, The P&Z and DRC found the zoning amendment to be in substantial compliance with the 2030 City of Maitland Comprehensive Development Plan; and

WHEREAS, the City Council has duly considered the recommendations of the P&Z and DRC and reviewed all comments, both written and verbal, regarding this requested rezoning; and

WHEREAS, the City Council duly advertised and held a public hearing on December 10, 2018 to consider the zoning amendment and revised development plan; and

WHEREAS, the City Council having heard all persons who desired to speak for and against said rezoning found that the zoning amendment and development plan will be in the best interest of the residents of the City of Maitland, Florida, and found them in compliance with the 2030 Comprehensive Development Plan of the City of Maitland, Florida; and

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

SECTION 1. The Official Zoning Map, a part of Chapter 21 of the Maitland Code of Ordinances, City of Maitland, Florida, be amended to change the zoning district classification of the following properties from PD (Planned Development) to PD (Planned Development) for the property legally described as:

Legal Description (s):

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 29 East, Orange County, Florida; thence run N00°38'38" W, along the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 25, a distance of 380.00 feet; thence S88°28'04" W, parallel with the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 25, a distance of 61.70 feet for a POINT OF BEGINNING, said point being on the Westerly right-of-way line of Maitland Avenue (Orange County right-of-way); thence continue S88°28'04" W, parallel with said South line a distance of 396.80 feet; thence N00°38'38" W, parallel with the East line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 25, a distance of 140.00 feet; thence S88°28'04" W, a distance of 104.38 feet; thence N01°7'41" W, a distance of 89.99 feet; thence S88°28'04" W, a distance of 104.15 feet to a point on the Easterly right-of-way line of the Northerly extension of Hillcrest Avenue as shown on the Plat of Greenwood Acres, recorded in Plat Book Q at Page 128 of the Public Records of Orange County, Florida; thence N00°38'38" W, along said right-of-way a distance of 62.02 feet to a point on the South line of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 25; thence S88°53'43" W, along said South line, a distance of 385.11 feet to a point situated N88°53'43" E, 250.00 feet from the Southwest corner of the North $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 25; thence N00°36'44" W, parallel with the West line of said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, a distance of 225.00 feet to a point on the Southerly right-of-way line of Maitland Boulevard (state Road No. 426A, Job No. 75504-2601); thence N73°02'01" E, along said right-of-way line, a distance of 804.21 feet; thence S16°57'59" E, a distance of 12.00 feet; thence N73°02'01" E, a distance of 174.61 feet; thence continuing along said Southerly right-of-way line, run S56°27'48" E, a distance of 64.26 feet to a point on the Westerly right-of-way line of Maitland Avenue (Orange County right-of-way); thence S00°21'45" E, a distance of 731.99 feet to the POINT OF BEGINNING. Containing 11.431 acres more or less.

Parcel 1:

The North 80.00 feet of the East 135.00 feet of Lot 1, Block C, Greenwood Acres according to the Plat thereof, as recorded in Plat Book Q, Page 128, Public Records of Orange County, Florida. And,

The East 135.00 feet of the South 70.00 feet of lot 1, Block C, Greenwood Acres, according to the Plat thereof, as recorded in Plat Book Q, Page 128, Public Records of Orange County, Florida. And:

Begin 30.00 feet west and 180.00 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 21 South, Range 29 East, Run thence North 125.00 feet;

thence run West 200.00 feet; thence run South 125.00 feet; thence run East 200.00 feet to the Point of Beginning.

Less that part taken from each in Official Records Book 3503, Page 2016, under case number C184-2248, Public Records of Orange County, Florida.

Contains 0.934 acres more or less.

SECTION 2. The application and supplementary materials specified in the Planning & Zoning Recommendation Report for Petition No. 2018-03 (AZ-PD) 851 N. Maitland Avenue, and findings stated therein, are approved and incorporated herein by reference, including the "Items Required at Site Plan" and subject to the "Outstanding Conditions of Approval-Option 2 PD" attached as Exhibit "A".

SECTION 3. The City Clerk shall make the necessary entries to reflect the change as prescribed in Paragraph V., Section 21-1 of the Maitland Code of Ordinances.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall become effective immediately upon its adoption.

ADOPTED by the City Council of the City of Maitland, Florida this 10th day of December, 2018.



A. DALE MCDONALD, MAYOR

ATTEST:

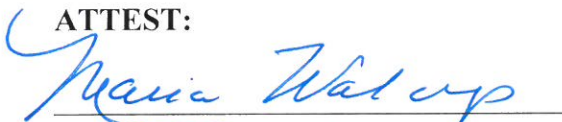

MARIA WALDROP, CITY CLERK

Exhibit "A"

OUTSTANDING CONDITIONS OF APPROVAL - OPTION 2 PD

Petition No. 2018-03 (AZ-PD) 851 N. Maitland Avenue (JCC)

(Upon approval of the PD, an application for Site Permit Review will be submitted by the applicant for staff review of technical items prior to issuance of Site or Building Permits.)

1. Construction of the parking lot will be completed prior to issuance of a certificate of occupancy/completion.
2. Erection of the 20' high ball stopper net will be completed prior to the completion of the artificial turf soccer field.
3. Issuance of this permit does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of The City of Maitland for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. ~~All other applicable state and/or federal permits must be obtained by the property owner before commencement of the development.~~