

**ORDINANCE NO. 1453**

**AN ORDINANCE OF THE CITY OF MAITLAND, FLORIDA, AMENDING THE OFFICIAL ZONING MAP, A PART OF ARTICLE 1 OF THE MAITLAND LAND DEVELOPMENT CODE, BY CHANGING THE ZONING CLASSIFICATION OF PROPERTY GENERALLY LOCATED NORTH OF MAITLAND BOULEVARD AND WEST OF TRELAGO WAY, FURTHER DESCRIBED HEREIN, FROM PLANNED DEVELOPMENT TO PLANNED DEVELOPMENT; APPROVING A CONCEPTUAL DEVELOPMENT PLAN FOR LOT 3 OF MAITLAND CONCOURSE NORTH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Matt Bloomfield, HRP MAITLAND, LLC, 3 Keel Street, Unit #2, Wrightsville Beach, NC, 28480 and Marcus Geiger, KIMLEY-HORN AND ASSOCIATES, INC.; 189 S. Orange Avenue, Suite 1000, Orlando, FL 32801 have requested a planned development amendment to Lot 3 of the existing Planned Development known as Maitland Concourse North PD; and

**WHEREAS**, the Development Review Committee (DRC), at their regularly scheduled meeting of October 22, 2025 recommended approval of Petition No. 2025-02 (AZ-PD) Maitland Concourse North Lot 3, subject to the conditions in the DRC report; 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 on November 6, 2025, held a public hearing to consider said request; and

**WHEREAS** having heard all persons who desired to speak for and against said rezoning at their meeting of November 6, 2025, P&Z provided a recommendation of approval for Petition No. 2025-02 (AZ-PD) Maitland Concourse North Lot 3; and

**WHEREAS**, the zoning amendment was found to be in compliance with the Comprehensive Development Plan (CDP) of the City of Maitland; 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 January 12, 2026 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 CDP.

**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 Article 1 of the Maitland Land Development Code, City of Maitland, Florida, is hereby 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):**

LOT 3 OF MAITLAND CONCOURSE NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 113 THROUGH 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

**SECTION 2.** The application and supplementary materials specified in the DRC Recommendation Report for Petition No. 2025-02 (AZ-PD) Maitland Concourse North Lot 3, and findings stated therein, are approved and incorporated herein by reference, including exhibits provided in Appendix A and all development and uses shall be consistent with the conditions of approval included therein.

**SECTION 3.** The Community Development Director shall make the necessary entries to reflect the change as prescribed in Sec 1.7.3 of the Maitland Land Development Code.

**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 12th day of January, 2026.

CITY OF MAITLAND, FLORIDA

By: \_\_\_\_\_  
John P. Lowndes  
Mayor

Attest: \_\_\_\_\_  
Lori S. Hollingsworth  
City Clerk