

NOTICE OF PUBLIC HEARING NOTICE OF PERMITTED USE CHANGE TO THE LAND DEVELOPMENT CODE CITY OF MAITLAND, FLORIDA

The City Council of the City of Maitland, Florida, proposes to adopt an ordinance to amend the City of Maitland Land Development Code. The ordinance is entitled:

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; AMENDING SECTION 4.2.2 PRINCIPAL USE TABLE FOR THE USE CATEGORY OF HOUSEHOLD LIVING TO AMEND THE LIST OF PERMITTED USES TO ALLOW THREE-FAMILY AND FOUR-FAMILY DWELLINGS AS PERMITTED USES IN THE DOWNTOWN MAITLAND ZONING DISTRICT; AMENDING 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; AMENDING SECTION 4.2.4(b)(1)(C-E) TO REVISE DEVELOPMENT REQUIREMENTS FOR THREE-FAMILY, FOUR-FAMILY, AND MULTIFAMILY DWELLINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND SETTING AN EFFECTIVE DATE.

Public hearings on the ordinance will be held by the City Council of the City of Maitland, Florida, on Monday, August 24, 2026, at 6:30 P.M. and September 14, 2026, at 6:30 P.M., or as soon thereafter as is reasonably possible in the Maitland City Hall Council Chambers, 1776 Independence Lane, Maitland, Florida 32751. The purpose of the hearing is to take public comment, both written and oral, concerning a petition filed by the City of Maitland, 1776 Independence Lane, Maitland, Florida. The proposed amendment to the Land Development Code (LDC) is making amendments to provide more opportunities for infill residential development projects on small lots within the urban core.

A complete copy of the proposed amendment may be inspected by any interested person Monday -Thursday, 7:00 A.M. – 6:00 P.M., in the Community Development Department, 1776 Independence Lane, Maitland, Florida 32751. The public is invited to attend the public hearing and may submit written comments at or before the public hearing or attend the public hearing to be heard by the Planning and Zoning Commission of the City of Maitland, Florida. Questions concerning the notice of public hearing may be directed to the Community Development Department at (407) 539-6212.

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.

Sara Blanchard
Chief Planner, City of Maitland