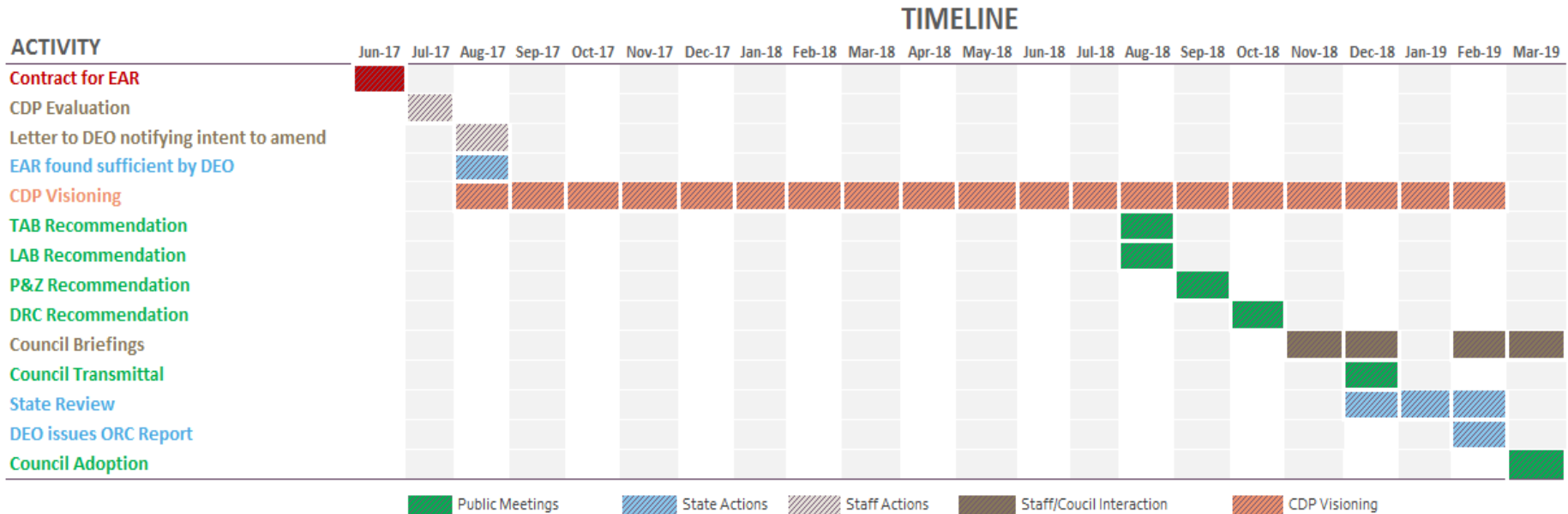
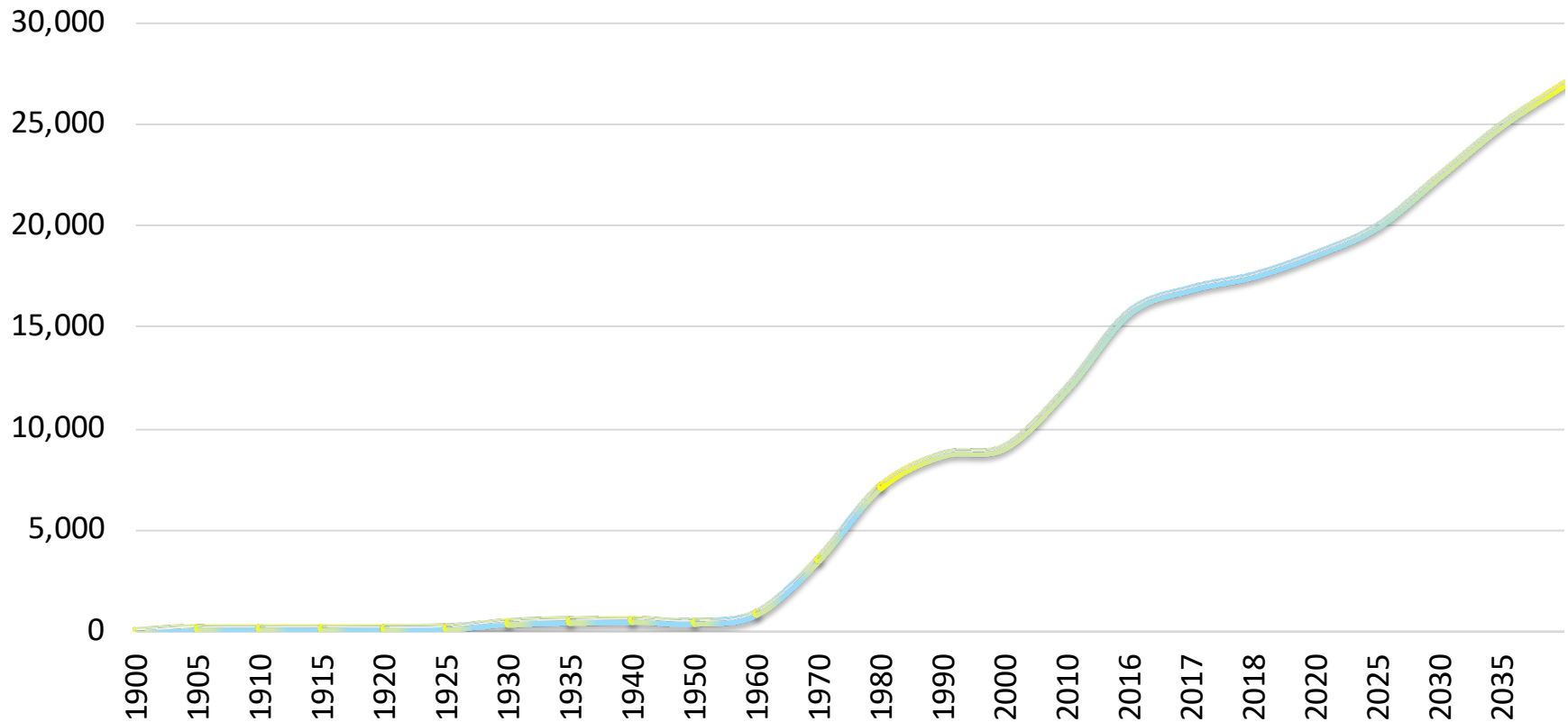


# A new vision nearly two years in the making

## Maitland CDP 2035

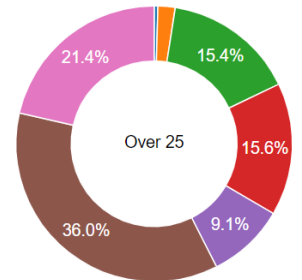


# Who: A City That Continues to Grow



# Maitland – Who Are We?

- 1<sup>st</sup> best place to start a business in Florida (2015 nerdwallet.com)
- 2<sup>nd</sup> best suburb to live in Orlando area (2019 Niche Magazine)
- 2<sup>nd</sup> best suburb for Millennials (2019 Niche Magazine)
- 5<sup>th</sup> best suburb to live in Florida (2019 Niche Magazine)
- 6<sup>th</sup> best suburb for young professionals (2019 Niche Magazine)



■ LessThan9thGrade ■ NinthTo12thGrade  
 ■ HighSchoolGrad ■ SomeCollege  
 ■ AssociatesDegree ■ BachelorsDegree  
 ■ GraduateDegree

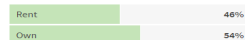
## Real Estate

Median Home Value  
**\$320,700**  
National: \$246,700

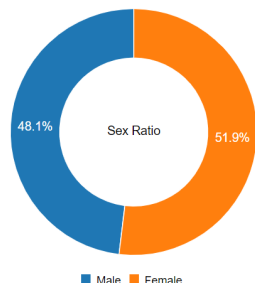
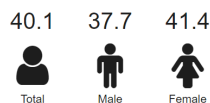
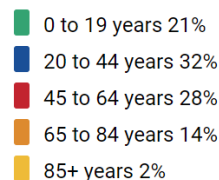
Median Rent  
**\$1,293**  
National: \$949

## Area Feel @ Suburban

Rent vs. Own

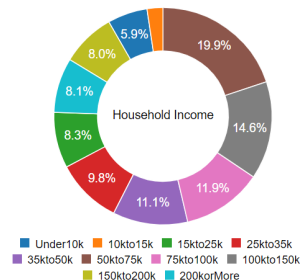
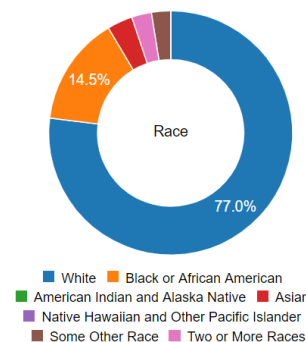


## AGE OF POPULATION



## Median Household Income

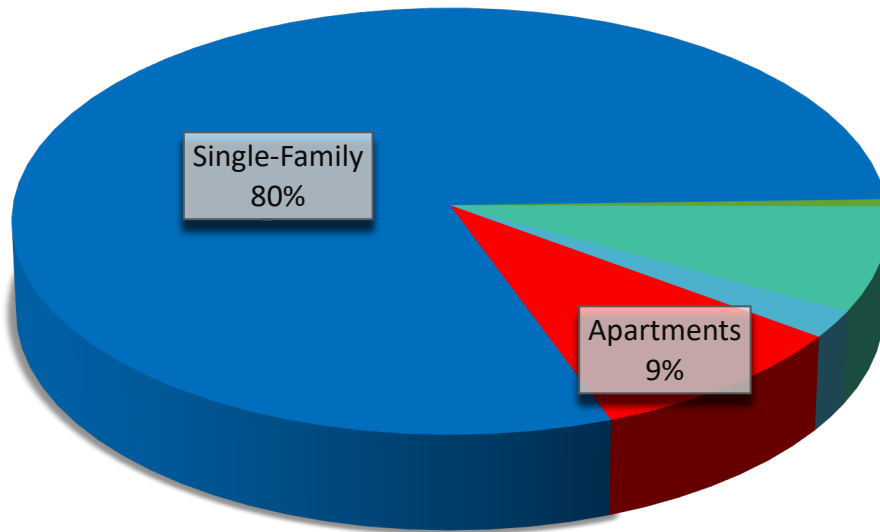
**\$66,502**  
National: \$55,322



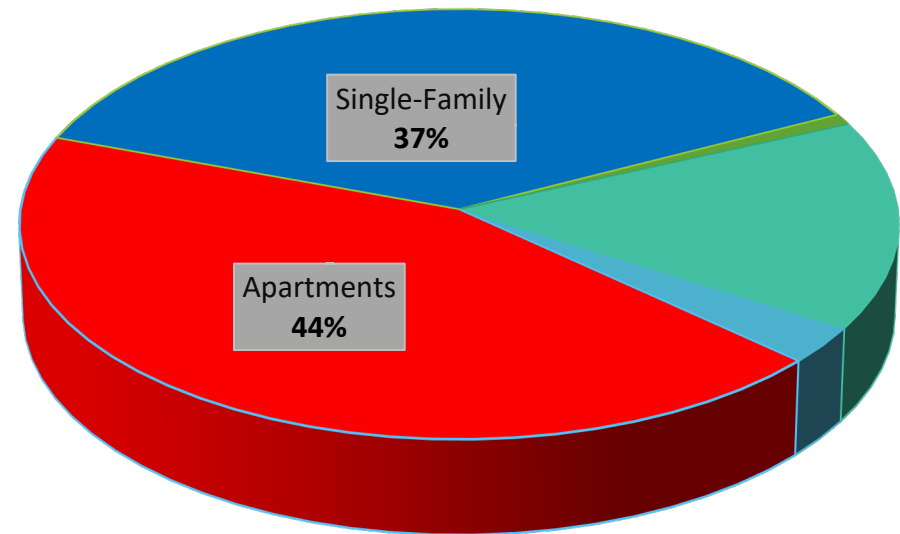
	Income	Median	Mean
Maitland FL		\$64,144	\$92,667
Florida		\$48,900	\$69,936

# Who are our Residents?

## Housing by Acreage



## Housing by Units



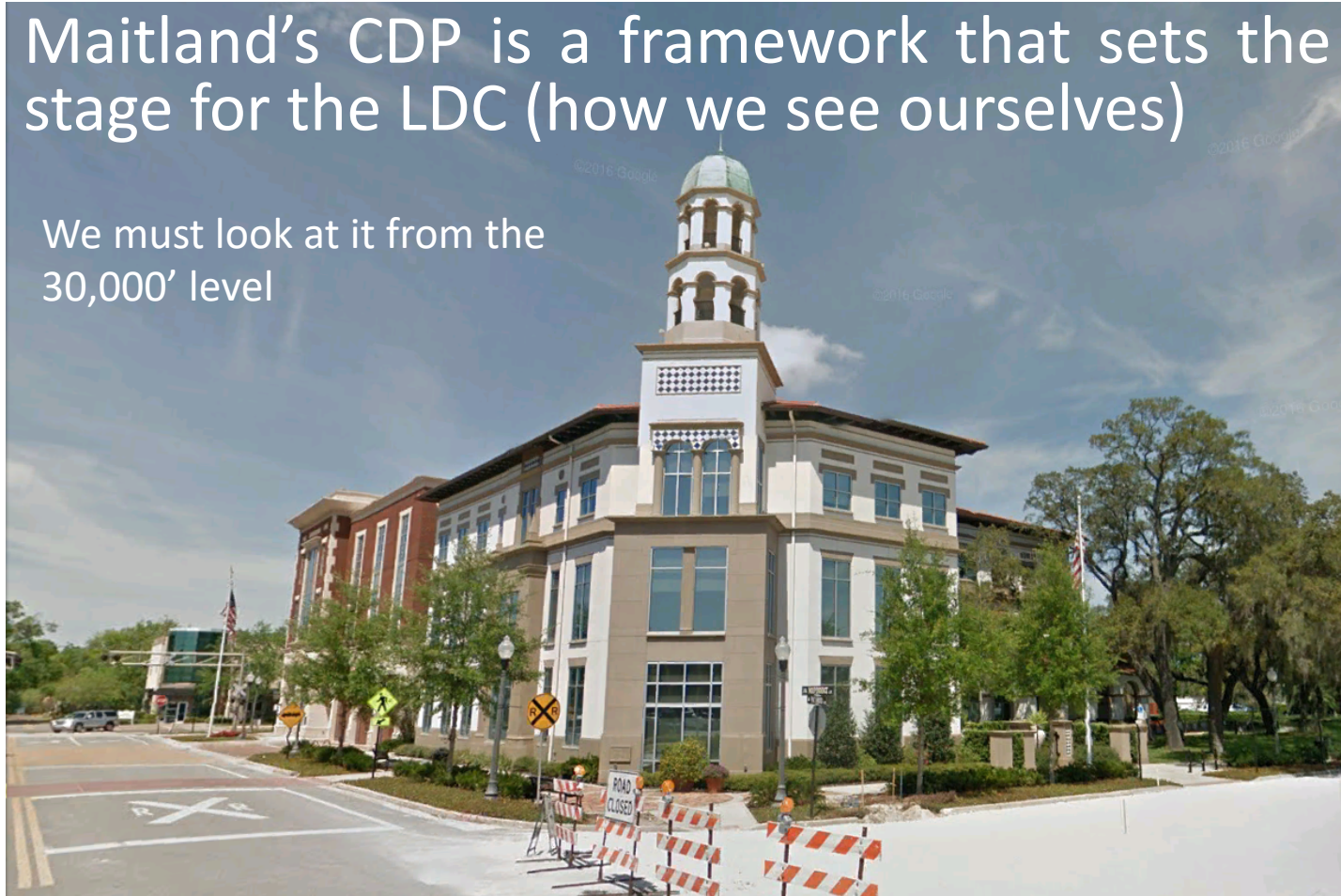
- Single-Family
- Two-Family
- Triplex
- Condominiums
- Townhomes
- Apartments



# So, Where Do We Get Started?

Maitland's CDP is a framework that sets the stage for the LDC (how we see ourselves)

We must look at it from the 30,000' level



# Comparing Comprehensive Plans

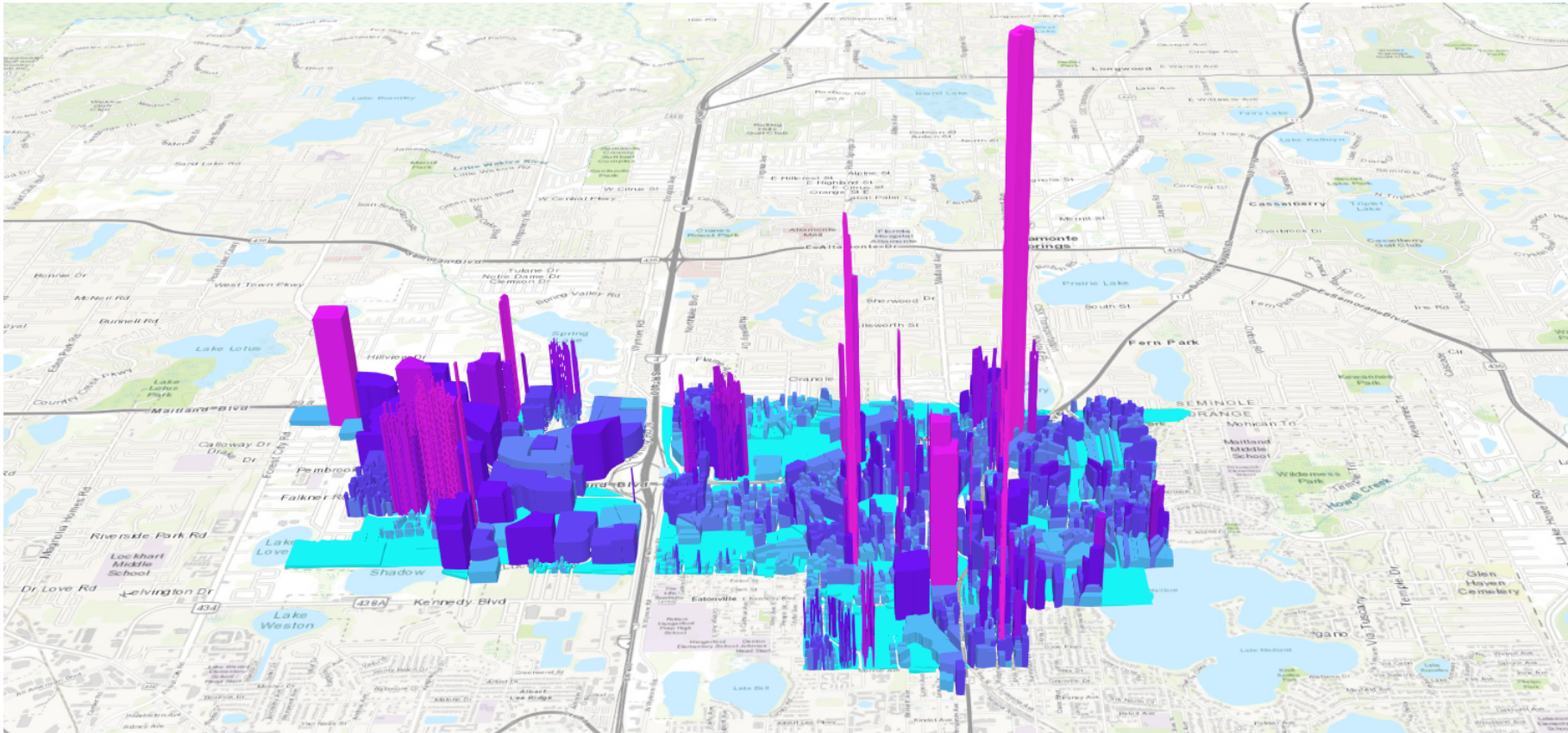
Attribute	Current CDP	2035 CDP
Elements	10	7
Goals, Objective, Policies	596	328
Future Land Use Designations	10	5
Pages	216	73
Maps	37	15
Eliminated regulations that were duplicated or belonged in LDC		
Eliminated text no longer required by State that might block adaptive solutions		
Majority of elements retained existing language from adopted CDP		

# What is the End Product?

---

- City-wide document, not just Community Development's
- Blueprint for Maitland's future
- Bold and adaptive approach
- Promotes active, vibrant and economically sustainable community
- Maitland's 2035 CDP: *"Honoring the past while creating a future distinguished in the region; a community for success"*

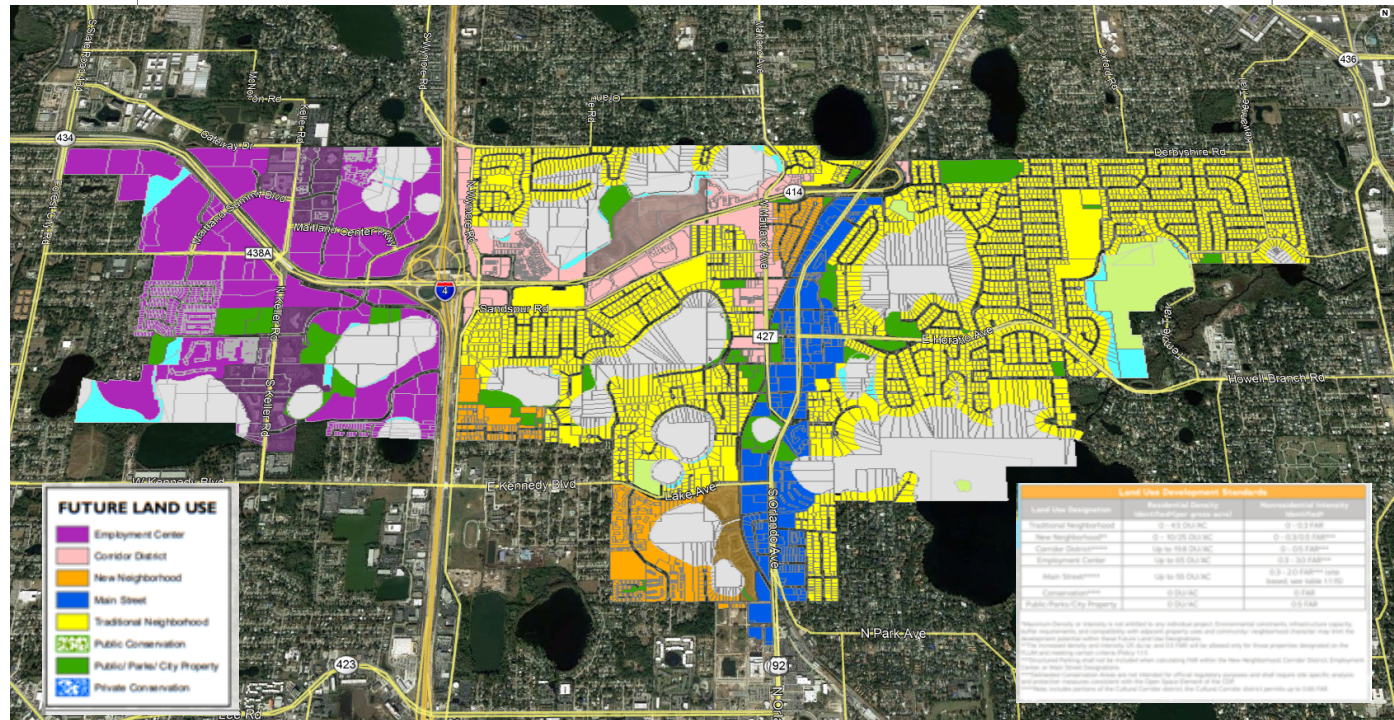
# Importance of Main Street





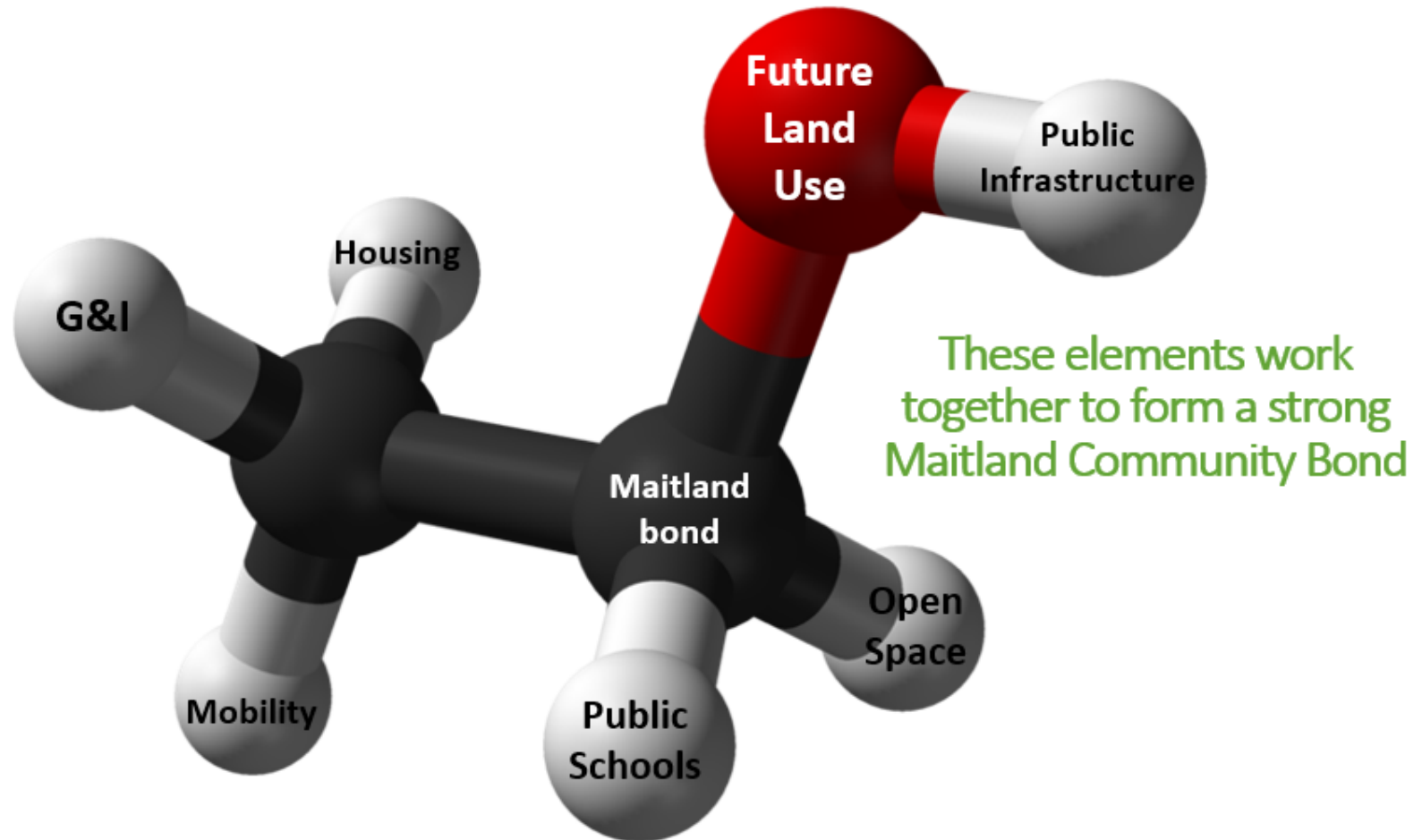
# Future Land Use Designations

- Condenses FLU Designations
- Provides flexibility to absorb changes in market trends
- Compact for compatibility
- Protect existing housing stock
- Designed to lay groundwork for LDC update
- Puts control back at the local level



# 2035 CDP Table of Elements

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MAITLAND  
FLORIDA

# In the End...

- Visually Pleasing
- Intuitive
- Flexible



## CHAPTER

Introduction 1

Future Land Use 2

Mobility 3

Housing 4

Infrastructure 5

Open Space 6

Governance and Implementation 7

Public School Facilities 8

adopted quality/level of service standards. If facilities are not available or provided for, the City may limit the development potential consistent with the available capacity.

POLICY 15.3: Densities and intensities identified within the respective Future Land Use designations are the maximum allowable; however, development shall not be entitled to develop at maximum levels in the absence of adequate public facilities capable of supporting the development or if maximum levels are determined to be incompatible with surrounding land uses.

STANDARD 15.3.1: The planned development process includes provisions for the clustering of housing units, density based on land use, and the appropriate buffer and service requirements based on compatibility with adjacent development and Future Land Uses.

OBJECTIVE 1.6: To ensure that development, both public and private, reinforces or improves the identity and quality of the City.

POLICY 16.1: The City shall promote and implement the Downtown Maitland and Maitland West Side Master Plans to provide focal points for the City, consistent with the **Housing Element** and **Future Land Use Element** of the CDP.

POLICY 16.2: The City shall promote an open space system consistent with the City of Maitland Parks Master Plan 2.0 2017-2027 and **Open Space Element**.

POLICY 16.3: The City shall promote its historical and cultural identity, consistent with the **Housing Element**.

POLICY 16.4: The City shall discourage clutter in all new development by encouraging underground utility placement.

POLICY 16.5: The City shall encourage quality development through design guidance and buffering of public facilities.

OBJECTIVE 1.7: The City shall continue to coordinate development permits with the appropriate topography and soil conditions and provision of utilities, facilities, and services.

POLICY 17.1: The City shall not permit development unless, and until adequate capital facilities levels of service exist or are ensured through either an adopted Capital Improvements Program (CIP) and/or Development Agreement/Planned Development.

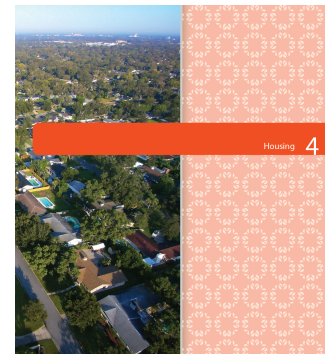
POLICY 17.2: The City shall ensure that adequate land is available for utilities and services for projected land uses.

In addition, emerging national trends indicate that the demographic changes experienced here and elsewhere reflect changes in household preferences that have led to a growing interest in building, renovating, and selling inflexible houses. Maitland's CIP provides the high quality suburban community experiences, while also accommodating the changing preferences of this changing population.

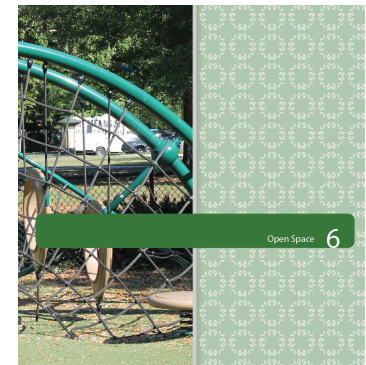
Land available for new development in Maitland is limited by adjacent city and county boundaries. Today, new uses of land in the City's planning jurisdiction is available for development. With both service



Table 1.1: Future Land Use Designations		
Designation	Area (Acres)	Percentage of Total Area
Residential Single-Family	1,100,000	14.3%
Residential Medium-Density	1,100,000	14.3%
Residential High-Density	1,100,000	14.3%
Commercial	1,100,000	14.3%
Industrial	1,100,000	14.3%
Public Facilities	1,100,000	14.3%



Housing 4



Open Space 6

# State Review Comments

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- Florida Department of Transportation (FDOT)
  - No Comments (1/17/2019)
- St. Johns Water Management District (SJWMD)
  - No Comments (1/18/2019)
- Florida Department of Environmental Protection (FDEP)
  - No Comments (1/16/2019)
- Department of Economic Opportunity (DEO)
  - **1 Comment** (2/18/2019)
  - Add author of Water Supply Facilities Work Plan



# Lessons Learned

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## ■ ORGANIZE IT

- Hierarchy of G.O.P.S.
- Think like the user, &
- First things first.

## ■ Implementation Tracking

- Simplification makes for easier utilization of the plan.

## ■ Implementation Tracking

- Limited phrasing that said to “Shall Consider...”
- How can you tell if you’ve done it?

## ■ Say it ONCE

- Policies
- Maps

# Benefits

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- Transition from being a TECHNICAL/STATUTATORY document to a POPULAR document.
- Increases trust
- Decreases need for amendments.
  - More flexibility and independence
  - Less time lost in procedural tasks

