



**NOTICE OF INTENT TO CONSIDER ADOPTING A DEVELOPERS AGREEMENT
BAINBRIDGE COMMUNITIES ACQUISITION III, LLC**

You are hereby notified that the Planning and Zoning Commission of the City of Maitland, Florida, which also sits as the Local Planning Agency and the Land Development Regulation Commission will hold a public hearing. The hearing will be held at 6:30 P.M., Thursday, November 17, 2016 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 Development Agreement (DA) filed by Bainbridge Communities Acquisition III, LLC, a Florida LLC, and/or assigns, whose address is 12765 W. Forrest Hill Boulevard, Suite 1307, Wellington, Fl. 33414. The property is located within Section 34, Township 21 Range 29 and Section 27, Township 21, Range 29. The property is generally located to the west of Keller Road and to the south of Fennell Street. The site borders Lake Shadow on the east and Lake Lovely on the west.

The Planning and Zoning Commission will be considering the adoption of a DA which contains certain objectives, including:

- To construct up to 300 multi-family residential units, with a maximum height of forty-seven feet (including roof elements and focal points not intended for human occupation); which would yield a gross density of 5.59 dwelling units per acre more or less; and
- To obtain from the City a temporary construction easement to provide improvements for the neighborhood park area to be constructed in City Property (including the relocation of the retention pond located therein), and the Extension to the Subject Property; and
- To obtain sufficient right-of-way to widen and extend Fennell Street from its current terminus to Tract C of the Development Plan to the entrance of the Subject Property; and
- To obtain approvals to construct the extension of Fennell Street from its current terminus to the Subject Property.

The properties are identified with Parcel Identification Numbers of 34-21-29-0000-00-001 and 34-21-29-0000-00-062; contain 48.026 acres more or less; and are legally described in Exhibit "A" of the Developer's Agreement as follows:

Parcel I - Legal Description:

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, and the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ (less the North 433 feet of the East 460 feet thereof) of Section 34, Township 21 South, Range 29 East; less that portion platted as TWIN LAKE ESTATES, recorded in Plat Book X, Page 124, of the Public Records of Orange County, Florida.

Together with an easement for road purposes over the North 33 feet of the East 460 feet of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 21 South, Range 29 East.

Parcel II - Legal Description:

The West 260 feet of the North 433 feet of the East 460 feet of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 34, Township 21 South, Range 29 East; Orange County, Florida.

City of Maitland's property that is referenced within the Objectives of the DA, and noted within Exhibit "B" of the DA is currently a retention pond for the Winfield Subdivision; but it is proposed for re-development as a retention pond, Neighborhood Park and public right-of-way. This property is referenced with a Parcel Identification Number 27-21-29-9469-00-003 and is more legally described as Tract "C", Stormwater Management Area of the Winfield Unit 1 Subdivision Plat, as recorded in Plat Book 34, Pages 77 through 81, inclusive, in the Public Records of Orange County, Florida, it contains 5.58 acres more or less.

A complete copy of the proposed Development Agreement may be inspected by any interested person Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., in the office of the Community Development Department, Maitland City Hall, 1776 Lane, Maitland, Florida, 32751. Interested parties may submit written comments at or before the public hearing or attend the public hearing to be heard by the Planning and Zoning Commission regarding the Agreement.

Please be advised that in accordance with State Law, if you wish to appeal any decision rendered by the Planning and Zoning Commission, you are responsible for your own record of the proceedings and you may need to ensure that a verbatim transcript is made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's office, (407) 539-6219, at least forty-eight hours in advance of the applicable meeting.

Jacqueline Holt
Planner III/Zoning Administrator