

**FOURTEENTH AMENDMENT TO
JOINT PLANNING AREA AGREEMENT
BETWEEN ORANGE COUNTY AND
THE CITY OF MAITLAND**

THIS FOURTEENTH AMENDMENT TO THE JOINT PLANNING AREA AGREEMENT (Amendment) is made and entered into as of the ____ day of _____, 2018, by and between **ORANGE COUNTY, FLORIDA**, a Charter County and political subdivision of the State of Florida (the County), and the **CITY OF MAITLAND**, a Florida municipal corporation (the City).

RECITALS

WHEREAS, the County and the City entered into a certain Joint Planning Area Agreement (Agreement), with an effective date of July 31, 1989, as amended by the First Amendment thereto effective September 14, 1993; as amended by the Second Amendment thereto effective September 27, 1994; as amended by the Third Amendment thereto effective July 12, 1996; as amended by the Fourth Amendment thereto effective February 25, 1997; as amended by the Fifth Amendment thereto effective November 17, 1998; as amended by the Sixth Amendment thereto effective December 3, 2002; as amended by the Seventh Amendment thereto effective September 9, 2003; as amended by the Eighth Amendment thereto effective December 14, 2004; as amended by the Ninth Amendment thereto effective April 20, 2007; as amended by the Tenth Amendment thereto effective July 14, 2009; as amended by the Eleventh Amendment thereto effective February 9, 2010; as amended by the Twelfth Amendment thereto effective October 5, 2010; and as amended by the Thirteenth Amendment thereto effective October 2, 2012; and

WHEREAS, the County and the City desire to amend the existing Joint Planning Area Map (JPAM), as amended, to change designation for property described within the plat of Maitland West, from the Medium Density Residential, Conservation and Public/Semi-Public to Office-Commercial and land within Orange County described as (28-21-29-9264-02-171) from a designation of Single-Family detached to General Commercial; and

WHEREAS, in conjunction therewith, the County and the City desire to provide clarification regarding Note 1 of the Special Provisions Study Area 1, to include the Plat of Maitland West; and

WHEREAS, also in conjunction therewith, the County and the City desire to provide clarification regarding paragraph F. of the First Amendment to the JPA to establish a minimum size for a Planned Development within Orange County for properties with an Office Commercial Designation; and

WHEREAS, lastly, the County and the City desire to extend the term of the Agreement by another five years; and

WHEREAS pursuant to Section 163.3171(3), Florida Statutes, this Amendment has been approved by the Maitland City Council and the Orange County Board of County Commissioners at separate advertised public hearings.

NOW THEREFORE, in consideration of the covenants made by each party to the other and of the mutual advantages to be realized by the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the County and the City hereby agree as follows:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

Section 2. Authority. This Amendment is entered into pursuant to (1) Chapters 125, 163 and 166, Florida Statutes, (2) the general authority of Section 163.01, Florida Statutes, relating to interlocal agreements, (3) the Charters of the County and the City, and (4) the Agreement.

Section 3. "Exhibit A." "Exhibit A" to the Joint Planning Area Map, as adopted on October 2, 2012, in conjunction with the Thirteenth Amendment, is hereby deleted and replaced with "Exhibit A" to this Fourteenth Amendment to the Agreement, which is attached hereto and incorporated herein, for the following two purposes: (1) changing from the Medium Density Residential, Conservation and Public/Semi-Public uses for the property described as the plat of Maitland West, Plat Book 92, pages 77-79, more particularly described as parcel identification numbers 28-21-29-5499-03-000, 28-21-29-5499-01-000, and 28-21-29-5499-02-000, to Office-Commercial; and (2) changing from a designation of Single-Family detached to General Commercial for property within Orange County described as parcel identification number 28-21-29-9264-02-171.

Section 4. Amendment to Note 1 of the Special Provisions - Study Area 1. Note 1. Special Provisions - Study Area 1, is amended to read as follows:

1. Multi-Family Residential shall be a permitted use on land designated "office commercial" and which is generally located west of Keller Road, North of Fennell Street and East of Plunkett Avenue and Albermarle Road, and including land area referenced as "Maitland West," according to Plat Book 92, pages 77-79 of the public records of Orange County Florida.

Section 5. Amendment to Paragraph F of the First Amendment. Paragraph F. of the First Amendment to the Agreement is amended by adding the following statement:

For properties designated Office-Commercial within the County, a PD zoning designation is not required for properties that are less than 2 acres in area.

Section 6. Extension of Term of Agreement, as Amended. The County and the City agree to extend the term of the Agreement, as amended, from the expiration date of December 31, 2018, as set

forth in Section 3 of the Thirteenth Amendment approved on October 2, 2012, to an expiration date of December 31, 2023, or until this Agreement is superceded by a Restated Joint Planning Area Agreement, whichever occurs first.

Section 7. No Third Party Beneficiaries. Nothing in this Amendment, expressed or implied, is intended or shall be construed to confer upon or give any person or entity any right, remedy, or claim under or by reason of this Amendment or any provisions or conditions hereof, other than the parties hereto and their respective representatives, heirs, successors, and assigns.

Section 8. Remaining Provisions Unchanged. Except as expressly set forth herein, all other provisions of the Agreement, as amended, remain unchanged and in full force and effect.

Section 9. Severability. Should any section, subsection, sentence, clause, phrase or provision of this Amendment be held invalid or unconstitutional by a court of competent jurisdiction such invalidity or unconstitutionality shall not be construed to render the remaining portions of this Amendment invalid or unconstitutional.

Section 10. Effective Date. This Fourteenth Amendment to the Agreement shall become effective upon the date of approval by the Board of County Commissioners or the date of approval by the City Council, whichever date is later.

IN WITNESS WHEREOF, the County and the City have approved and executed this Fourteenth Amendment to the Joint Planning Area Agreement on the dates inscribed below.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

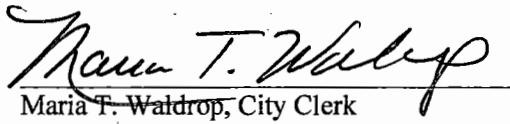
By: _____
Teresa Jacobs
Orange County Mayor

Date: _____, 2018

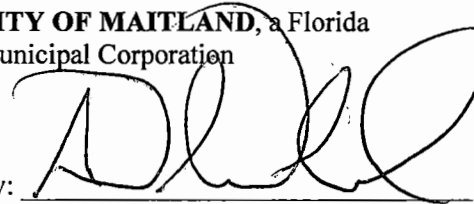
ATTEST: Phil Diamond, CPA, County Comptroller
as Clerk of Board of County Commissioners

By: _____
Deputy Clerk

ATTEST:


Maria T. Waldrop, City Clerk

CITY OF MAITLAND, a Florida
Municipal Corporation

By: 
A. Dale McDonald, Mayor

Date: Jan. 11, 2018

