



Interoffice Memorandum

February 2, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Timothy L. Boldig, Interim Director
Planning, Environmental, and Development
Services Department

CONTACT PERSON: **Brandy Driggers**
Assistant Manager, Zoning Division
(407) 836-5329

SUBJECT: February 21, 2023 – Public Hearing
Model Home Permits
Orange County Code Article III, Chapter 30

On May 24, 2016, the Board adopted amendments to Section 30-83 of Orange County Code to allow developments to construct model homes prior to plat approval. Since then, staff has identified several additional challenges that the development community faces in the execution of this section of the code. In response to requests from the development community, staff is proposing amendments to Chapter 30. The proposed amendments will allow, but are not limited to:

- 1 6-unit building per phase in a single family attached project
- Use of temporary water source in lieu of fire hydrant subject to the following criteria:
 - Permanent water is unattainable through no fault of the applicant.
 - Does not endanger public safety.
 - Fully functional fire hydrant shall be in place prior to issuance of temporary or permanent Certificate of Occupancy.

On November 21, 2022, the Development Advisory Committee (DAB) reviewed the proposed ordinance, associated resolution, and hold harmless and indemnification agreement template and endorsed of the proposed changes with no additional recommendations.

On January 19, 2023, the Local Planning Agency (LPA) made a finding of consistency with the Comprehensive Plan and recommended approval of the proposed ordinance. As a courtesy they were also provided the associated resolution and form hold harmless and indemnification agreement but were not required to act on those items.

One resolution has been placed on the consent agenda to be considered with the public hearing. Consistent with the proposed changes in the Ordinance, the resolution would approve a form hold harmless and indemnification agreement and authorize the Director of the Planning, Environmental, and Development Services Department, or authorized designee, to execute the agreements on behalf of the County to expedite the processing of these agreements.

ACTION REQUESTED: Make a finding of consistency with the County's Comprehensive Plan and approve an Ordinance Affecting the Use of Land in Orange County, Florida Relating to Model Home Permits; Amending the Orange County Land Development and Use Ordinance Codified at Article III, Chapter 30, of the Orange County Code, consistent with today's Board actions; and providing for an effective date. All Districts.

BD/js

Attachment: Draft Ordinance

c: Byron W. Brooks, County Administrator
Jon V. Weiss, P.E., Deputy County Administrator
Timothy L. Boldig, Interim Director, PEDS Department
Joel D. Prinsell, Deputy County Attorney
Whitney E. Evers, Assistant County Attorney
Joe Kunkel, P.E., Director, Public Works
Brett Blackadar, P.E., Deputy Director, Public Works
David G. Kilbury, Fire Marshal, Fire Rescue
Lindy Wolfe, P.E., LEED AP, Manager, Utilities Engineering
Jennifer C. Moreau, AICP, Manager, Zoning Division

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