

VISION 2050 & ORANGE CODE

ADOPTION POLICY, PROCESS & STANDARDS DISCUSSION

BOARD WORK SESSION (7 of 7)

March 25, 2025



ORANGE COUNTY

PLANNING, ZONING - ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



OUTLINE

■ BACKGROUND

- Why are we here?
- What we heard
- Update on Vision 2050 & Orange Code since last December

■ COMP PLAN & CODE HIGHLIGHTS

- Land Development Overview
- Final Orange Code DRAFT - Outline
- Orange Code - Application Process Review and Approval

■ OCPS COORDINATION

- Recap on School Element Policies in Vision 2050
- Process related updates in Orange Code

■ VISION 2050 - FISCAL IMPACTS INTRO – URBAN3

- Smart Growth Fiscal Impacts Analysis Approach – Urban3

■ SUMMARY & NEXT STEPS

- Summary
- Timeline



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BACKGROUND

■ Why Are We Here?

– FINALIZE LOOSE ENDS

- Address pending items for the Board's consideration before adoption

– DISCUSS ORANGE CODE HIGHLIGHTS

- Identify what has changed in Orange Code in the Final Draft
- Present new application review processes
- Outline the Board members continued authority on future approval stages

– GATHER FINAL COMMENTS

- Obtain Board feedback regarding the resolution with Orange County Public Schools (OCPS)
 - Vision 2050 recently drafted policies and Orange Code Processes
 - Targeted Sector school capacity concerns and development density limitations
 - Process Related Development Options for the Board to consider when there is limited school capacity



BACKGROUND

■ What We Heard

– THE MISSION: *Activation, Protection & Preservation*

- *Vision 2050 must strike a balance between where growth will be directed, the protection of existing neighborhoods and the preservation of natural resources and sensitive rural areas*

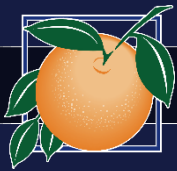


IMPLEMENTATION

Comprehensive Plan
(Place Types)



Land Development Code
(Transect Zones)

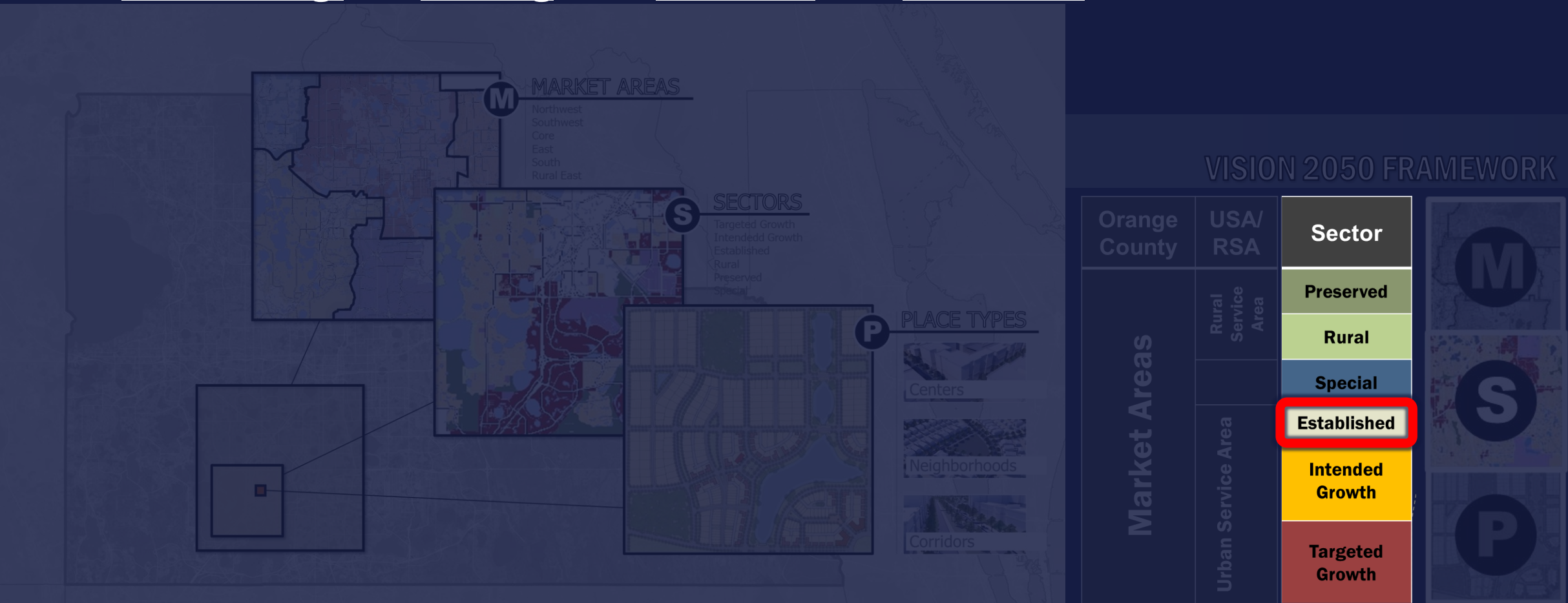


BACKGROUND

■ What We Heard

– THE MISSION: *Activation, Protection & Preservation*

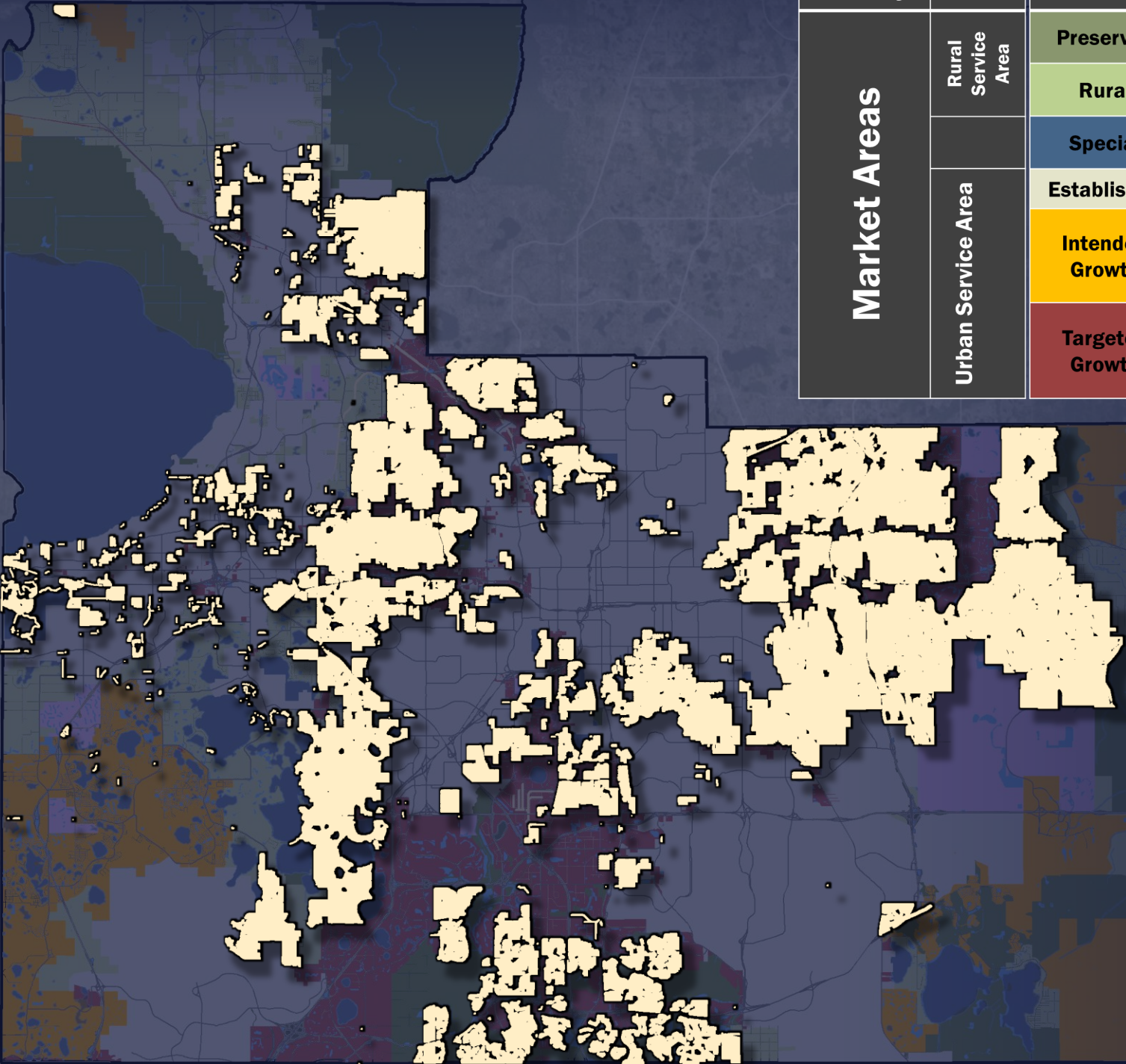
- This is achieved with a context sensitive approach, by directing growth to the Targeted Sector and by protecting the Established Sector neighborhoods from the pressures of sprawling development and incompatible land uses by maintaining and limiting their densities and intensities



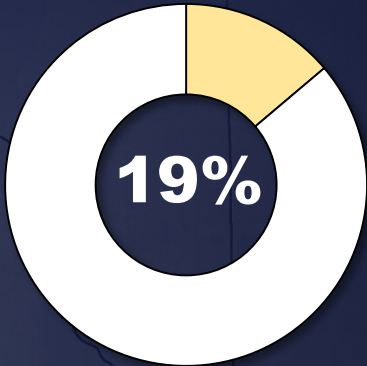


BACKGROUND

ESTABLISHED SECTOR



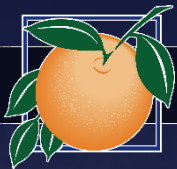
Orange County	USA/ RSA	Sector
Market Areas	Rural Service Area	Preserved
		Rural
		Special
	Urban Service Area	Established
		Intended Growth
		Targeted Growth



~84,000 Acres

(19% of County Area / 50% of USA Area)

Est. 2025 Pop. = 541,000 People



BACKGROUND

ESTABLISHED SECTOR

VISION 2050

Framework – Sectors & Place Types

SECTORS

PEOPLE

Incorporated Areas

159,000 - 38%

Established Sector

14,000 - 6%

Intended Sector

65,000 - 15%

Targeted Sector

177,000 - 42%

Rural Sector

7,000 - 2%

Established Sector – Place Type Density Increase Analysis

Parcels by Place Type ↓ and Future Land Use (FLU)→	Total Parcels	Pct of All Parcels	Increase in Density
Neighborhood Center (Low) (up to 20 du/ac)	248	0.1%	248
Suburban Corridor (10-20 du/ac)	431	0.2%	224
Suburban Mixed Use Neighborhood (4-12 du/ac)	38,142	21.8%	4,439
Suburban Neighborhood (up to 4 du/ac)	135,778	77.8%	
Established Sector Total Parcel Count by FLU	174,599	100.0%	4,911
Percent of Established Sector	100.0%		2.8%

77.8% = SUBURBAN NEIGHBORHOOD
< 3%

INCREASE IN DENSITY

TOTAL 422,000



BACKGROUND

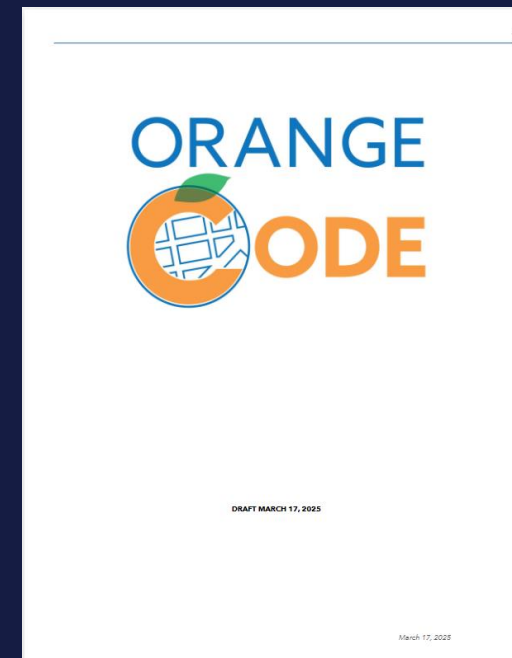
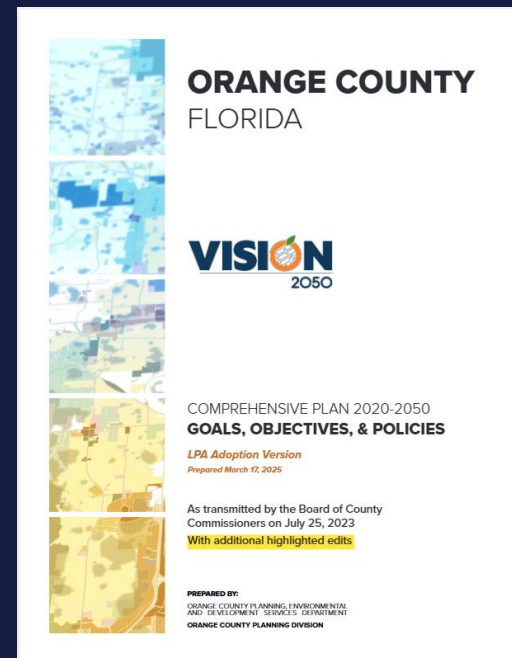


VISION 2050 & ORANGE CODE Growth Management Implementation

■ What We Heard

– VISION 2050 & ORANGE CODE ADOPTION AND IMPLEMENTATION APPROACH

- *The comprehensive adoption of the new growth policy framework along with the implementing form-based standards, ensures that all sectors are subject to diverse but unified and consistent rules, guidelines and principles, promoting a cohesive approach to growth management. This eliminates the need for piecemeal updates and regular adjustments*
- *A comprehensive adoption does not preclude future amendments or refinements based on changing circumstances*





■ What We Heard

– PROGRESS MADE IN TRANSPORTATION & INFRASTRUCTURE POLICIES & PLANS

■ Last November's BCC Work Session conveyed the following:

- *Current land development patterns in Orange County are not sustainable and current transportation funding is inadequate to meet all current or future 2050 transportation needs*
- *2050 Long Range Transportation Plan (LRTP) is only financially feasible with additional revenues*

■ Vision 2050 & Orange Code – Roadmap for future growth:

- *Vision 2050's framework provides a critical alignment of where future growth will be directed to the infrastructure capacities and future demands*
- *Vision 2050 LRTP is based on Place Types, Population Forecasts and Committed/Planned revenues*



■ What We Heard

– PROGRESS MADE IN TRANSPORTATION & INFRASTRUCTURE POLICIES & PLANS

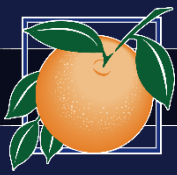
1. We previously heard that adoption of Vision 2050 & Orange Code is premature and shouldn't be considered until after a comprehensive Transportation and Infrastructure plans are in place

Part II – Chapter 07 / Transportation

OBJ T1.7 – Orange County shall ensure existing rights-of-way and corridors are preserved for existing and future transportation facilities to support a safe and convenient transportation network.

T 1.71 – All proposed development on designated right-of-way or roadway corridors shall be reviewed for consistency with the Comprehensive Plan and Long-Range Transportation Plan Map, any County-adopted transportation overlay districts, and any specific alignment or engineering studies and shall be consistent with the identified right-of-way needs for designated future transportation corridors

T 1.72 – Future right-of-way as designated within the Comprehensive Plan, the Long-Range Transportation Plan Map, and any County-adopted transportation overlay districts shall be protected from encroachment by structures as development occurs, except when such protection is contrary to law or would prevent all economically beneficial use of the property proposed for development



■ What We Heard

– PROGRESS MADE IN TRANSPORTATION & INFRASTRUCTURE POLICIES & PLANS

1. We previously heard that adoption of Vision 2050 & Orange Code is premature and shouldn't be considered until after a comprehensive Transportation and Infrastructure plans are in place

OBJ T1.7 – Orange County shall ensure existing rights-of-way and corridors are preserved for existing and future transportation facilities to support a safe and convenient transportation network

T 1.73 – Orange County shall review and revise as necessary its right-of-way and building setback policies, standards and regulations to include new or additional provisions for the acquisition and protection of designated constrained roadway corridors

T 1.7.4 – Orange County shall adopt and implement land development regulations that provide for the advanced donation, dedication, acquisition, or other means of conveyance of rights-of-way sufficient to meet the requirements of the Orange County Comprehensive Plan, the Long-Range Transportation Plan Map, and any County-adopted transportation overlay districts

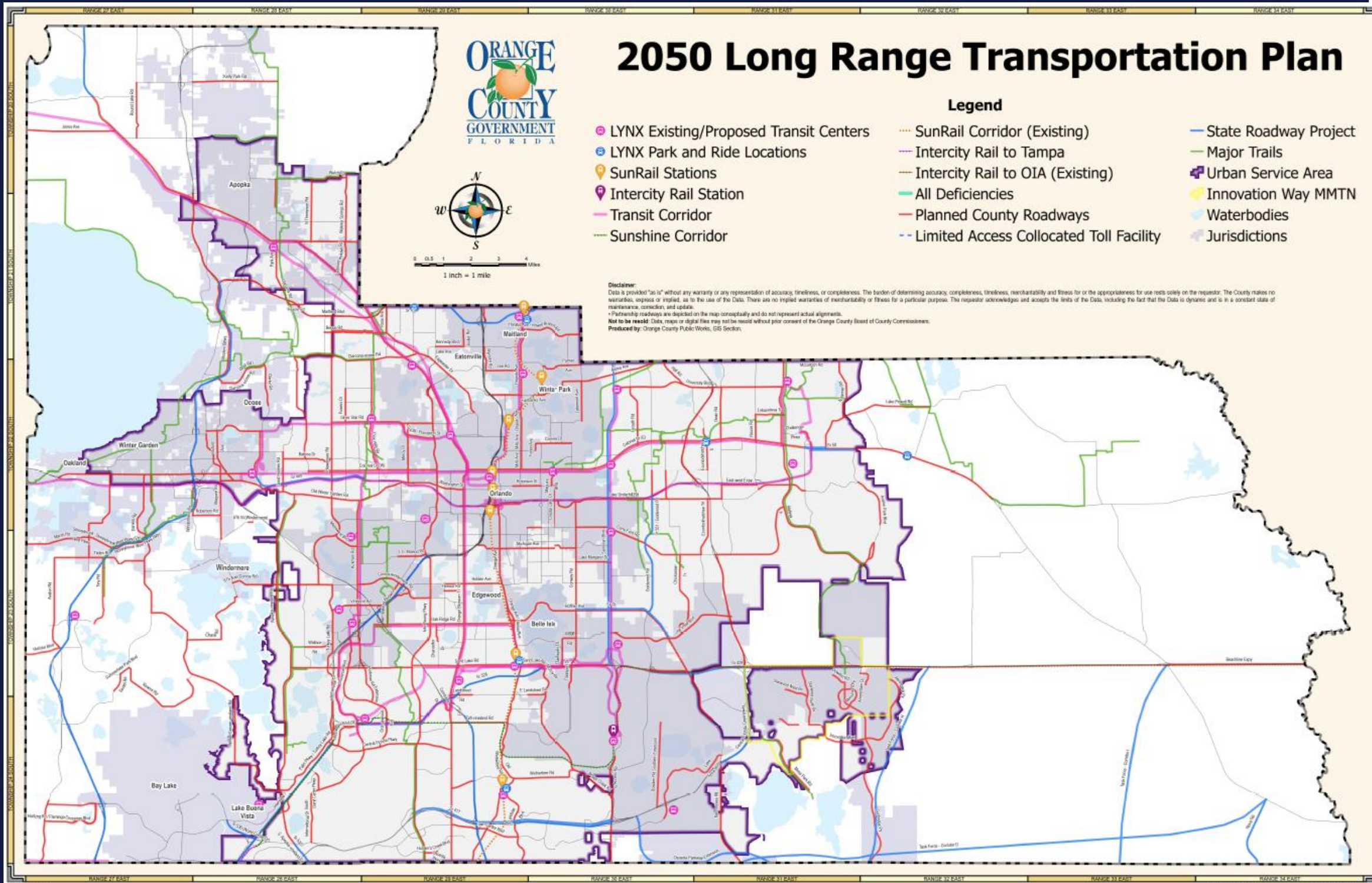
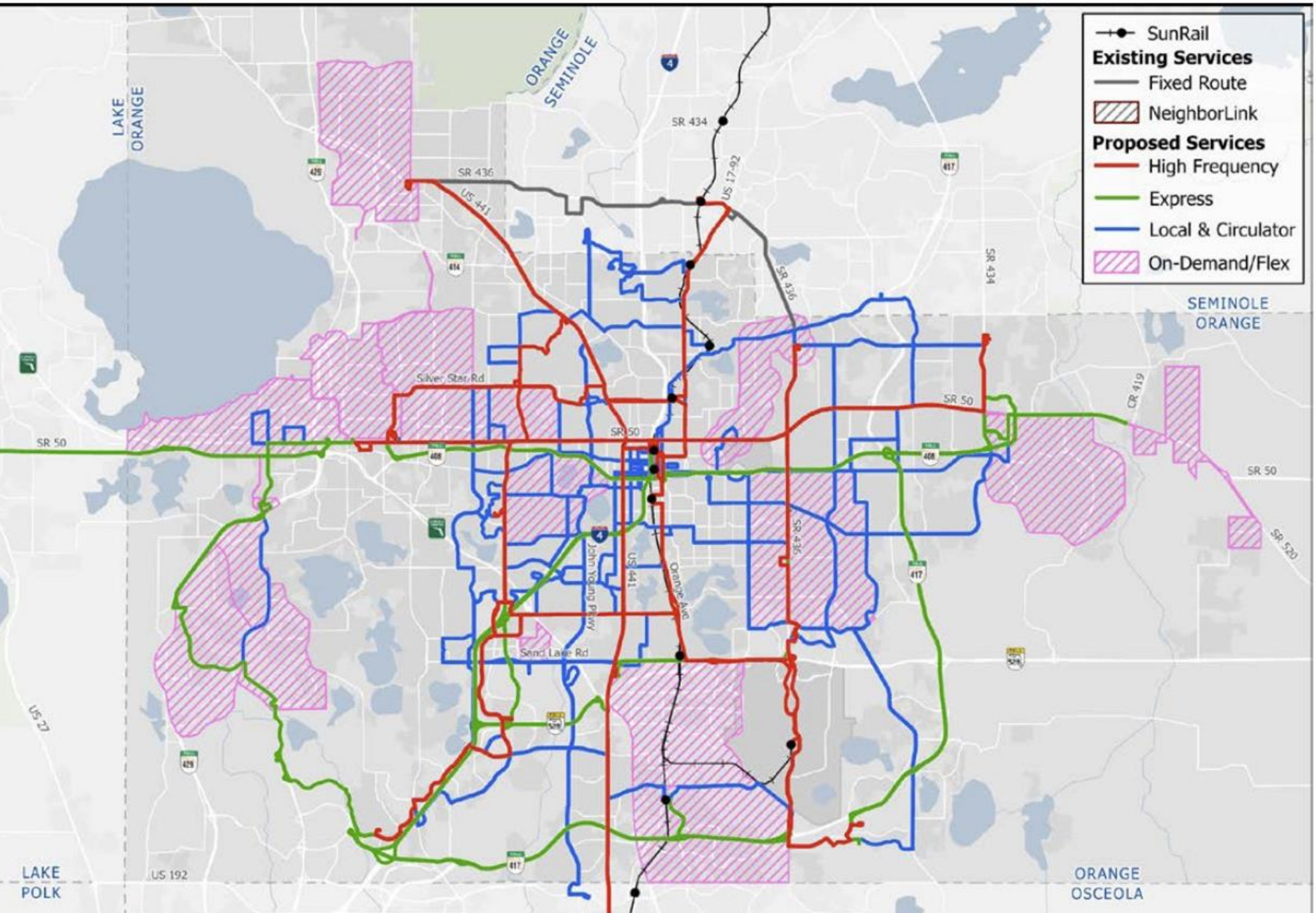




Figure 21: Phase VI Orange County Transit Network



tion Plan

- State Roadway Project
- Major Trails
- Urban Service Area
- Innovation Way MMTN
- Waterbodies
- Jurisdictions

solely on the requestor. The County makes no
Data is dynamic and is in a constant state of



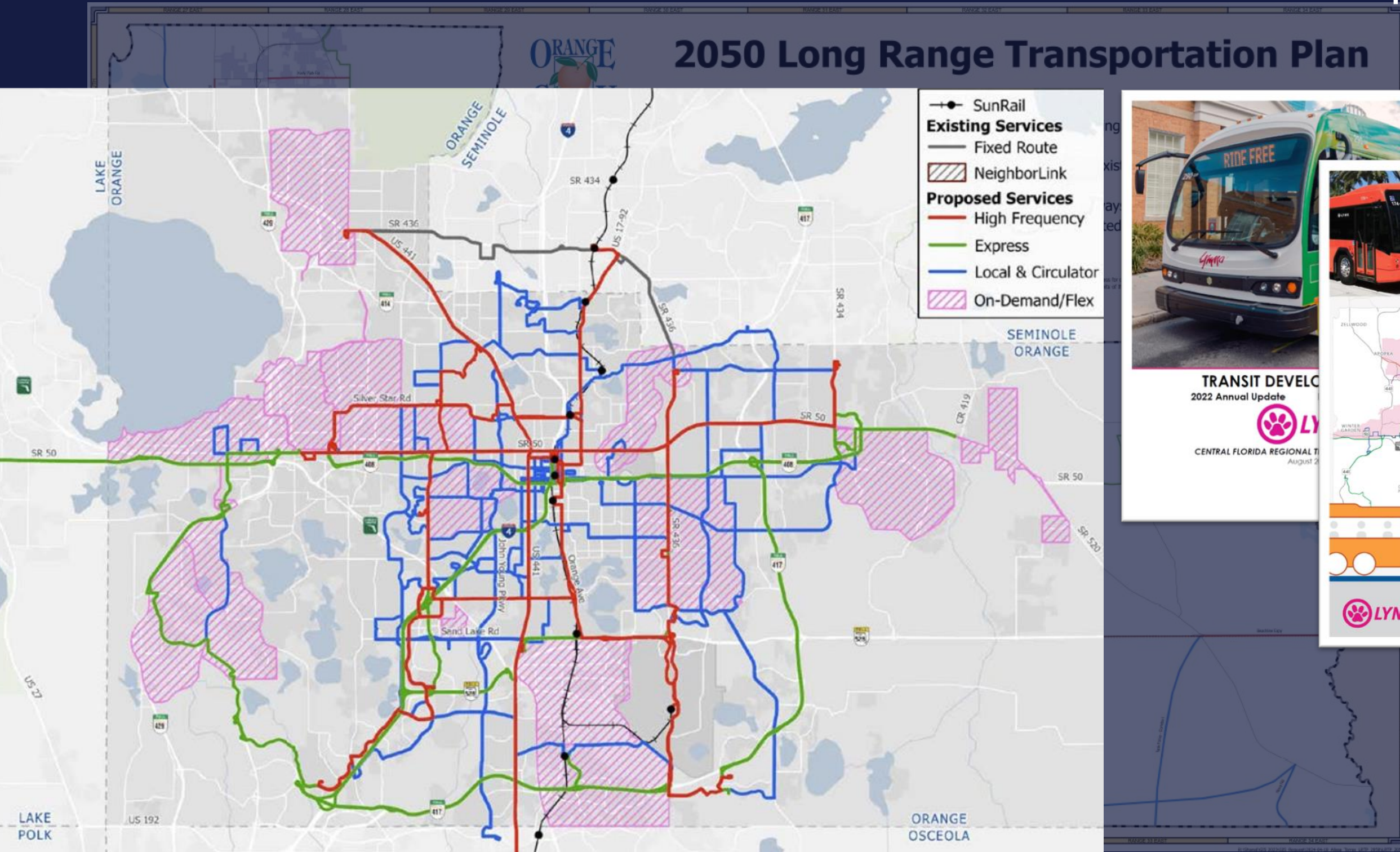


BACKGROUND



TRANSPORTATION & INFRASTRUCTURE

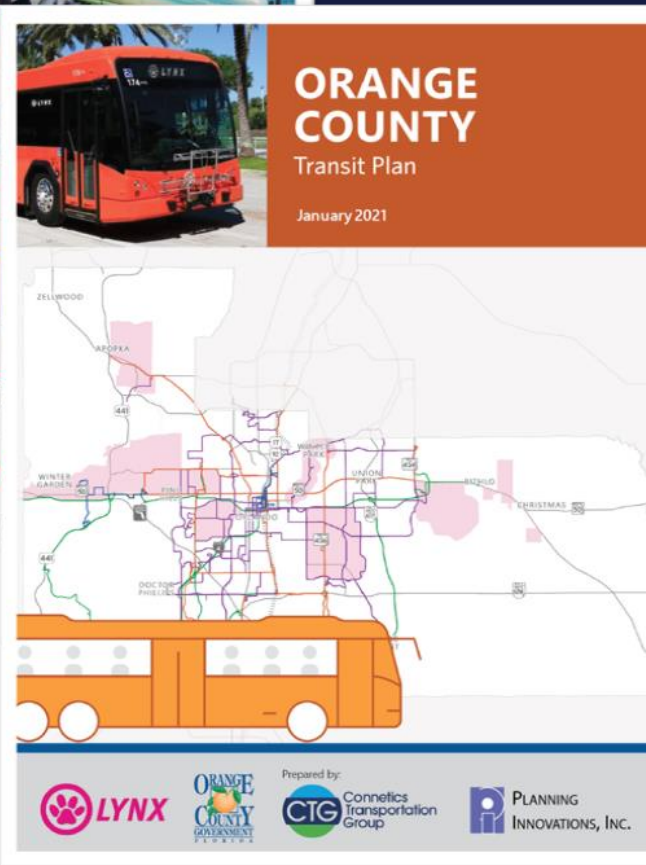
Policies & Maps in Place

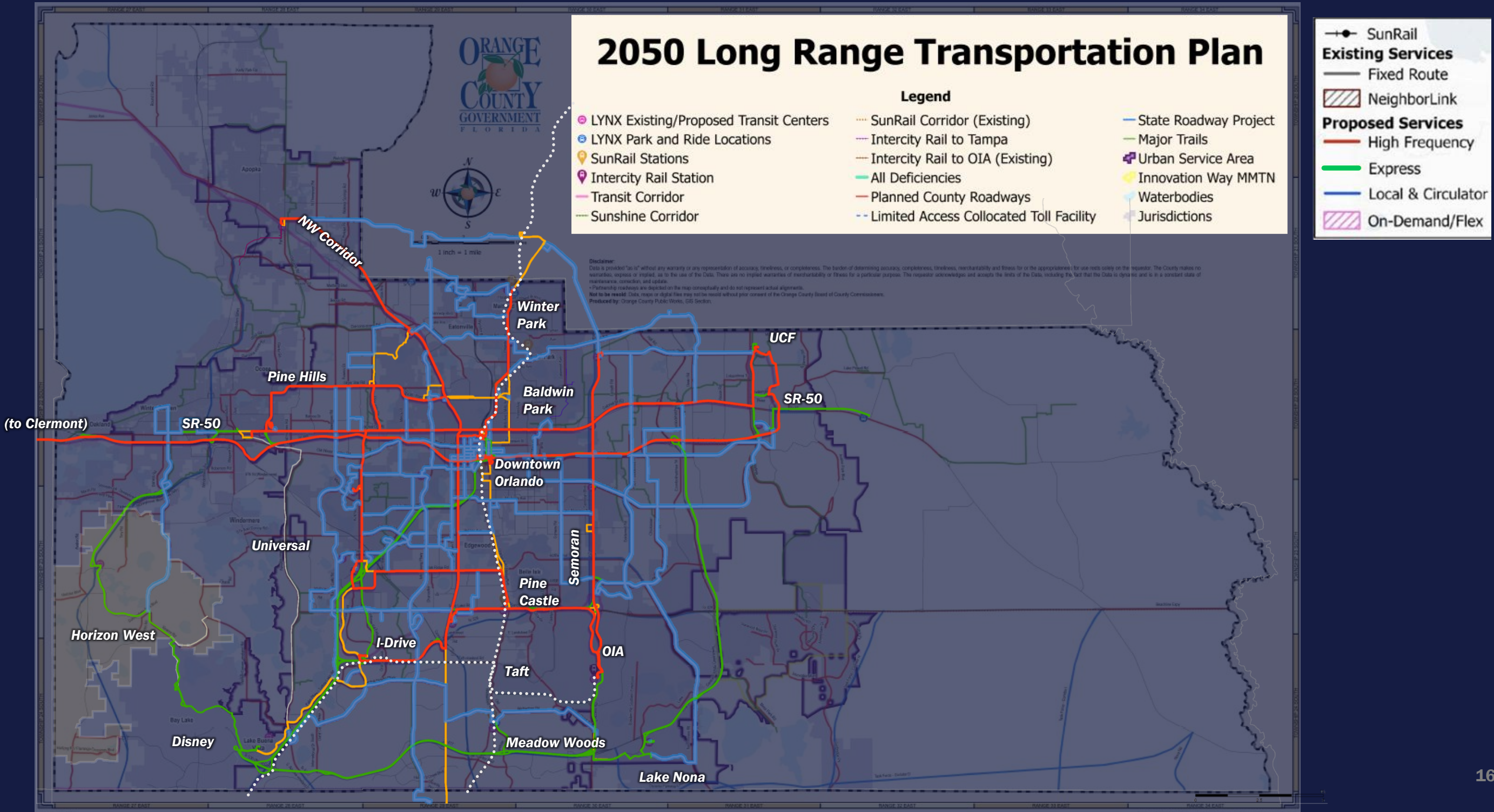


TRANSIT DEVELOPMENT
2022 Annual Update



CENTRAL FLORIDA REGIONAL TRANSIT AUTHORITY
August 2022



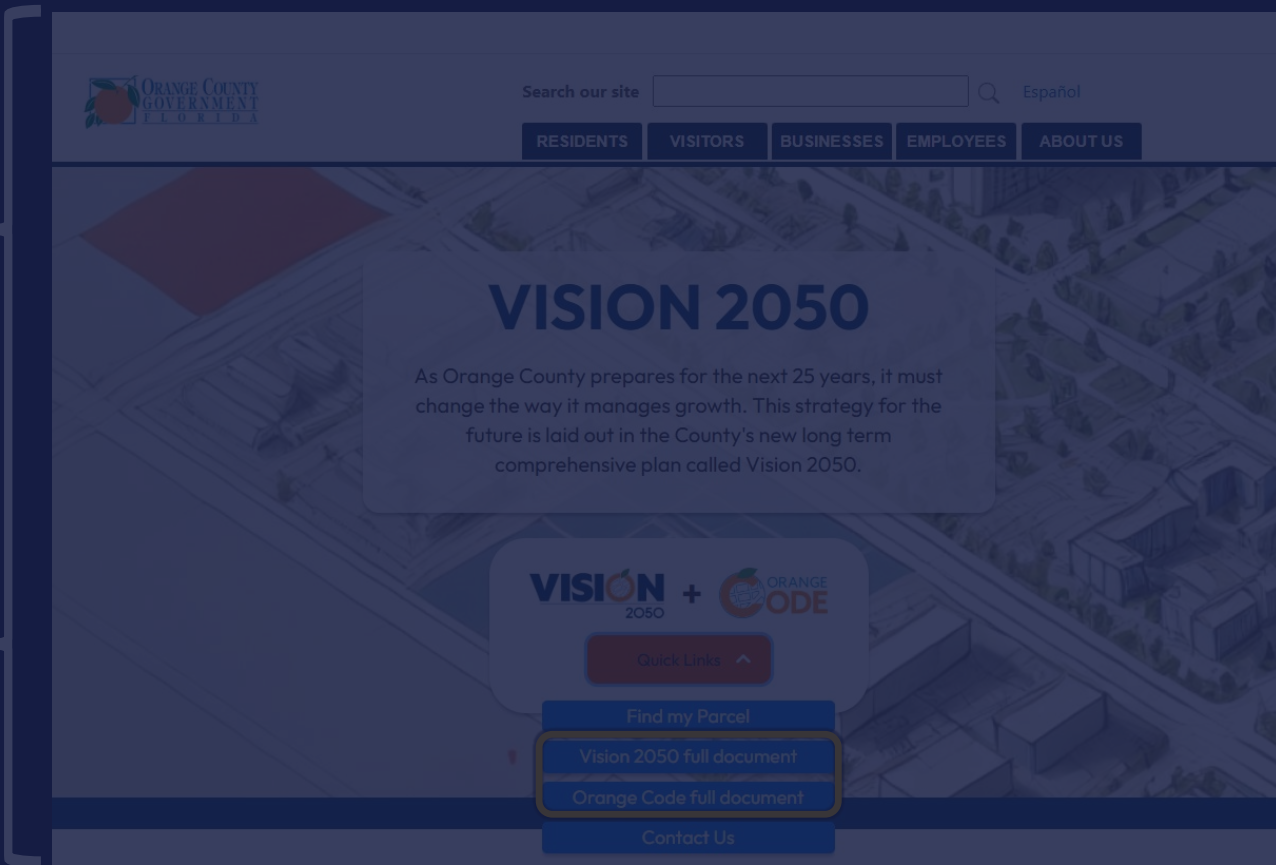
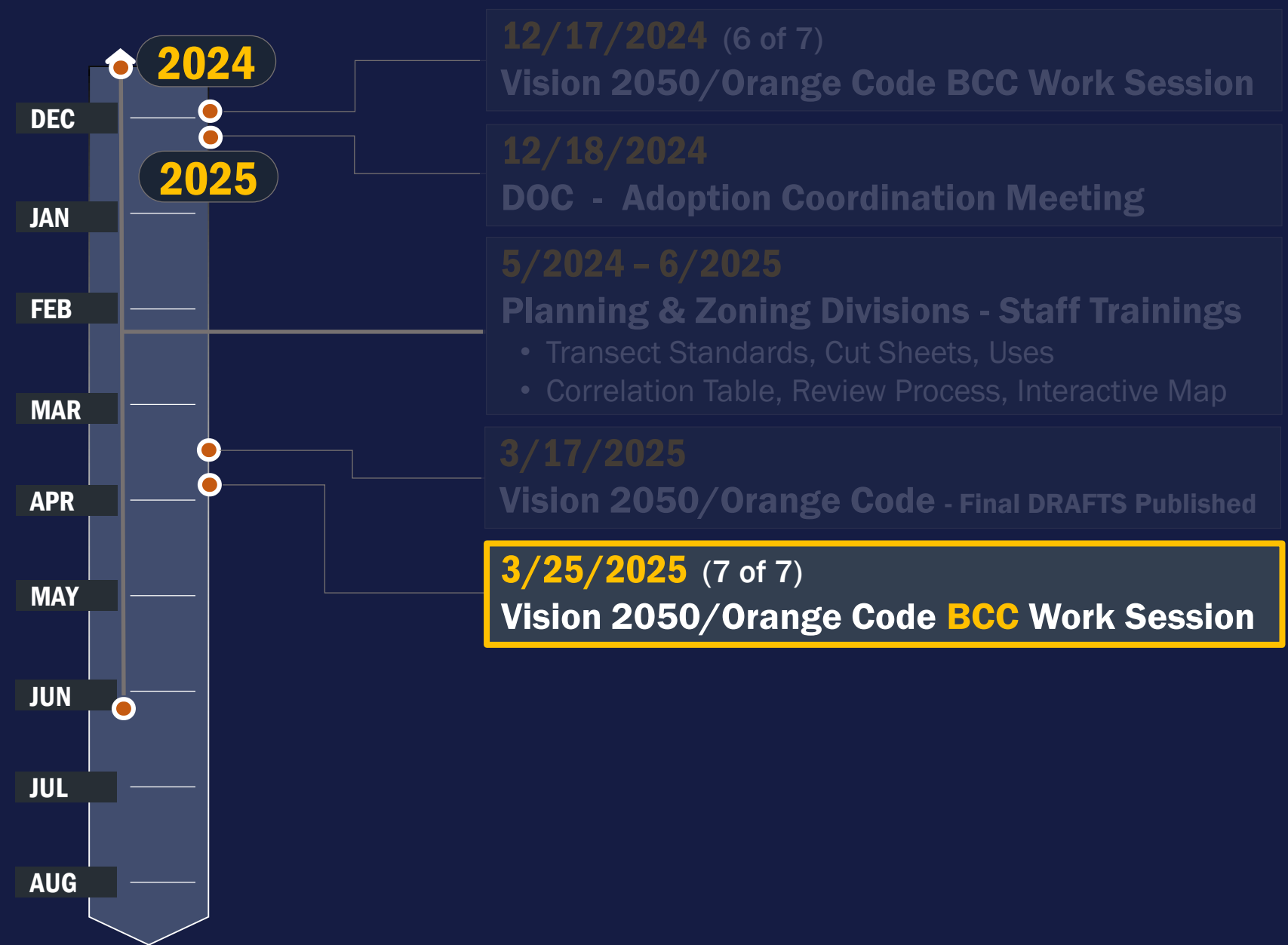




BACKGROUND

■ Update on Vision 2050 & Orange Code Since Last December

– Chronology of Events





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COMP PLAN AND CODE HIGHLIGHTS

▪ History/Implications of Today's Comprehensive Plan & Land Development Code

- Zoning & Map adopted in 1957
- Comp Plan adopted in 1991
- Create many inconsistencies between zoning/future land use (FLU)
 - Resulted in delayed reviews
 - Has led to applications being submitted solely to address the inconsistency

▪ Vision 2050 & Orange Code After Adoption

- Florida Statutes Chapter 163 requires consistency
- Vision 2050 & Orange Code will create a consistency between the FLU and Zoning
- Importance of Countywide implementation
- FLU sets maximum density and intensity
- Zoning district standards may further limit density and intensity
 - Many properties would require a rezoning to achieve the maximum densities and intensities allowed under Vision 2050
 - To Achieve any Flexible Density Incentive, applications will have to meet the Certified Affordable Housing criteria



COMP PLAN AND CODE HIGHLIGHTS

▪ Orange Code - Final Draft Overview

– **Chapter 40** - Orange County Code Includes:

- Portions of Chapter 9 – Building Construction Regulations
- Portions of Chapter 15 – Arbor Ordinance
- Chapter 24 – Landscape Code
- Portions of Chapter 30 – Planning and Development
- Chapter 31.5 – Sign Code
- Portions of Chapter 34 – Subdivision Regulations
- Portions of Chapter 38 – Land Development Code

– **New Chapter 39** - Orange County Code Includes:

- Planned Development
- Horizon West PD Code



COMP PLAN AND CODE HIGHLIGHTS

■ Reconciliation of other Chapters of Orange County Code

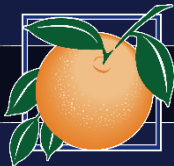
- Chapter 3 – Adult Entertainment
- Chapter 9 – Building Construction Regulations
- Chapter 11 – Code Enforcement
- Chapter 15 – Environmental Control
- Chapter 21 – Highways, Bridges, and Misc. Public Places
- Chapter 23 – Impact Fees
- Chapter 24 – Landscape Code
- Chapter 28 – Nuisances
- Chapter 30 – Planning and Development
- Chapter 31.5 – Signage
- Chapter 32 – Solid Waste
- Chapter 34 – Subdivision Regulations
- Chapter 37 – Water and Wastewater
- Chapter 38 – Land Development Code



COMP PLAN AND CODE HIGHLIGHTS

▪ Reconciliation of other Chapters of Orange County Code

- Chapter 3 – Adult Entertainment
- Chapter 9 – Building Construction Regulations
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- Chapter 15 – Environmental Control
- Chapter 21 – Highways, Bridges, and Misc. Public Places
- Chapter 23 – Impact Fees
- Chapter 24 – Landscape Code
- Chapter 28 – Nuisances
- Chapter 30 – Planning and Development
- Chapter 31.5 – Signage
- Chapter 32 – Solid Waste
- Chapter 34 – Subdivision Regulations
- Chapter 37 – Water and Wastewater
- **Chapter 38 – Land Development Code**



COMP PLAN AND CODE HIGHLIGHTS

■ Zoning Districts - condensed from 30 to 22

Uses Per Zoning Code	SIC Group	Land Use	A-1	A-2	A-R	RCE-5	RCE-2	RCE	R-JAAA	R-JAAA	R-JAA	R-JA	R-1	R-2	R-3	RCE Cluster	RT	RT-1	RT-2	P-O	C-1	C-2	C-3	I-1A	I-1, I-5	I-2, I-3	I-4	R-L-D	UR-3	NC	NAC	NR
Cocktail lounges, pubs and bars (see Section 38-1415)	5813	Drinking places (cocktail lounges)																			P	P	P		P	P	P					
Micro-brewers, micro-wineries, craft distilleries, and brew pubs (see Section 38-1415)	5813	Drinking Places																			180 P	180 P	180 P		180 P	180 P	180 P					
	59	MISCELLANEOUS RETAIL																			P	P	P									
Medical Marijuana Dispensing facility	5912																				179 P	179 P	179 P		179 P	179 P	179 P		179 P	179 P		
Drug stores, apothecary shops, pharmacies	5912	Drug stores																			P	P	P		P	P	P		P	P		
Liquor stores (see 38-1414)	5921	Liquor stores																			P	P	P									
Pawn shops, antiques	5932	Used merchandise stores																			72 P	P	P						33 P	33 P		
Sporting goods, bicycle stores, firearm sales and rental	5941	Sporting goods & bicycle shops																			P	P	P						P	P		
Book stores	5942	Book stores																			P	P	P						P	P		
Office supplies	5943	Stationery stores (office supplies)																			P	P	P						P	P		
Jewelry stores	5944	Jewelry stores																			P	P	P						P	P		
Ceramic shops, hobby shops	5945	Hobby, toy, & game shops																			P	P	P						P	P		
Photographic supply stores	5946	Camera & photographic supply stores																			P	P	P						P	P		
Gift shops	5947	Gift, novelty, souvenir shops																			P	P	P						P	P		
Leather goods	5948	Luggage & leather products stores																			P	P	P						P	P		
Retail sale of products by TV, catalog, mail order, telephone, vending machines, or from other temporary locations	596	Non-store retailers	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P									8 P	8 P	8 P	8 P	
Fuel oil dealers, propane gas dealers	596	Fuel dealers																			127 P	127 P	P		P	P	P					
Florists	5992	Florists																			P	P	P						P	P		
Tobacco shops	5993	Tobacco stores																			65 S	P	P						P	P		
Newstands, magazine stands	5994	Newstands																			65 S	P	P	P					P	P		
Optical goods, eyeglass stores	5995	Optical goods																			P	P	P						P	P		
Art stores, spas & hot tubs, pools	5999	Miscellaneous retail, except indoor & outdoor auctions																			P	P	P						P	P		
Outdoor auctions, auto auctions	5999	Miscellaneous retail																			S	S		P	P	P			P	P		
Indoor auctions	5999	Miscellaneous retail																			P	P		P	P	P			P	P		

	T2 Rural			T3 Sub-Urban			T4 General			T5 Center			T6 Urban Core			CZ Civic		SZ Special Zones				
	1	2	3	1	2	3	1	2	3	1'	2	3	1	2	3	CF	OS	LI	HI	EN	MH	ED
Commercial (see Sec. 40-162 Commercial. for Additional Standards)																						
Food & Beverage	A*			A*	A*	A*	A*	A*	P*			P*			P*/S*	S		P	P	P		P
Health and Medical Office or Clinic									P*			P			P			P	P			
- Pain Management Clinic																			P*			
Hospital												P			P	S		P				P
Office									P*			P			P			P	P	P		P
Open Air Market (permanent)															S*			S*	S*	P*		
Place Of Assembly	S*			S*			S*	S*	P*	P*/S	P*	P*			P*	S*	S*	P*	P*	P*	S*	P*
Recreational / Athletic	S*			S/A*			S/A*			P*/S					P*/S	P*		P	P	P		P
Retail and Services, General									P*			P			P			A	A	P		P
Retail and Services, Specialized	S*								S*			P			P			P*	P*			
- Funeral Services	S*											P*			P*			P*	P*			
- Labor Pools & Labor Halls												S*						P*	P*			
- Medical Marijuana Dispensing Facility									P*			P*			P*			P*	P*	P*		P*
- Package Sale Vendors									S*			P*			P*					P*		
- Pawn Shops												P*/S			P*/S							
Theme Parks																			P			
Rural Retail	P*			P*																		
Temporary Retail				P*			P*					P*			P*			P*	P*	P*	S*	S*
- Portable Food Vendors & Vending Carts							P*					P*			P*			S*	S*	P*	P*	P*
- Seasonal Sales	P*			P*			P*					P*			P*			P*	P*	P*	P*	P*
Vocational School									S	S	P	P			P	P		P	P	P		P



COMP PLAN AND CODE HIGHLIGHTS

- Zoning Districts - condensed from 30 to 22
- Use Table Condensed
 - 30 pages consolidated into 4 pages
 - No longer referencing the Standard Industrial Classification (SIC) manual
 - Numbers referencing additional conditions no longer in the use table
 - More Zones permit a broader range of uses
 - Allowing certain uses as accessory only

Table 4-1.1(1): Uses By Zoning District

USES	T2 Rural Zone			T3 Urban Edge			T4 Urban General			T5 Urban Center			T6 Urban Core			C2 Civic Zone			S2 Special Zones			
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	C2	OS	U	HE	EN	MH	ED
Residential (see "4-5.1 Residential" for Additional Standards)																						
Dwelling, Single	P			P			P			P			P									
Dwelling, Duplex				P			P			P			P									
Dwelling, Townhome							P			P			P									
Dwelling, Triplex										P			P									
Multi-Dwelling, 6 or less										P	P		P									
Multi-Dwelling, more than 6										P	P		P									
Accessory Dwelling Unit	P*			P*			P*			P*			P*									
Adult & Child Day Care Home	P*			P*			P*			P*			P*									
Adult & Child Day Care Center	S*			S*			S*	S*	P*	P*			P*							S*	S*	
Assisted Living (<14 residents)										P	P		P						P			
Community Residential Home <6 or less Residents	P*			P*			P*			P			P									
Community Residential Home 7-14 Residents							S*	P*	P*	P			P									
Family Day Care Home	S*			S*			P*			P*			P*									
Live-Work	P*						P*	P*		P*			P*									
Mobile Home	P*	P*																				
Home Based Business	P*			P*			P*			P*			P*									
Student Housing										P*			P*									
Boarding House										P*			P*									
Lodging (see "4-5.2 Lodging" for Additional Standards)																						
Bed & Breakfast / Single-Family Transient Rental	S*			S*			S*			P												
Campgrounds and Recreational Vehicle Parks	S*			S*																		
Hotels, Timeshares & Short-Term Rental										P*	P*		P*									
Short Term Rental & Vacation Rental										P	P		P									
Single Room Occupancy										P	P		P									
Commercial (see "4-5.3 Commercial" for Additional Standards)																						
Adult Entertainment																						
Animal Services	S*						S*	S*		P/S*			P/S*									
Assisted Living (14+ residents)										P			P									
Auto-Related Commercial										P*			P*									
- Automobile Sales										P*			P*									
- Automobile Towing Service										S*	S*		S*									
- Free-Standing Car Wash										P*			P*									
- Gas Station										P*			P*									
Big Box Retail										P*/S			P*/S									
Clubs, Spas & Fitness	S*			S*			S*	S*	P	P			P									
Food & Beverage	A*			A*	A*	S*	A*	A*	P*	P*			P*									
Health and Medical Office / Clinic									P	P			P									
Hospital										P			P									
Neighborhood Retail									P*													

P Permitted Use
S Special Exception
Boxes with no designation signify prohibited use.

P* Permitted Use, with Additional Standards
S* Special Exception, with Additional Standards
A Permitted as an Accessory Use only



- | Uses Per Zoning Code | SIC Group | Land Use |
|---|-----------|------------------------------------|
| Cocktail lounges, pubs and bars
(see Section 38-1415) | 5813 | Drinking places (cocktail lounges) |
| Micro-brewers, micro-wineries, craft distilleries, and brew pubs
(see Section 38-1415) | 5813 | Drinking Places |
| | 59 | MISCELLANEOUS RETAIL |
| Medical Marijuana Dispensing facility | 5912 | |
| Drug stores, apothecary shops, pharmacies | 5912 | Drug stores |
| Liquor stores
(see 38-1414) | 5921 | Liquor stores |
| Pawn shops, antiques | 5932 | Used merchandise stores |
| Sporting goods, bicycle | | Sporting goods, bicycle |

S P	S P				
			127 P	127 P	P
			P	P	P
		65 S	P	P	P
		65 S	P	P	P
			P	P	P

	8 P	8 P					
				127 P	127 P	P	
				P	P	P	
			65 S	P	P	P	
			65 S	P	P	P	

26



COMP PLAN AND CODE HIGHLIGHTS

■ Use Consolidation Table - Appendix

Table 121: Table A-1: Use Consolidation

Agriculture Industrial	Washing & Packaging of Fruit & Vegetables
	Woodchipping, Mulching, and Composting
	Canned, Frozen, and Preserved Fruits & Vegetables
	Meat Packing Plants / Animal Slaughtering
	Dairy Products
	Ice Cream & Frozen Desserts
	Canned Fruits, Vegetables, Preserves, Jams, and Jellies
	Bakery Products
	Sugar & Confectionery Products
	Fats & Oils
	Beverages
	21: Tobacco Products
	31: Leather Products
	Wholesale Meat & Produce and Soft Drink Bottling Distribution
	Farm and Garden Machinery and Equipment
	Meats and Meat Products
	Fresh Fruits and Vegetables
	Groceries and Related Products
	Signs & Advertising Specialties
	22: Textile Mill Products
	Millwork
Craft & Light Industrial	Wood Kitchen Cabinets
	25: Furniture & Fixtures
	27: Printing & Publishing
	Pressed and Blown Glass
	Pottery and Related Products
	Pottery Products
	Optical Instruments & Supplies
	Watches, Clocks, and Parts
	Donation Bins
	Aluminium Recycling Collection Drop-Off Sites
	Carpet & Upholstery Cleaning
	Disinfecting & Pest Control Service
	Building Cleaning & Maintenance Services
	Photofinishing Laboratories
	Auto Painting; Paint and Body Shops
	Auto, Exhaust Repair Shops
	Carwashes
	Radio & TV Repair
	Refrigeration Service Repair
	Appliance Stores, Refrigerators, Ovens, Air Conditioners, and Parts with Outdoor Storage
	Appliance Repair
	Reupholstery & Furniture Repair
	Drycleaning Plants
	Repair Services, Locksmiths



COMP PLAN AND CODE HIGHLIGHTS

▪ **Additional standards still apply, and other standards have been added**

– **Places of Assembly**

- **Cap on size, seating and/or parking in rural sector**

– **Car Washes**

- **Contained within a permanent building with a roof and at least 2 sides. The orientation and design of the car wash building must be such that the car wash tunnel openings are not facing any public right-of-way**
- **No drive aisles, parking, or other business activity shall be located between a building and the right-of-way**
- **In T5 and T6:**
 - **Must be an accessory use to a service or gas station, or;**
 - **An active use, such as office or retail, must cover the entire width of the car wash building facing the primary street frontage. A customer waiting area/lounge may also be in this space. This can be in the form of a liner building or a separate building. Faux frontages are not permissible**

– **Self-Storage Facilities**

- **2,500 ft. distance separation from other self-storage**
- **Limited to dead storage only**
- **In T5.2, T5.3, T6.2 and T6.3**
 - **Ground floor commercial uses are required**
 - **Additional design standards applicable**



COMP PLAN AND CODE HIGHLIGHTS

- **Additional standards still apply, and other standards have been added**

- **Parking Standards**

- **Updated based on comprehensive review by Transportation Planning, Planning and Zoning Divisions as well as Transportation Consultants**
- **Parking Standards tied to Transect District and Use**
- **Added in Maximum Parking Standards**
- **Additional Administrative Parking Reductions**
 - **Zoning Incentive Areas (Mixed-Income Development)**
 - **Premium Transit Adjacent Areas**
 - **Shared Parking (both onsite and off)**



COMP PLAN AND CODE HIGHLIGHTS

- **Special Exception and Variance requests expected to increase**
 - Increase in non-conforming structures and sites
 - Additional standards required to be met
 - With the collapsing of uses – some additional uses will require a special exception (SE)
 - Outdoor Recreation Athletic (C-2/C-3 outright permitted but now SE in correlated districts)
 - Parking and Storage of Dual Rear Wheel Vehicles (C-2/C-3 outright permitted but now SE in correlated districts)
- **Minor Deviations – More clearly defined process and review criteria**
 - Vertical Projections
 - Building Setbacks
 - Landscaping Standards



COMP PLAN & CODE HIGHLIGHTS

- **Orange Code - Application Process Review & Approval**
 - **RETAINED** - Vision 2050 / Orange Code Processes
 - **UPDATED or NEW** - Orange Code Processes



■ Orange Code - Application Process Review & Approval

– RETAINED - VISION 2050 / ORANGE CODE PROCESSES

- Comprehensive Plan / Future Land Use Map (FLUM) Amendments: **BOARD ACTION**
 - Proposed Policy and Map Changes
 - Follows LPA / PZC Recommendation
- Conventional Rezoning Applications: **BOARD ACTION**
 - Proposed Transect Zone (Zoning District) Changes
 - Follows LPA / PZC Recommendation
- Planned Development (PD) Rezoning Applications: **BOARD ACTION**
 - New PDs permitted in Intended Sector only (i.e., Horizon West, Avalon Park, etc.)
 - Existing PDs will be Vested and Remain Subject to Approved Conditions and Standards
 - Change Determination Applications / Substantial Changes (PD Amendments)
 - New PDs Considered by DRC, PZC, and Board / Substantial Changes Considered by DRC and Board



■ Orange Code - Application Process Review & Approval

– RETAINED - ORANGE CODE PROCESSES

- Special Exception Applications: **BOARD ACTION**
 - Certain Proposed Uses Approved with Site Plan and Restrictions
 - Follows BZA Recommendation
- Variance Applications: **BOARD ACTION**
 - Proposed Variations from Code Standards (subject to special criteria)
 - Follows BZA Recommendation
- Subdivision Plan Applications: **BOARD ACTION**
 - Subdividing of Property Beyond Simple Lot Split (pursuant to Chapter 34 standards)
 - Follows DRC Action with Conditions of Approval
- Development Plans: **DRC /BOARD ACTION**
 - Detailed Site Plans for Non-Residential & Multi-Family Projects
 - Typically Requires DRC Approval Only, with Board Action Limited to Certain Types of Projects



COMP PLAN & CODE HIGHLIGHTS

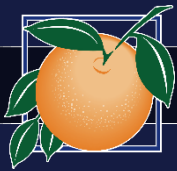
■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- UPDATED Rezoning: **BOARD APPROVAL**

- Small Area (**10 or Less Acres**): Same Process / No Change – (Application Submittal, Staff Review, PZC, Board)
- Large Area (**More than 10 Acres**): Same Process with added “Concept Plan”

NOTE: Concept Plans are used to evaluate the proposed Transect Zone and to ensure development can meet the required transportation and block standards in Article 5, Division 1, and to evaluate the impacts to adjacent properties



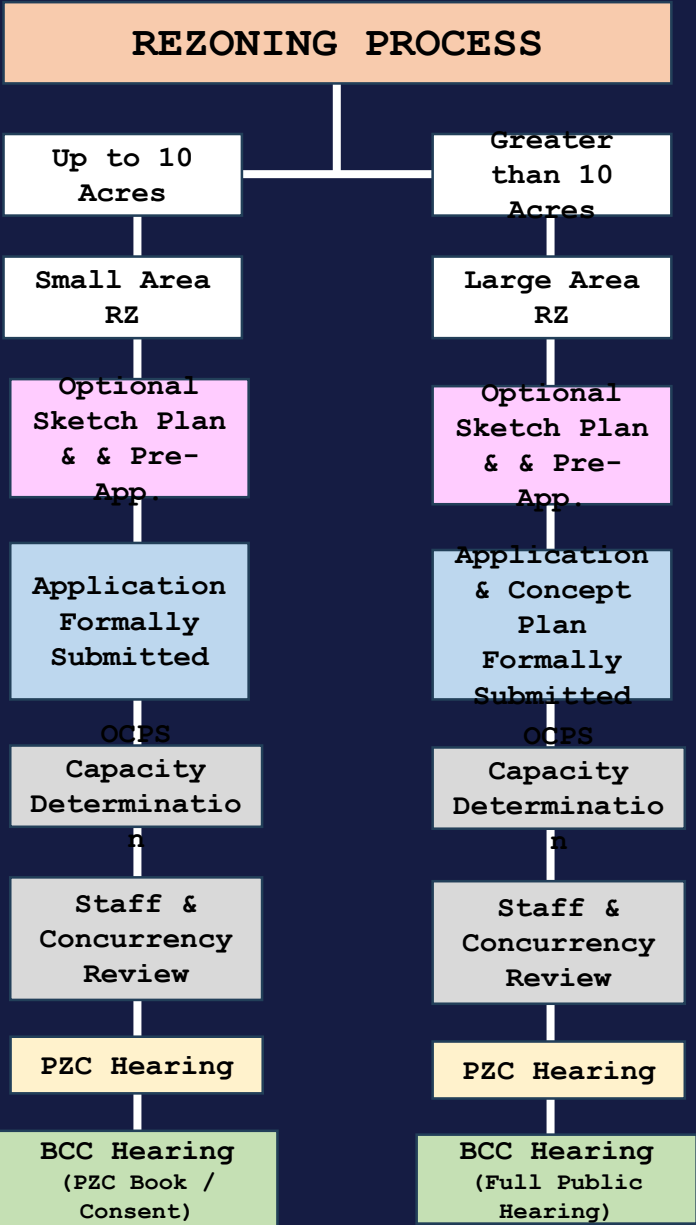
COMP PLAN & CODE HIGHLIGHTS

Figure 2: Rezoning & Development Review Process

Orange Code - Application Process Review & Approval

ORANGE CODE PROCESSES

- UPDATED Rezoning:





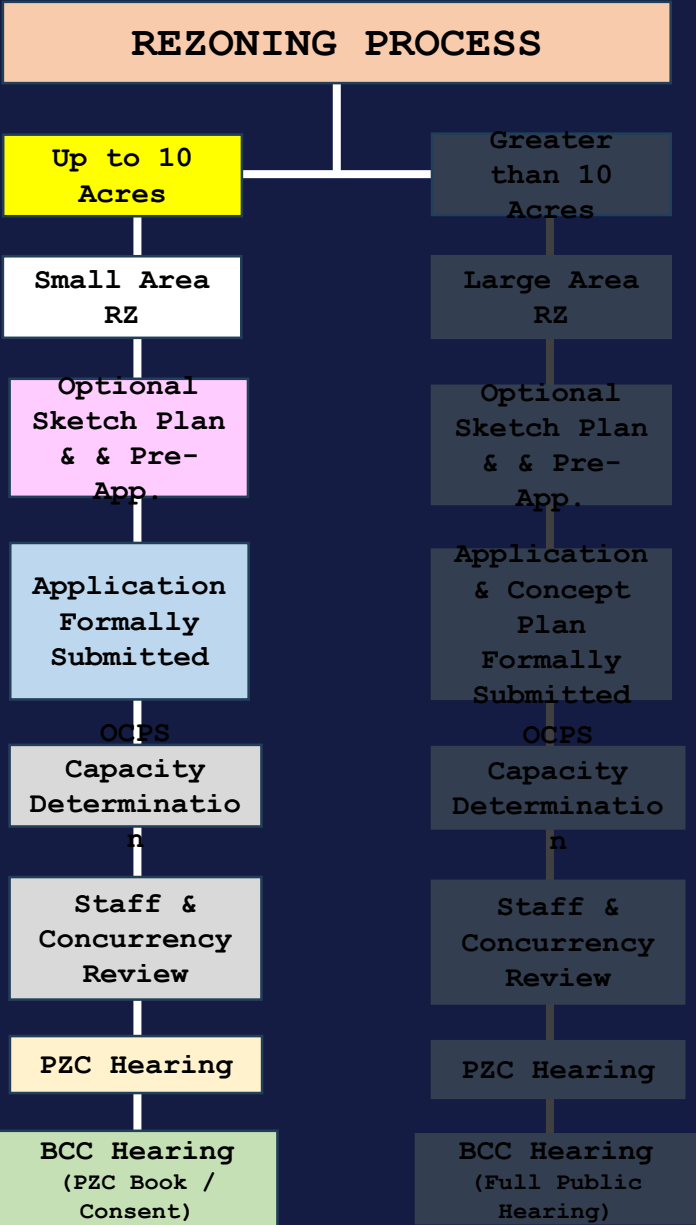
COMP PLAN & CODE HIGHLIGHTS

Figure 2: Rezoning & Development Review Process

Orange Code - Application Process Review & Approval

ORANGE CODE PROCESSES

- UPDATED Rezoning:





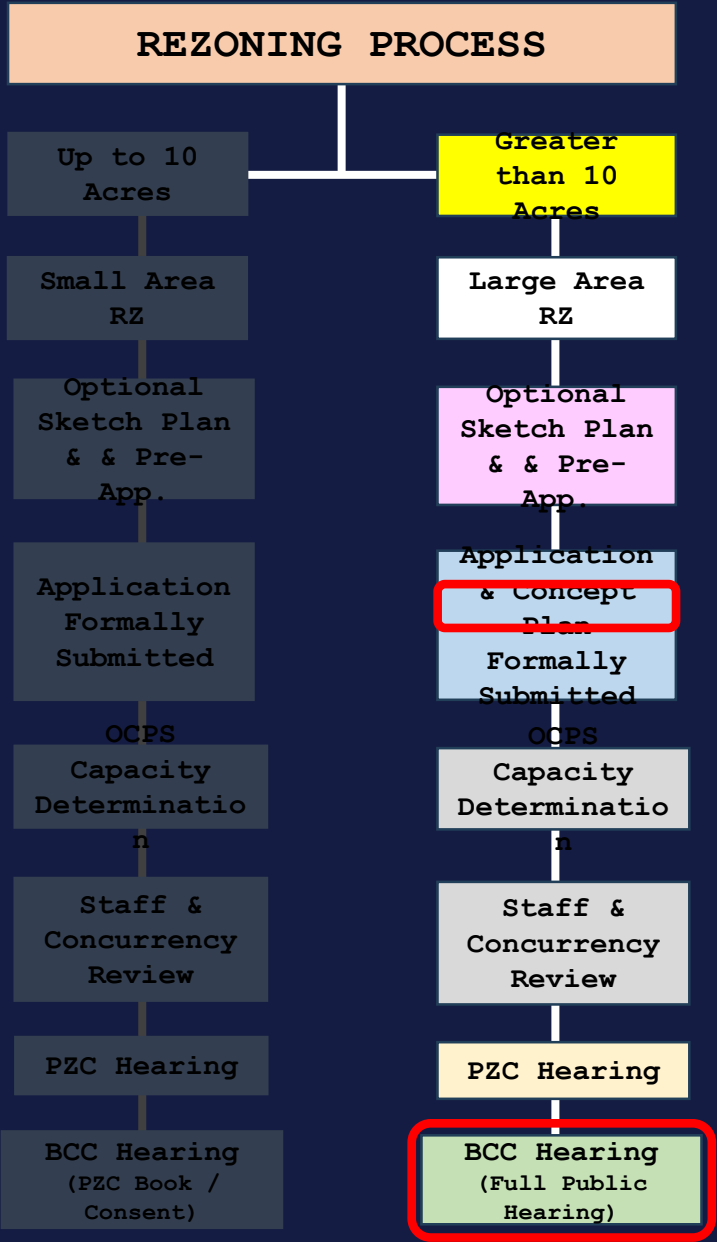
COMP PLAN & CODE HIGHLIGHTS

Figure 2: Rezoning & Development Review Process

Orange Code - Application Process Review & Approval

ORANGE CODE PROCESSES

- UPDATED Rezoning:





COMP PLAN & CODE HIGHLIGHTS

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- Rezoning: *BOARD APPROVAL*

- Small Area (10 or Less Acres): Same Process / No Change – (Application Submittal, Staff Review, PZC, Board)
- Large Area (More than 10 Acres): Same Process with added “Concept Plan”

NOTE: Concept Plans are used to evaluate the proposed Transect Zone and to ensure development can meet the required transportation and block standards in Article 5, Division 1, and to evaluate the impacts to adjacent properties

- NEW Master Plans: **BOARD APPROVAL**

- Applicable to all Projects with 20 or More Developable Acres
- May Include Rezoning
- Ensures that Larger Sites are Developed with Discrete Centers and/or Neighborhoods
- Subject to DRC-Recommended and Board Approved Conditions of Approval
- Like PD “Land Use Plans”, but with Greater Detail:
 - Streets, access points, circulation plan
 - Defined blocks
 - Civic space & proposed community facilities
 - Conceptual stormwater & drainage, and utilities plan
 - Tree survey & tree preservation plan



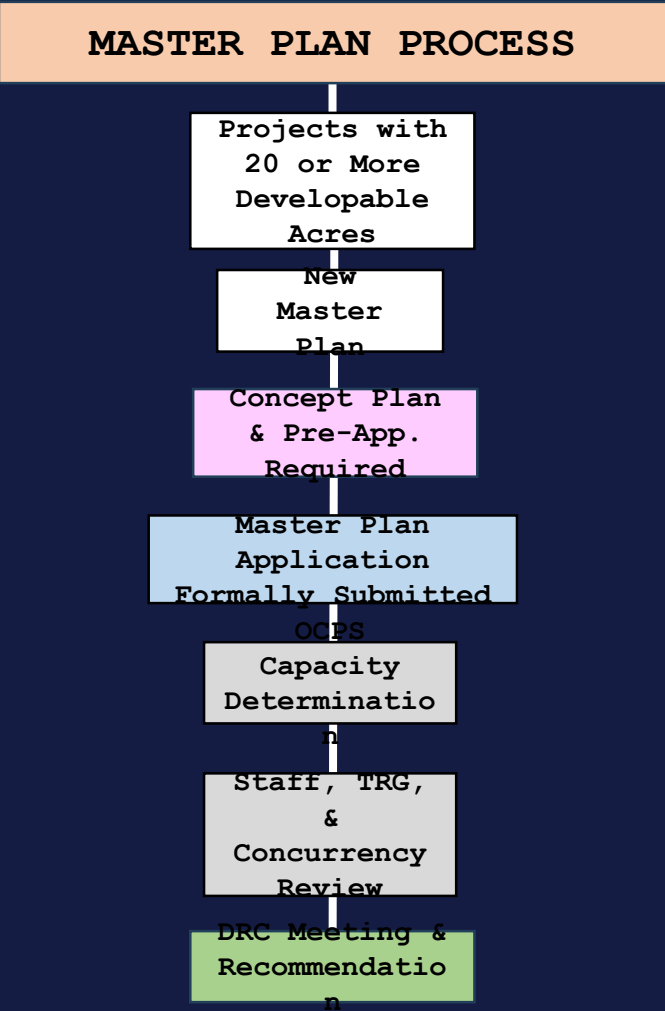
COMP PLAN & CODE HIGHLIGHTS

Figure 1 Rezoning & Development Review Process

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- NEW Master Plans:





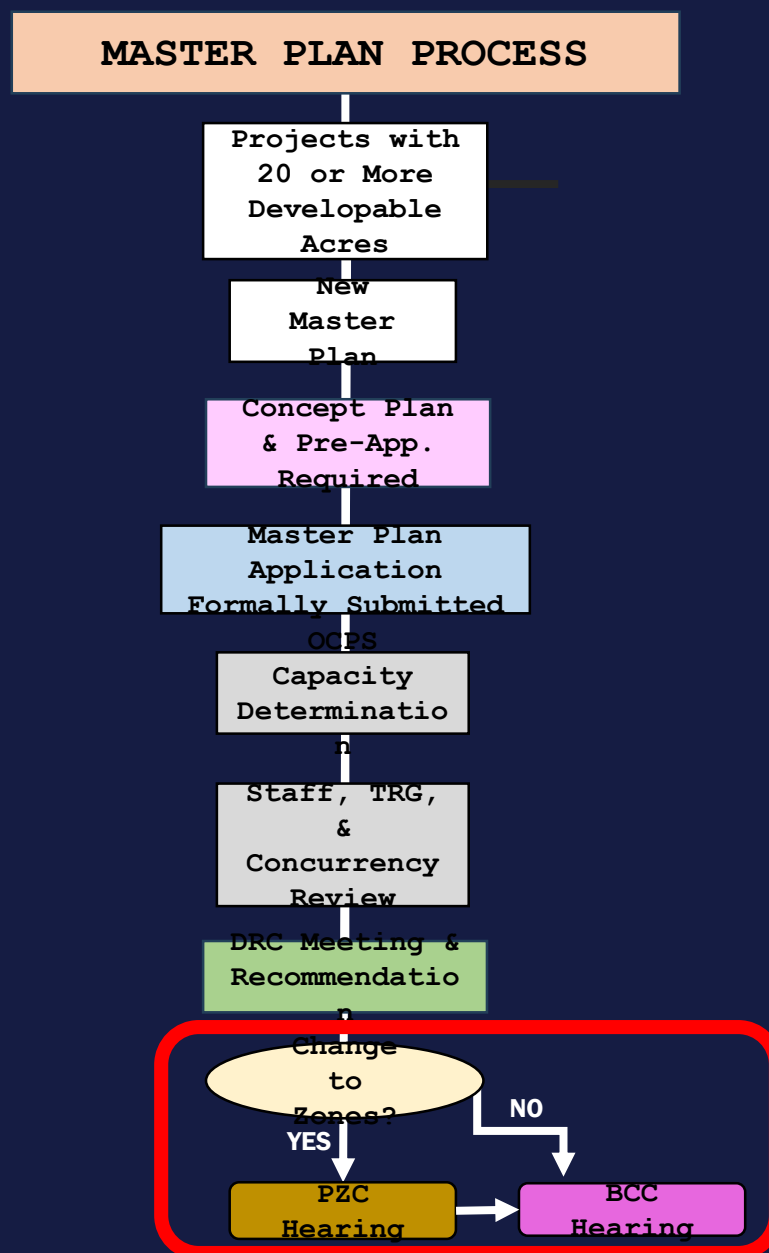
COMP PLAN & CODE HIGHLIGHTS

Figure 1 Rezoning & Development Review Process

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- NEW Master Plans:





COMP PLAN & CODE HIGHLIGHTS

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- **UPDATED** Development Plans

- Reminder: Involves Only Non-Residential & Multi-Family Projects, with No Required Board Action
- Today: All Conventionally Zoned Projects Regardless of Size May Proceed Directly to Permitting
- Proposed: Any project with 6 or More Acres Must Be Reviewed and Approved by DRC before Permitting

- Subdivision Plans (No Change): **BOARD APPROVAL**



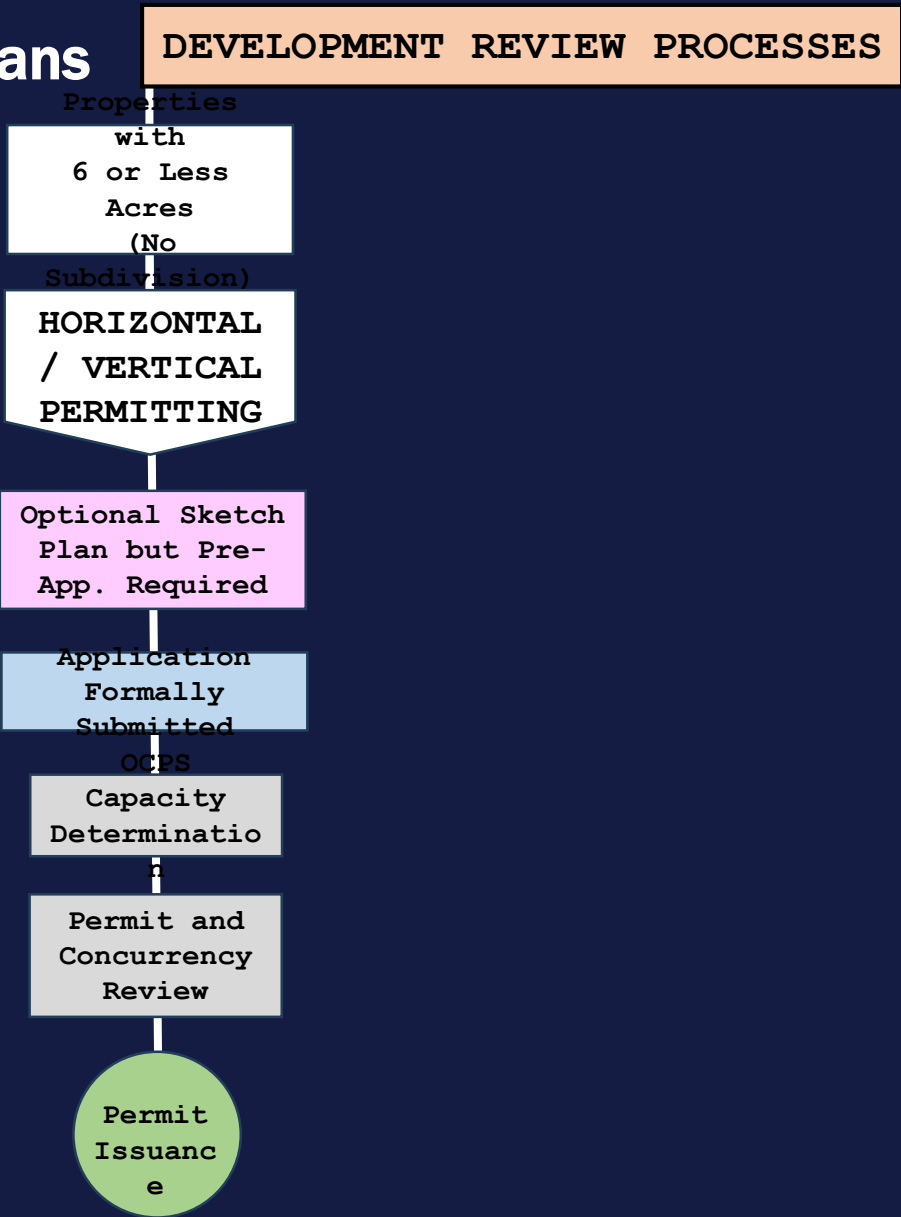
COMP PLAN & CODE HIGHLIGHTS

Figure 2 Rezoning & Development Review Process

Orange Code - Application Process Review & Approval

ORANGE CODE PROCESSES

- UPDATED Development Plans





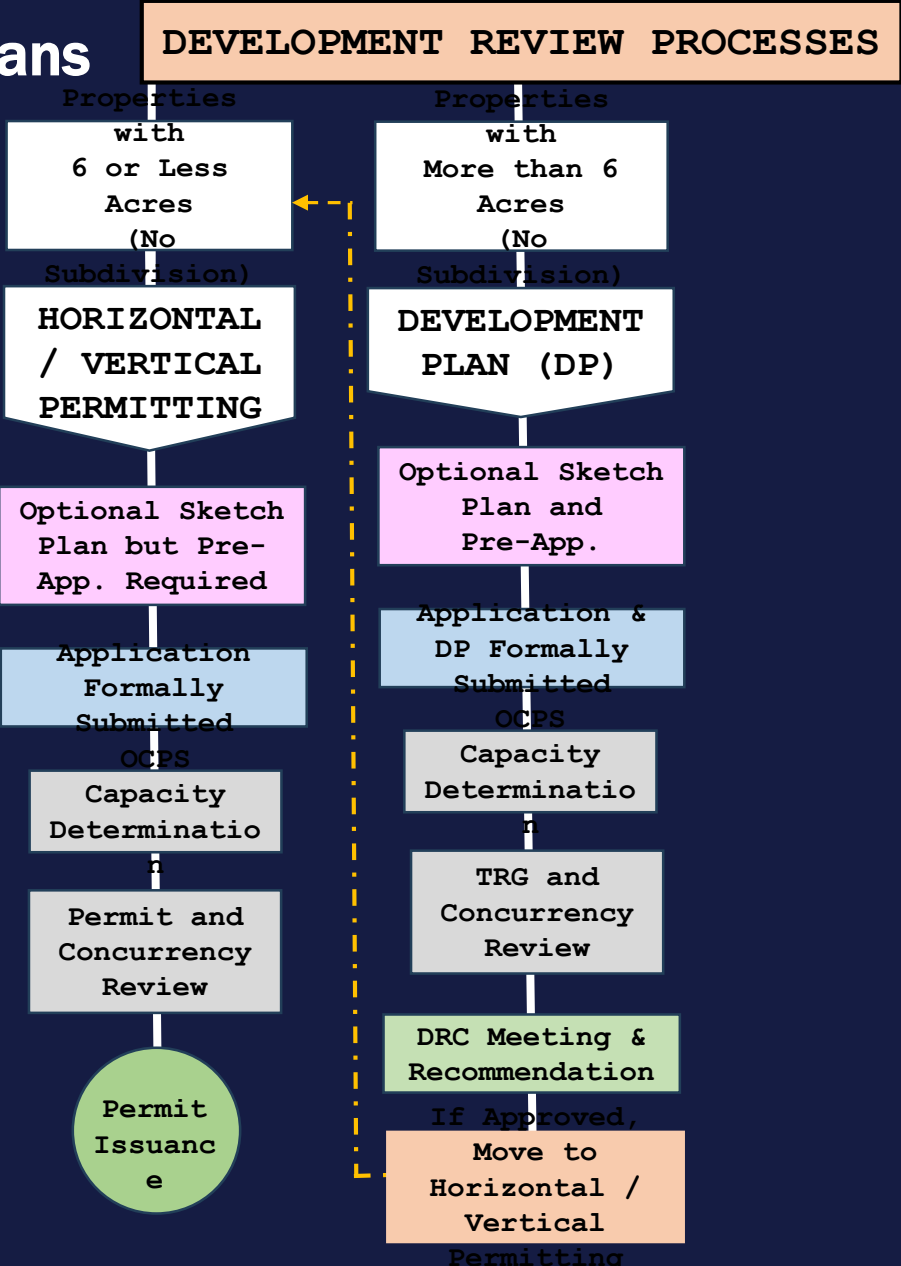
COMP PLAN & CODE HIGHLIGHTS

Figure 2 Rezoning & Development Review Process

Orange Code - Application Process Review & Approval

ORANGE CODE PROCESSES

- UPDATED Development Plans





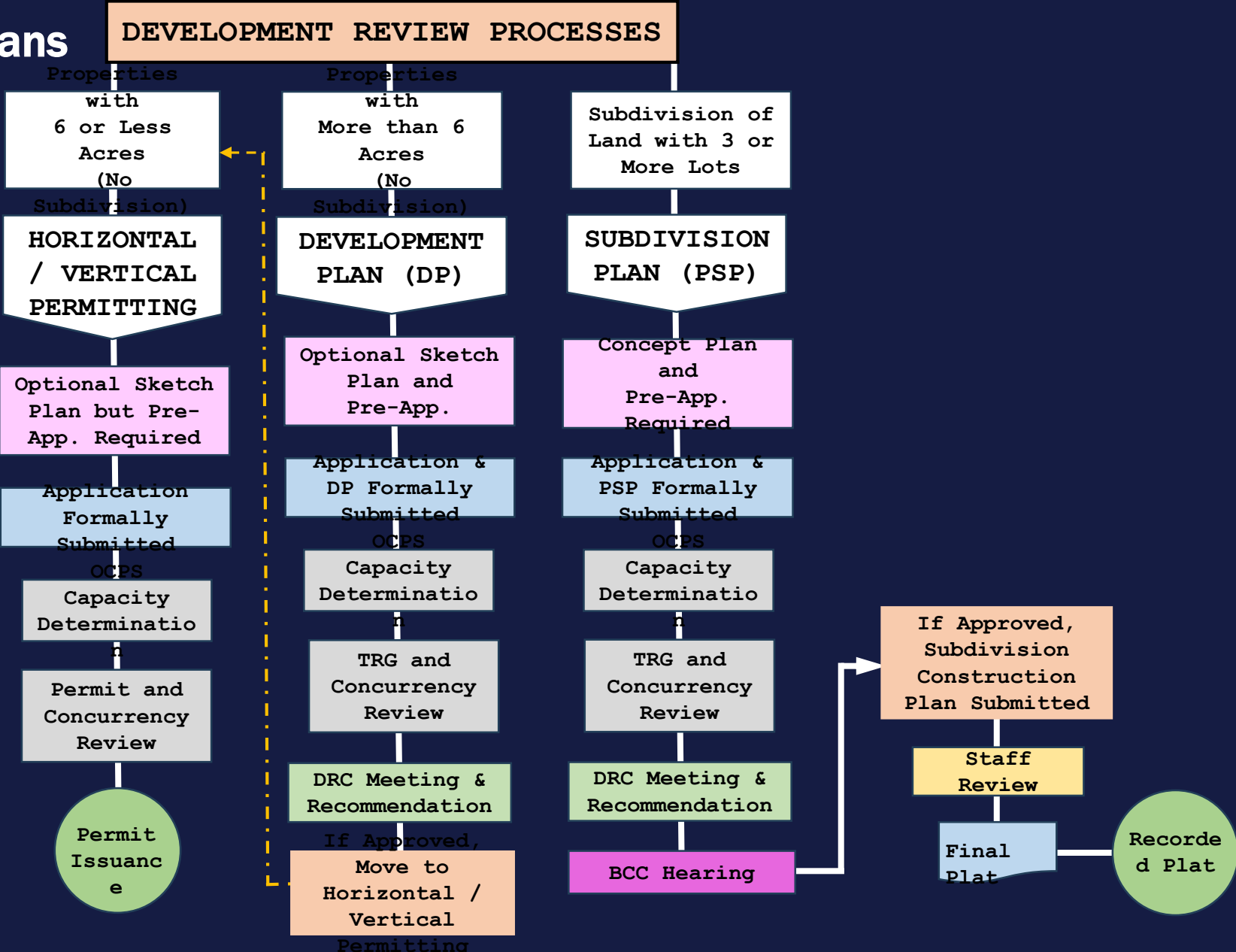
COMP PLAN & CODE HIGHLIGHTS

Figure 2 Rezoning & Development Review Process

Orange Code - Application Process Review & Approval

ORANGE CODE PROCESSES

- UPDATED** Development Plans





COMP PLAN & CODE HIGHLIGHTS

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

• UPDATED Development Plans:

- Reminder: Involves Only Non-Residential & Multi-Family Projects, with No Required Board Action
- Today: All Conventionally Zoned Projects Regardless of Size May Proceed Directly to Permitting
- Proposed: Any project with 6 or More Acres Must Be Reviewed and Approved by DRC before Permitting

• NO CHANGE Subdivision Plans: **BOARD APPROVAL**

• UPDATED & NEW Changes to Approved Plans:

◦ Three (3) Levels of Review:

1. Minor Variation: - Minor changes to zoning standards that fall within a defined threshold
- Approval by Relevant Division Manager or County Engineer
2. Non-Substantial: - Changes that exceed Minor-Variation threshold without increasing development program, trips, or parking
- Approval by DRC
3. Substantial: - All other Changes (*including to existing Conditions of Approval*)
- Approval by Board



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■ OCPS COORDINATION

- Recap on School Element Policies in Vision 2050
- Process related updates in Orange Code

■ VISION 2050 - FISCAL IMPACTS INTRO – URBAN3

- Smart Growth Fiscal Impacts Analysis Approach – Urban3

■ SUMMARY & NEXT STEPS

- Summary
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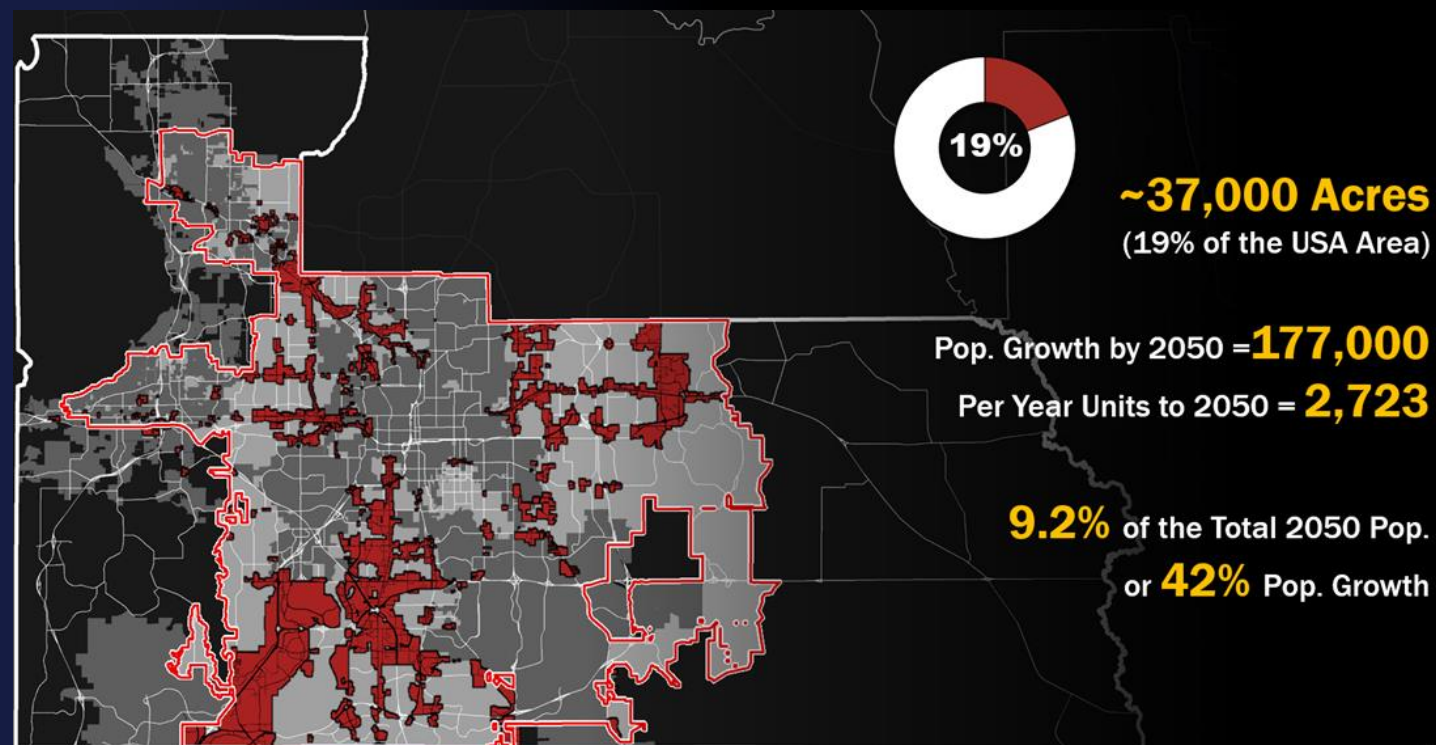


OCPS COORDINATION

INTENT & PURPOSE: To ensure Vision 2050 and Orange Code afford Orange County Public Schools (OCPS) the opportunity to foster proper growth management practices, mitigate the unintended impacts to and support thriving communities

NEW CONCEPTS: A Density Activation Application (DAA) may be required for new or increased residential development initiated subsequent to the effective date of Vision 2050 and Orange Code.

VISION 2050 - Targeted Sector





OCPS COORDINATION

POLICY CHANGES:

Properties within the Targeted Sector with residential uses shall be limited to vested number of residential units allowed by Destination 2030. Additional density available under Vision 2050 may be requested

Density Activation Application (DAA) shall be submitted simultaneously with an ancillary development permit application subject to the Orange Code

A Density Activation Application is not required for a property that is applying for a FLUMA. Any increase in allowable development density beyond 2030 levels for the proposed development will be included as part of the Board's consideration of the FLUMA or Rezoning.

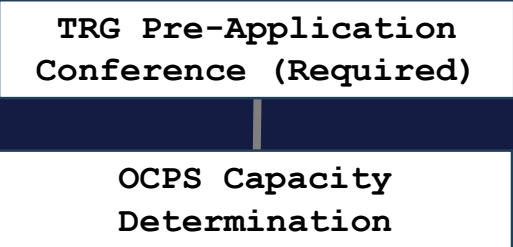
CODE CHANGES:

New Procedural requirements and steps for obtaining residential development approval in the Targeted Sector. - Chapter 40, Article 2, Figure 2-1(1). -



OCPS COORDINATION

Figure 3 Targeted Sector
Residential Development Review



ABBREVIATION KEY

- TRG: Technical Review Group
- OCPS: Orange County Public Schools
- DAA: Density Activation Application
- DP: Development Plan
- SP: Submittal Plan



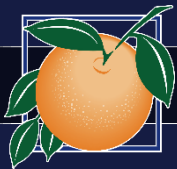
OCPS COORDINATION

Figure 3 Targeted Sector
Residential Development Review



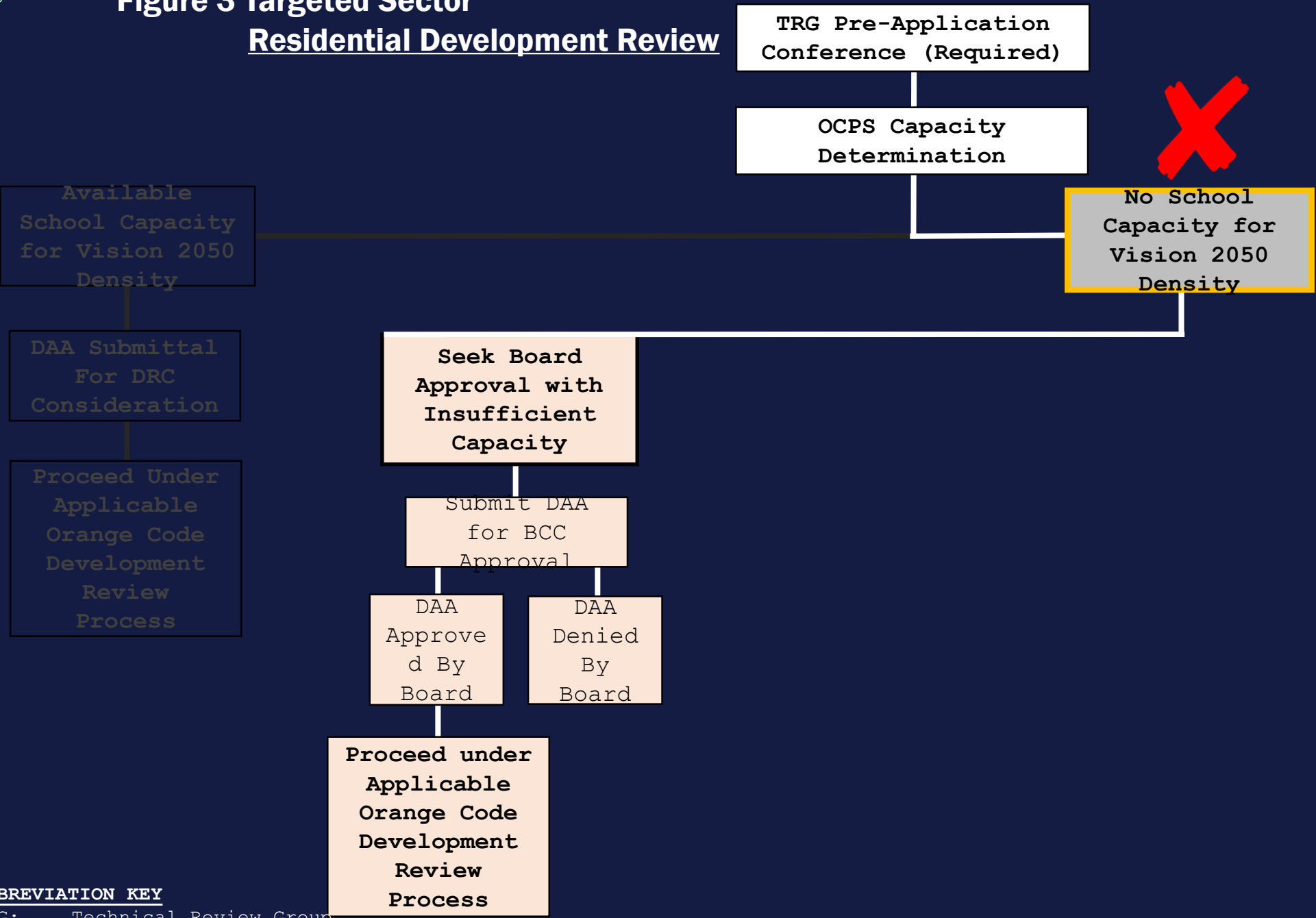
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OCPS COORDINATION

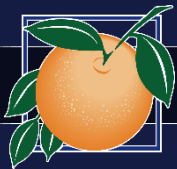
Figure 3 Targeted Sector
Residential Development Review



Option 1

ABBREVIATION KEY

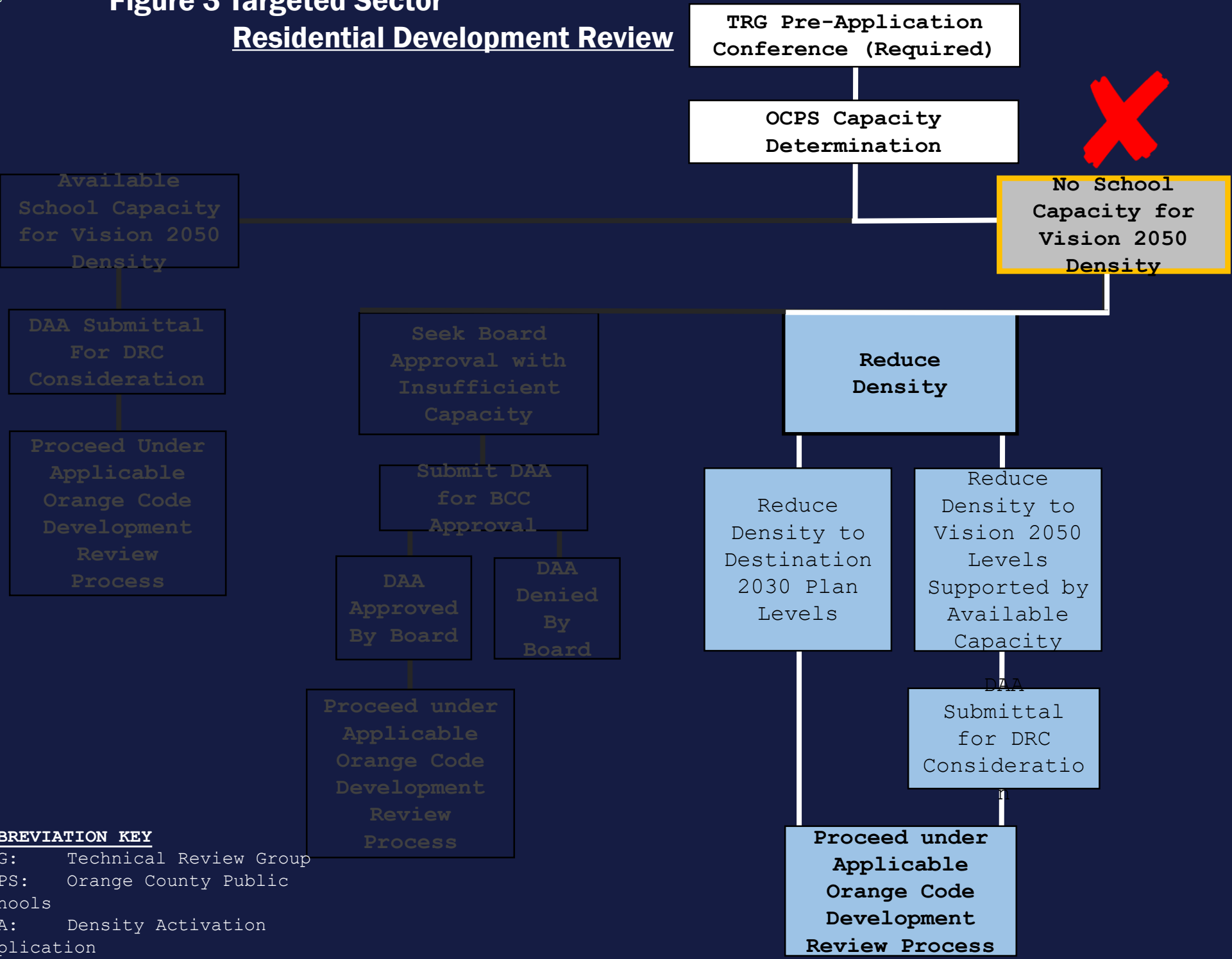
- TRG: Technical Review Group
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OCPS COORDINATION

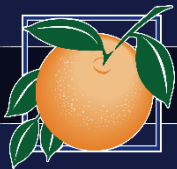
Figure 3 Targeted Sector
Residential Development Review

Option 2



ABBREVIATION KEY

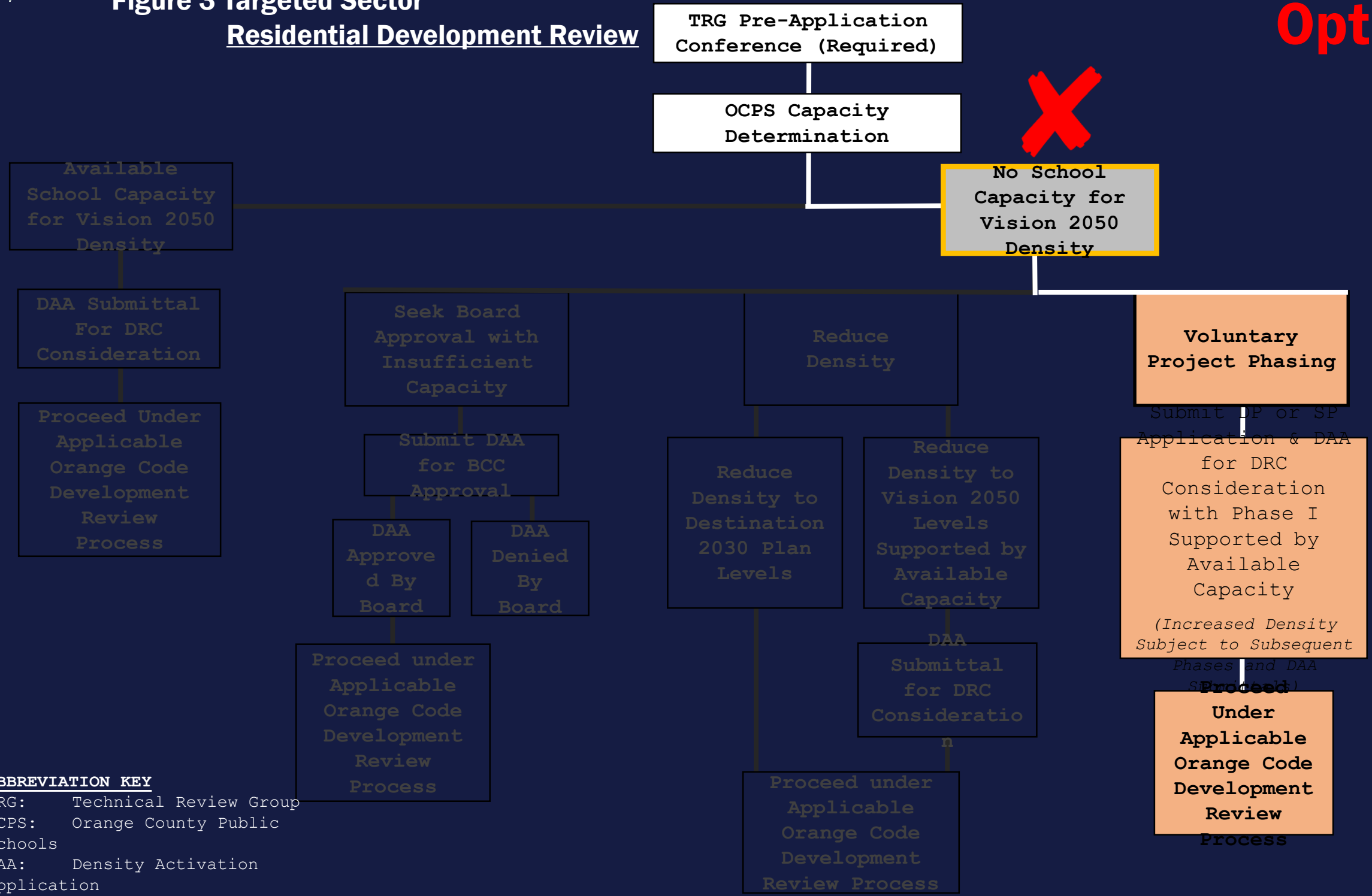
- TRG: Technical Review Group
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OCPS COORDINATION

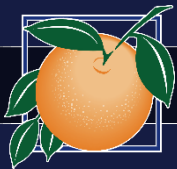
Figure 3 Targeted Sector
Residential Development Review

Option 3



ABBREVIATION KEY

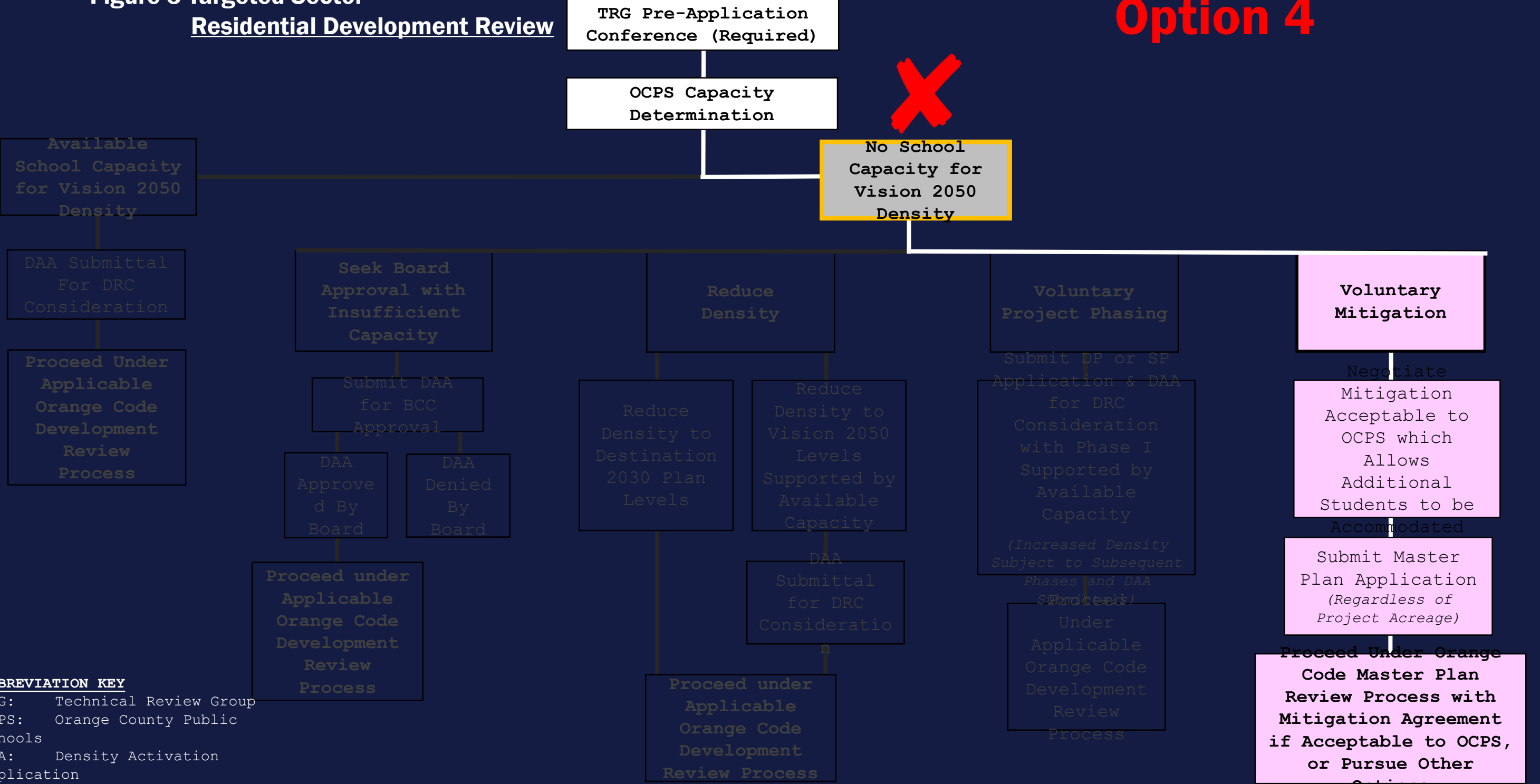
- TRG: Technical Review Group
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- DAA: Density Activation Application
- DP: Development Plan



OCPS COORDINATION

Figure 3 Targeted Sector
Residential Development Review

Option 4



ABBREVIATION KEY

TRG: Technical Review Group
OCPS: Orange County Public Schools
DAA: Density Activation Application
DP: Development Plan



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▪ **VISION 2050 - FISCAL IMPACTS INTRO – URBAN3**

- Smart Growth Fiscal Impacts Analysis Approach – Urban3

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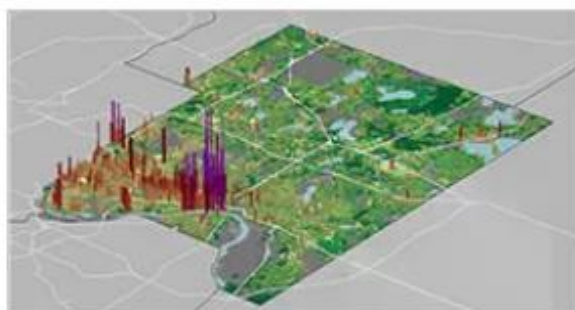


■ VISION 2050 - FISCAL IMPACTS INTRO – URBAN3

– Smart Growth Fiscal Impacts Analysis Approach – Urban3

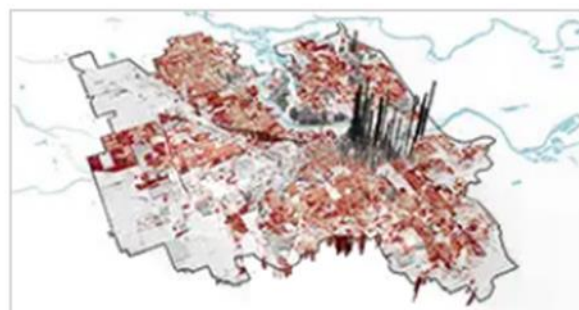
- Uses a value-per-acre methodology to compare developments of varying sizes, revealing the fiscal efficiency of various places and development patterns
- Creates unique 3D models and visualizations to explain the financial implications of land use and infrastructure decisions
- Conducts parcel-level analysis and mapping to show relationship between property taxes and the cost to provide infrastructure and services

Revenue Modeling



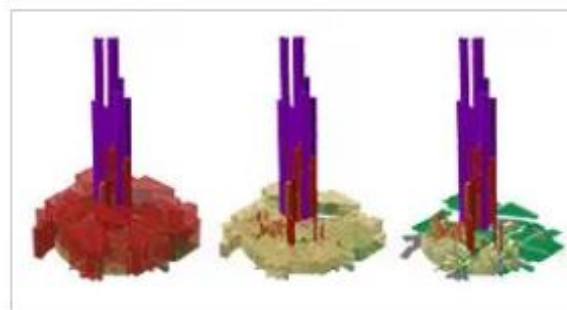
Visualize revenue streams

Cost of Service Analysis



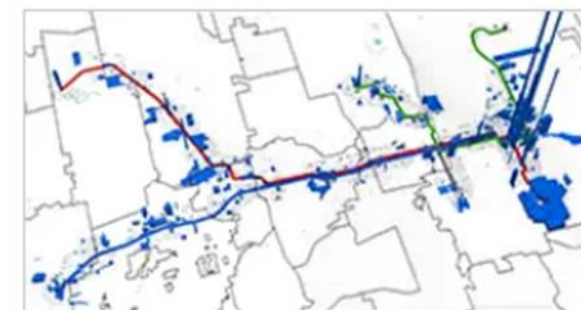
Return on local Investments

Scenario Analysis



Impact of developments

Development Evaluator Tool



Modeling of applications



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SUMMARY

- **Presented the Purpose of this BCC Work Session to prepare for Adoption**
 - The Vision 2050 Smart Growth approach is context sensitive
 - Vision 2050 & Orange Code Implement the framework as a formula
 - The success of one sector is dependent on the other
 - Presented the chronology of events since last December
- **We went over Important Comp Plan & Code Highlights**
 - Reminded the Board of the history and implications of our current Comp Plan and Code
 - Outlined the Final Orange Code DRAFT
 - Old and new review and approval application processes were presented
 - Confirmed that the Board's authority is retained in the approval/denial process
- **We shared with the Board Orange County/OCPS Coordination efforts**
 - Reviewed on new School Element Policies in Vision 2050
 - Recapped the process related updates in Orange Code
- **Introduced URBAN3 and their involvement with the Fiscal Sustainability Tool**
 - The Smart Growth Fiscal Impacts Analysis Approach and Methodology was shared



TIMELINE

- **NEXT STEPS**
 - **VISION 2050 & ORANGE CODE ADOPTION**

