



**Interoffice Memorandum**

**DATE:** April 11, 2025

**TO:** Jennifer Lara-Klimetz, Assistant Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THRU:** Agenda Development BCC

**FROM:** Alberto A. Vargas, MArch, Manager  
Planning Division

**CONTACT PERSON:** **Jim Resta, AICP, Chief Planner**  
**Planning Division**  
**(407) 836-5624 or [James.Resta@ocfl.net](mailto:James.Resta@ocfl.net)**

**SUBJECT:** Request for First Public Hearing: May 6, 2025, at 2:00 PM for an Ordinance Amending and Repealing Certain Provisions of Chapter 38 ("Zoning") of the Orange County Code to Provide Consistency with the Comprehensive Plan and Proposed New Chapter 40 ("Orange Code") and Reenacting Certain Provisions as Proposed New Chapter 39 ("Planned Development")

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**ORDINANCE:** **AN ORDINANCE PERTAINING TO THE USE OF LAND IN THE UNINCORPORATED AREA OF ORANGE COUNTY, FLORIDA; AMENDING AND REPEALING CERTAIN PROVISIONS OF CHAPTER 38 ("ZONING") OF THE ORANGE COUNTY CODE TO PROVIDE CONSISTENCY WITH THE COMPREHENSIVE PLAN AND NEW LAND DEVELOPMENT REGULATIONS KNOWN AS THE ORANGE CODE FOR ORANGE COUNTY; AMENDING ARTICLE I ("IN GENERAL"); AMENDING ARTICLE II ("ADMINISTRATION, ENFORCEMENT AND PENALTIES"); REPEALING ARTICLE III ("NONCONFORMING USES"); REPEALING ARTICLE IV ("ZONING DISTRICTS ESTABLISHED; ZONING MAP"); REPEALING ARTICLE V ("AGRICULTURAL DISTRICTS"); REPEALING ARTICLE VI ("RESIDENTIAL DISTRICTS"); AMENDING AND REPEALING**

**CERTAIN PROVISIONS OF ARTICLE VII (“COMMERCIAL DISTRICTS”); REPEALING ARTICLE VIII (“P-D PLANNED DEVELOPMENT DISTRICT”) AND REENACTING CERTAIN PROVISIONS AS NEW CHAPTER 39 (“PLANNED DEVELOPMENT”) OF ORANGE COUNTY CODE; REPEALING CERTAIN PROVISIONS OF ARTICLE IX (“GENERAL SUPPLEMENTAL REGULATIONS”); REPEALING ARTICLE X (“PERFORMANCE STANDARDS”); REPEALING ARTICLE XI (“OFF-STREET PARKING AND LOADING REGULATIONS”); REPEALING ARTICLE XII (“SITE AND BUILDING REQUIREMENTS”); REPEALING ARTICLE XIII (“CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS”); REPEALING ARTICLE XVII (“NEIGHBORHOOD DISTRICTS”); REPEALING ARTICLE XVIII (“PUBLIC SCHOOL SITING REGULATIONS”); REPEALING CERTAIN PROVISIONS OF ARTICLE XIX (“COLLECTION BINS”); AND PROVIDING FOR AN EFFECTIVE DATE.**

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**TYPE OF HEARING:**

Ordinance

**APPLICANT:**

Planning, Environmental, and Development Services Department

**SUBJECT:**

An ordinance to amend and repeal certain provisions of Chapter 38 (“Zoning”) of the Orange County Code to provide consistency with the Comprehensive Plan and new land development regulations known as “Orange Code” (proposed new Orange County Code Chapter 40) and reenacting certain provisions as new Orange County Code Chapter 39 (“Planned Development”). This Ordinance will be considered in conjunction with the adoption of Comprehensive Plan Amendment 2023-1-C-CP-1 – An Evaluation and Appraisal-based Amendment updating the “Orange County Comprehensive Plan 2010-2030 - Destination 2030” and renaming it the “Vision 2050: Orange County Comprehensive Plan”.

This will be the first of two public hearings at which the Board will consider the adoption of this Ordinance. The final public hearing will be held on June 3, 2025, at 5:01 PM, following the 2:00 PM adoption public hearing for the "Vision 2050: Orange County Comprehensive Plan".

<b>DISTRICT #:</b>	Countywide
<b>HEARING CONTROVERSIAL:</b>	No
<b>ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:</b>	10 minutes
<b>HEARING REQUIRED BY FL STATUTE OR CODE:</b>	Section 125.66(5)(b), F.S.
<b>ADVERTISING REQUIREMENTS:</b>	Planning Division will publish advertisement in local newspaper of general circulation.
<b>ADVERTISING TIMEFRAMES:</b>	At least seven (7) days prior to the first public hearing. The second public hearing shall be held at least ten (10) days after the first hearing and advertised at least five (5) days prior to the hearing.
<b>SPANISH CONTACT PERSON:</b>	Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.
<b>MATERIALS BEING SUBMITTED AS BACKUP FOR PUBLIC HEARING REQUEST:</b>	Draft copy of the Ordinance as recommended by the Planning and Zoning Commission (PZC) will be submitted under separate cover at least seven (7) days prior to the date of the first public hearing.
<b>SPECIAL INSTRUCTIONS TO CLERK (IF ANY):</b>	Please place this request on the May 6, 2025, BCC public hearing agenda at 2:00 PM. This Ordinance is also related to three (3) separate Orange County Code ordinance public hearings on the same day: Chapter 31.5, Chapter 40 ("Orange Code"), and the Reconciliation Ordinance.

cc: Jon Weiss, P.E., Deputy County Administrator  
Georgiana Holmes, Deputy County Attorney, County Attorney's Office  
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services  
Department  
Nik Thalmueller, AICP, Planning Administrator, Planning Division  
Olan Hill, AICP, Assistant Manager, Planning Division  
Jason Sorensen, AICP, Chief Planner, Planning Division