

ORDINANCE NO. 2019-\_\_\_\_\_

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING SMALL SCALE DEVELOPMENT AMENDMENTS AND RELATED TEXT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

*Section 1. Legislative Findings, Purpose, and Intent.*

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County's 2010-2030 Comprehensive Plan;

c. On April 18, 2019, the Orange County Local Planning Agency ("LPA") held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

d. On May 21, 2019, the Board held a public hearing on the adoption of the proposed amendments, as described in this ordinance, and decided to adopt them.

*Section 2. Authority.* This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

32 **Section 3. Amendments to Future Land Use Map.** The Comprehensive Plan is  
 33 hereby amended by amending the Future Land Use Map designations as described at **Appendix**  
 34 “A,” attached hereto and incorporated herein.

35 **Section 4. Amendments to Text of Future Land Use Element.** The Comprehensive  
 36 Plan is hereby further amended by amending the text of the Future Land Use Element to read as  
 37 follows, with underlines showing new numbers and words, and strike-throughs indicating repealed  
 38 numbers and words. (Words, numbers, and letters within brackets identify the amendment number  
 39 and editorial notes, and shall not be codified.)

40 \* \* \*

41 **[Amendment 2019-1-S-FLUE-1:]**

42 FLU8.1.4 The following table details the maximum densities and intensities for the Planned  
 43 Development (PD) and Lake Pickett (LP) Future Land Use designations that have  
 44 been adopted subsequent to January 1, 2007.

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Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
* * *	* * *	* * *	* * *
2010-1-A-4-3 Bonnemaison	<del>Planned Development- Commercial/Office/ Medium Density Residential (PD-C/O/MDR)</del>	50,000 square feet commercial 100,000 square feet office 86 dwelling units	2010-07
* * *	* * *	* * *	* * *
<u>2019-1-S-3-2 Carse Property</u>	<u>Planned Development- Commercial/Medium Density Residential (PD-C/MDR)</u>	<u>Up to 7,500 square feet of commercial uses and up to 34 multi-family dwelling units</u>	<u>2019- [insert ordinance number]</u>
<u>2019-1-S-4-1 Eagle Lake</u>	<u>Planned Development- Commercial/Office (PD-C/O) and Urban Service Area (USA) expansion</u>	<u>Frontage zone: Up to 22,717 square feet of commercial and/or office uses Transition zone: Up to 25,156 square feet of office uses</u>	<u>2019- [insert ordinance number]</u>

<u>2019-1-S-4-2 Bonnemaison</u>	<u>Planned Development- Commercial/Office/ Medium Density Residential (PD-C/O/MDR)</u>	<u>Commercial – Up to 50,000 square feet</u> <u>Office – Up to 100,000 square feet</u> <u>Residential – Up to 170 multi- family dwelling units</u>  <u>The combined development program is limited by a maximum of 3,323 daily trips as established in the approved traffic study.</u>	<u>2019- [insert ordinance number]</u>
<u>2019-1-S-5-3 Express Carwash</u>	<u>Planned Development- Commercial (PD-C)</u>	<u>Up to 6,000-square-foot carwash and 5,000 square feet of additional commercial uses</u>	<u>2019- [insert ordinance number]</u>
<u>2019-1-S-5-4 Semoran Vista</u>	<u>Planned Development- Commercial (PD-C)</u>	<u>Up to 45,000 square feet of retail commercial and office uses</u>	<u>2019- [insert ordinance number]</u>

46 Such policy allows for a one-time cumulative density or intensity differential of 5% based on  
47 ADT within said development program.

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50 **[Amendment 2019-1-S-FLUE-2:]**

51 FLU1.2.4 The County will continue to monitor the Urban Service Area allocation. Through  
52 this process, the following applicants have satisfied these requirements and are  
53 recognized as expansions to the Urban Service Area.  
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<b>Amendment Number</b>	<b>Name</b>	<b>Size (acres)</b>	<b>Ordinance Number</b>
* * *	* * *	* * *	* * *
<u>2019-1-S-4-1</u>	<u>Eagle Lake</u>	<u>3.15</u>	<u>2019- [insert ordinance number]</u>

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**Section 5. Effective Dates for Ordinance and Amendments.**

(a) This ordinance shall become effective as provided by general law.

(b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development amendments adopted in this ordinance may not become effective until 31 days after adoption. However, if an amendment is challenged within 30 days after adoption, the amendment that is challenged may not become effective until the Department of Economic Opportunity or the Administration Commission issues a final order determining that the adopted amendment is in compliance.

(c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning changes approved by the Board are contingent upon the related Comprehensive Plan amendment becoming effective. Aside from any such concurrent zoning changes, no development orders, development permits, or land uses dependent on any of these amendments may be issued or commence before the amendments have become effective.

ADOPTED THIS 21st DAY OF MAY, 2019.

**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners  
  
By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk to the Board of County Commissioners  
  
By: \_\_\_\_\_  
Deputy Clerk

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**APPENDIX "A"**

**FUTURE LAND USE MAP AMENDMENTS**

<b>Appendix A*</b>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
2019-1-S-2-2	Low Density Residential (LDR)	Medium Density Residential (MDR)
2019-1-S-3-1	Low Density Residential (LDR)	Office (O)
2019-1-S-3-2	Commercial (C) and Low-Medium Density Residential (LMDR)	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
2019-1-S-4-1	Rural Settlement 1/2 (RS 1/2)	Planned Development-Commercial/Office (PD-C/O) and Urban Service Area (USA) expansion
2019-1-S-4-2	Planned Development-Commercial/Office/Medium Density Residential (PD-C/O/MDR)	Planned Development-Commercial/Office/Medium Density Residential (PD-C/O/MDR)
2019-1-S-5-1	Office (O)	Low Density Residential (LDR)
2019-1-S-5-2	Low-Medium Density Residential (LMDR)	Commercial (C)
2019-1-S-5-3	Office (O)	Planned Development-Commercial (PD-C)
2019-1-S-5-4	Office (O)	Planned Development-Commercial (PD-C)
2019-1-S-5-5	Low Density Residential (LDR)	Low-Medium Density Residential (LMDR)
2019-1-S-5-6 (fka 2018-2-S-5-1)	Rural Settlement 1/1 (RS 1/1)	Commercial (C)
2019-1-S-5-7	Office (O)	Low Density Residential (LDR)
*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.		

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