

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 AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2019 CALENDAR YEAR (FIRST CYCLE); 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 January 17, 2019, the Orange County Local Planning Agency ("LPA") held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

d. On February 12, 2019, the Orange County Board of County Commissioners ("Board") held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

31 e. On April 11, 2019, the Florida Department of Economic Opportunity (“DEO”)
32 issued a letter to the County relating to the DEO’s review of the proposed amendments to the
33 Comprehensive Plan, as described in this ordinance; and

34 f. On April 18, 2019, the LPA held a public hearing at which it reviewed and made
35 recommendations regarding the adoption of the proposed amendments to the Comprehensive
36 Plan, as described in this ordinance; and

37 g. On May 21, 2019, the Board held a public hearing on the adoption of the
38 proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to
39 adopt them.

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

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

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48 throughs indicating repealed numbers and words.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

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51 **[Amendment 2019-1-B-FLUE-1:]**

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

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Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
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<u>2019-1-A-1-2</u> <u>The Registry on</u> <u>Grass Lake</u>	<u>Growth Center-Planned</u> <u>Development-Medium-</u> <u>High Density</u> <u>Residential (GC-PD-</u> <u>MHDR)</u>	<u>Up to 360 multi-family</u> <u>dwelling units</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
<u>2019-1-A-1-3</u> <u>Ruby Lake</u>	<u>Planned Development-</u> <u>Commercial/Low-</u> <u>Medium Density</u> <u>Residential (PD-</u> <u>C/LMDR)</u>	<u>Up to 20 townhome units and</u> <u>up to 200,000 square feet of</u> <u>non-residential uses, to include</u> <u>an off-site (freestanding)</u> <u>emergency department and</u> <u>commercial and offices uses</u> <u>permitted in the C-1 (Retail</u> <u>Commercial) zoning district</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
<u>2019-1-A-1-4</u> <u>Bering I</u>	<u>Planned Development-</u> <u>Commercial/ Medium-</u> <u>High Density</u> <u>Residential (PD-</u> <u>C/MHDR)</u>	<u>Up to 400 multi-family</u> <u>dwelling units and 15,000</u> <u>square feet of C-1 (Retail</u> <u>Commercial District) uses</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
<u>2019-1-A-4-1</u> <u>Innovation Pointe</u>	<u>Planned Development-</u> <u>Medium Density</u> <u>Residential/Industrial/</u> <u>Parks and Recreation/</u> <u>Open Space (PD-</u> <u>MDR/IND/PR/OS)</u>	<u>350 multi-family dwelling</u> <u>units, 284,000 sq. ft. of</u> <u>industrial, and parks and</u> <u>recreation/open space</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
<u>2019-1-A-4-3</u> <u>Boggy Creek</u> <u>Crossings</u>	<u>Planned Development-</u> <u>Commercial/Medium</u> <u>Density Residential</u> <u>(PD-C/MDR)</u>	<u>Up to 45,750 square feet of</u> <u>retail commercial uses and up</u> <u>to 336 multi-family dwelling</u> <u>units</u> <u>The combined development</u> <u>program is limited by a</u> <u>maximum of 5,362 ADT</u> <u>(Average Daily Trips), as</u> <u>established in the approved</u> <u>traffic study.</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>

<u>2019-1-A-5-1</u> <u>12151 E Colonial</u> <u>Drive</u>	<u>Planned Development-</u> <u>Commercial/Medium</u> <u>Density Residential</u> <u>(Student Housing)</u> <u>(PD-C/MDR (Student</u> <u>Housing)</u>	<u>Up to 162 student housing</u> <u>units (up to 650 bedrooms) or</u> <u>up to 802,375 square feet of</u> <u>commercial uses</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
<u>2019-1-A-5-3</u> <u>Silver City</u> <u>Properties Student</u> <u>Housing</u>	<u>Planned Development-</u> <u>Commercial/High</u> <u>Density Residential</u> <u>(Student Housing)</u> <u>(PD-C/HDR) (Student</u> <u>Housing)</u>	<u>Up to 2,400 student housing</u> <u>bedrooms (600 student housing</u> <u>units) and up to 30,000 square</u> <u>feet of commercial uses</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>

56 Such policy allows for a one-time cumulative density or intensity differential of 5% based on
57 ADT within said development program.
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61 ***Section 5. Effective Dates for Ordinance and Amendments.***

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

63 (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan
64 amendment adopted under this ordinance becomes effective until 31 days after the DEO notifies
65 the County that the plan amendment package is complete. However, if an amendment is timely
66 challenged, the amendment shall not become effective until the DEO or the Administration
67 Commission issues a final order determining the challenged amendment to be in compliance.

68 (c) No development orders, development permits, or land uses dependent on any of
69 these amendments may be issued or commence before the amendments have become effective.

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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

Appendix A*		
<i>Privately Initiated Future Land Use Map Amendments</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2019-1-A-1-2	Growth Center-Commercial (GC-C)	Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)
2019-1-A-1-3	Planned Development-Low-Medium Density Residential (PD-LMDR)	Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR)
2019-1-A-1-4	Activity Center Mixed Use (ACMU)	Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
2019-1-A-4-1	Planned Development-Industrial/Commercial/Conservation (PD-IND/C/CONS)	Planned Development-Medium Density Residential/Industrial/Parks and Recreation/Open Space (PD-MDR/IND/PR/OS)
2019-1-A-4-3	Planned Development-Commercial (PD-C)	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)
2019-1-A-5-1	Commercial (C)	Planned Development-Commercial/Medium Density Residential (Student Housing) (PD-C/MDR) (Student Housing)
2019-1-A-5-2	Commercial (C)	Medium-High Density Residential (MHDR)
2019-1-A-5-3	Commercial (C)	Planned Development-Commercial/High Density Residential (Student Housing) (PD-C/HDR) (Student Housing)
*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.		

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