



Interoffice Memorandum

February 11, 2020

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners (BCC)

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

THROUGH: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development Services Department

SUBJECT: Adoption Public Hearing – 2019-2 Session I Continued Regular Cycle Comprehensive Plan Amendment

The 2019-2 **Session I Continued Regular Cycle** Comprehensive Plan Amendment is scheduled for a BCC adoption public hearing on February 11, 2020. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption hearing on October 17, 2019. The 2019-2 Session I Continued Regular Cycle Comprehensive Plan Amendment (2019-2-B-FLUE-4) was continued by the BCC from November 12, 2019 to February 11, 2020. The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>.

The 2019-2 **Session I Continued Regular Cycle State-Expedited** Review Amendment scheduled for consideration on February 11 is a staff-initiated text amendment. The text amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The 2019-2 **Session I Continued Regular Cycle-State-Expedited** Review Amendment was heard by the PZC/LPA at a transmittal public hearing on July 18, 2019, and by the BCC at a transmittal public hearing on August 6, 2019. This amendment has been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On September 20, 2019, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. If adopted, this amendment is expected to become effective in March 2020, provided no challenges are brought forth for the amendment.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Greg Golgowski,

2019-2 Session I Continued Regular Cycle Comprehensive Plan Amendment – BCC Adoption
Public Hearing
February 11, 2020
Page 2

AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or
Gregory.Golgowski@ocfl.net.

AAV/sgw

Enc: 2019-2 Session I Continued Regular Cycle Amendment Comprehensive Plan
Amendment – BCC Adoption Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney
Erin Hartigan, Assistant County Attorney
Roberta Alfonso, Assistant County Attorney
Whitney Evers, Assistant County Attorney
Gregory Gologowski, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Eric P. Raasch, AICP, Planning Administrator, Planning Division
Read File



ORANGE COUNTY

PLANNING DIVISION

2019-2 SESSION I CONTINUED REGULAR CYCLE AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**February 11, 2020
ADOPTION PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL,
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION



TABLE OF CONTENTS

INTRODUCTION **Tab 1**

REGULAR CYCLE AMENDMENT..... **Tab 2**

Staff Initiated Regular Cycle Future Land Use Text Amendment..... **Tab 3**

1.	2019-2-B-FLUE-4 ALFs	Text amendment to Future Land Use Element regarding Assisted Living Facilities (ALFs)	1
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2019 CONTINUED SECOND REGULAR CYCLE

AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing staff report for the proposed Continued Session I Second Regular Cycle Amendment (2019-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearing for the amendment were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on October 17, 2019, and is scheduled before the Board of County Commissioners (BCC) on February 11, 2020. The 2019-2 Session I Continued Regular Cycle Comprehensive Plan Amendment (2019-2-B-FLUE-4) was continued by the BCC from November 12, 2019 to February 11, 2020.

The 2019-2 Session 1 Continued Regular Cycle Amendment (2019-2-B-FLUE-4) scheduled for BCC consideration on February 11 was heard by the PZC/LPA at a transmittal public hearing on July 18, 2019, and by the BCC at a transmittal public hearing on August 6, 2019.

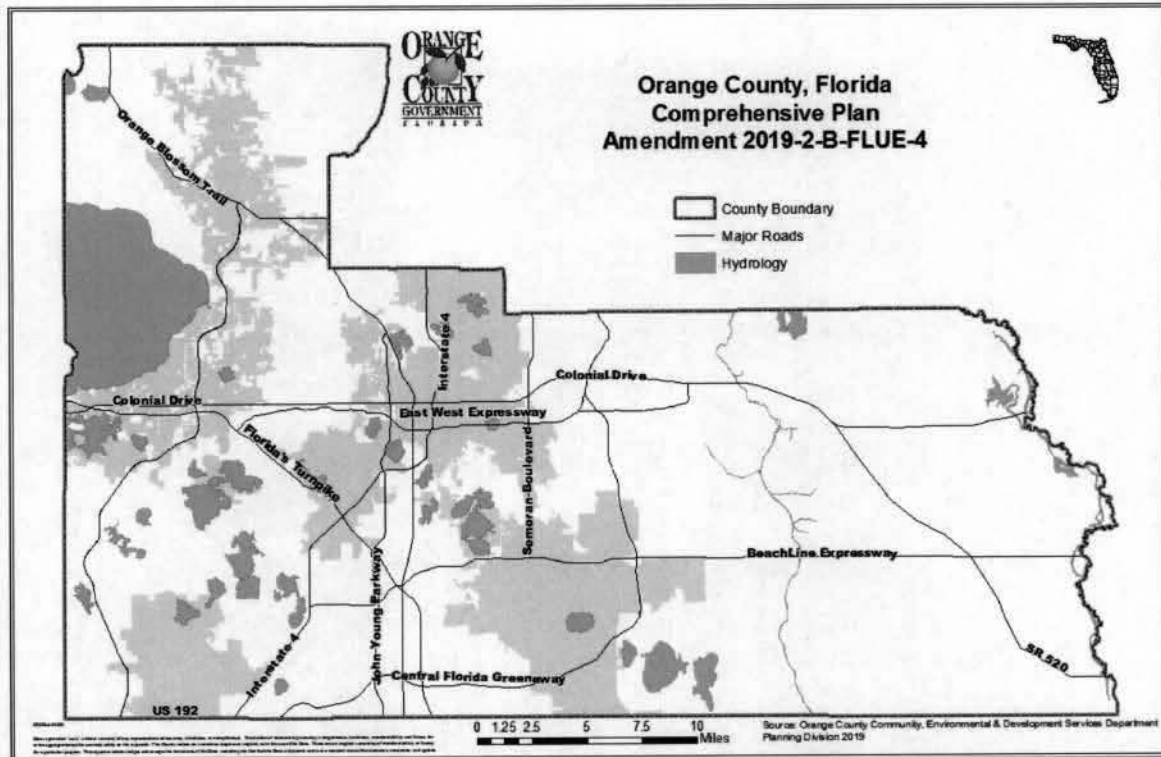
Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	When changes made
Light Blue	Following the DEO transmittal public hearing (by staff)
Pink	Following the LPA adoption public hearing (by staff)

The 2019-2 Session I Continued Regular Cycle State-Expedited Review Amendment scheduled for consideration on February 11 is a staff-initiated text amendment. The text amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The 2019-2 Session I Continued Regular Cycle State-Expedited Review Amendment has been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On September 20, 2019, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. If adopted, this amendment is expected to become effective in March 2020, provided no challenges are brought forth for the amendment.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Gologowski@ocfl.net.



The following meetings/hearings have been held for this proposal:			Project/Legal Notice Information
Report/Public Hearing	Outcome		Title: Amendment 2019-2-B-FLUE-4
✓ Staff Report	Recommend Transmittal		Division: Planning
✓ LPA Transmittal July 18, 2019	Recommend Transmittal (8-0)		Request: Text amendment to Future Land Use Element establishing the maximum densities and intensities and location criteria for Assisted Living Facilities.
✓ BCC Transmittal August 6, 2019	Transmit (6-0)		
✓ Agency Comments September 2019	No Comments		
✓ LPA Adoption October 17, 2019	Recommend Adoption (9-0)		
✓ BCC Adoption November 12, 2019	Continue to February 11, 2020 (7-0)		
	BCC Adoption	February 11, 2020	Creation: FLU1.1.2(g)

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** Amendment 2019-2-B-FLUE-4.

A. Background

As the Baby Boomer generation ages and accelerates expansion of the elderly population in the United States, it is increasingly important that local governments plan for and provide a range of senior living options. Retirement communities and nursing homes, which are clearly defined as residential and commercial uses respectively, have traditionally been relied on to address senior living needs. However, Assisted Living Facilities (ALFs) have been experiencing growing popularity and demand, and are often left unaddressed in local growth management plans. In recent years, Orange County Planning Division staff have processed several Comprehensive Plan amendments involving ALFs and have recognized that this use has unique characteristics that require special consideration.

Section 429.02 Florida Statutes, defines an ALF as any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. Further, the Florida Bureau of Health Facility Regulation licenses several types of ALFs, which can range in size from one resident to several hundred. Facilities are licensed to provide routine personal care services under a "standard" license or more specific services under the authority of "specialty" licenses including limited nursing services, extended congregate care, and limited mental health. In short, assisted living may be defined as a special combination of housing and personalized supportive services, and not as medical or nursing facilities.

The Orange County Zoning Code currently defines ALFs consistent with Florida Statutes and permits them in commercial and industrial zoning districts and as a special exception in multi-family residential districts. The Orange County Comprehensive Plan, however, does not currently address ALFs. The Future Land Use Element of the Orange County Comprehensive Plan specifies the maximum permitted densities and intensities generally for residential and non-residential development. Maximum residential densities are represented for each residential Future Land Use (FLU) designation as a specific number of dwelling units allowed per acre. Maximum non-residential intensities are represented for each non-residential Future Land Use designation as a specific Floor Area Ratio (FAR). Nevertheless, the Comprehensive Plan does include specific policies to guide the appropriate density/intensity and location of uses which require special consideration, such as student housing.

The Zoning Code also defines the Community Residential Home (CRH) use consistent with Florida Statutes. The definition of a Community Residential Home (CRH) can include uses such as Assisted Living Facilities, Adult Family Care Homes, group homes, and other similar uses. Orange County Planning Division Staff recognized that CRH, such as an Assisted Living Facility, serving greater than fourteen (14) residents represents a combination of residential and commercial uses. Staff reviewed the location, density, and intensity of several ALFs which have been constructed within Orange County and found that these facilities are in fact located in, and are compatible with, both residential and commercial districts. Additionally, staff looked at how ALFs serving greater than 14 residents were addressed in Growth Management Plans and Land Development Codes of several counties and municipalities within the State of Florida. Staff found that although each jurisdiction does address density, intensity, and location differently, there are several factors common across the spectrum. These include allowing the use in both residential and commercial areas and allowing for increased density calculations.

Through this text amendment, Orange County staff is proposing to create policies to address this increasingly common use in a consistent and coordinated manner.

Table 1 Existing ALFs in Orange County

Name	Jurisdiction	# of Beds	Parcel Acreage	Land Use	Zoning	Density (DU/AC)	FAR	1 bed = 1 DU	2 beds = 1 DU	2 bed =1 DU (Min 20 DU/AC)
WELLSPRINGS RESIDENCE	Orange County	18	14.04	Low Density Residential	A-1 (Farmland Rural)	1.28	0.02	56	112	561
BROOKDALE WEKIWA SPRINGS	Orange County	97	6.17	Low Density Residential	P-D (Atria Wekiva)	15.72	0.22	25	89	246
ALL SENIORS ASSISTED LIVING	Orange County	21	0.31	Medium Density Residential	R-3 (Multi-Family)	67.74	0.40	6	17	17
CLOVER MEADOWS ASSISTED LIVING	Orange County	16	1.5	Medium Density Residential	P-O (Professional Office)	10.67	0.11	30	60	60
BROOKDALE DR PHILLIPS	Orange County	220	6.8	Low Density Residential	P-D (Phillips Boulevard PD)	32.35	0.25	27	84	272
GREEN TREE ASSISTED LIVING	Orange County	76	1.82	Medium Density Residential	R-3 (Multi-Family)	41.76	0.21	36	72	72
SUMMERTIME RESORT RETIREMENT	Orange County	95	1.21	Commercial	C-1 (Retail Commercial)	78.51	0.59	N/A	N/A	N/A
SAN JEAN ALF	Orange County	34	0.77	Low Medium Density Residential	R-2 (Residential District)	44.16	0.32	7	14	36
AVANTI AT ORLANDO	Orange County	120	3.22	Medium Density Residential	R-3 (Multi-Family)	37.27	0.24	50	128	128
AZALEA MANOR ALF	Orange County	75	2	Medium Density Residential	R-3 (Multi-Family)	37.50	0.21	30	80	80
LIFE CARE CENTER OF FLORIDA	Orange County	120	4.77	Medium Density Residential	U-R-3 (University Residential)	25.16	0.30	95	190	190
THE BRIDGE AT ORLANDO	Orange County	114	2.96	Medium Density Residential	U-R-3 (University Residential)	38.51	0.80	36	118	118
GENTRY PARK ORLANDO	Orange County	100	4.5	Low Density Residential	P-D (Covered Bridge PD)	22.22	0.35	18	36	180
AASBURY MANOR	Orange County	14	0.52	Low Medium Density Residential	R-3 (Multi-Family)	26.92	0.21	5	10	20
CERTUS SENIOR LIVING	Orange County	64	5.39	Planned Development-Commercial	P-D (CERTUS Senior Living PD)	11.87	0.18	N/A	N/A	N/A
OCCOEE HEALTH CARE	City of Occoee	120	4.93	Commercial	C-3 (General Commercial)	24.34	0.20	N/A	N/A	N/A
INSPIRED LIVING @ WINDERMERE	City of Occoee	150	8.76	Low Density Residential	R-1AA (Single-Family)	17.12	0.27	35	70	350
SAVANNAH COURT A.L	City of Maitland	112	10.88	Office	PO-2 (Professional Office)	10.29	0.17	N/A	N/A	N/A
INDIGO PALMS AT MAITLAND A.L.	City of Maitland	116	8.97	PD	PD-Residential	12.93	0.18	N/A	N/A	N/A
EXCELLENCE	City of Orlando	185	2.25	Urban Activity Center (100 DU/AC and/or .7 FAR)	AC-2 (Urban Activity Center)	82.22	0.73	225	450	450
COURTYARDS OF ORLANDO	City of Orlando	120	5.29	Residential Medium Intensity (30 DU/AC and/or .35 FAR)	R-3B (Medium Intensity Development)	22.68	0.15	158	317	317
BROOKDALE CONWAY	City of Orlando	103	3	Residential Low Intensity (12 DU/AC or .30 FAR)	R-3A (Low Intensity Development)	34.33	0.48	36	72	120
LAKEVIEW COURT	City of Eatonville	64	5.49	Commercial	C-3	11.66	0.14	N/A	N/A	N/A
GOLDEN POND COMMUNITIES	Winter Garden	108	9.04	Low Density Residential	R-2 (Residential District)	11.95	0.18	36	72	361
AVERAGE	N/A	85	3.85	N/A	N/A	34.83	0.31			

Table 2 – ALFs in Other Jurisdictions

Jurisdiction	Permitted Districts		Density/Intensity	
	Commercial	Residential	Density Permitted	Intensity Permitted
Orlando	Permitted in Activity Center Districts. Conditional Use in Metropolitan AC District	Conditional Use in Single-Family. Permitted in Medium and Mixed Use Districts	First 6 Residents = 1 Unit, every 3 additional residents - 1 additional unit	FAR per zoning district standards
Highlands County		High Density Residential	30 DU/AC (1 Suite = 1 Unit)	
Pinellas County	Commercial Districts (Special Exception in C-1, Permitted in C-2)	Single-Family (Special Exception), Multi-Family Residential	Per FLUM District in residential. Up to 50 Beds/AC in Commercial (3 bed = 1 Unit)	
Lee County	Retail & General Commercial Districts	Two-Family (Duplex) district. Multi-Family Districts	4 people = 1 Unit	FAR per zoning district standards
Leon County		Medium & Urban Residential	Up to 12 residents in all residential districts	
Citrus County	General Commercial (Permitted), Neighborhood Commercial/Office (Conditional Use)	High Density Residential (Permitted). All other residential (Conditional Use)	Up to 6 DU/AC (6 Residents = 1 Unit)	FAR per zoning district standards
Palm Beach County	Specialty FLU. Conditional use in commercial/office districts	Specialty FLU. Conditional use in multi-family	Up to 12 DU/AC (2.39 Beds - 1 Unit)	Case by case. Specialty FLU and Zoning required.
Sarasota County	Commercial & Office Districts	Single-Family & Multi-Family Districts	Per Zoning District Standards (1 Bed = 1 Unit)	
Alachua County		Single-Family (Special Exception), Multi-Family (Permitted)	2.5 ALF units = 1 Unit	
Collier County	Permitted	Conditional Use	Per Zoning District Standards (1 Bed = 1 Unit)	Max 0.45 FAR
Tampa	Permitted in Office and General Commercial Districts	Large Facility (20+ Residents) Special Exception in Multi-Family. Small Facility (7-19 Residents) Special Exception in Single & Multi-Family	Per Zoning District Standards (1 Bed = 1 Unit)	FAR per zoning district standards

B. Summary of Proposed Changes

The proposed text amendment would create section "G" of Future Land Use Element Policy FLU1.1.2 to specify that ALFs serving greater than 14 residents should be permitted on properties with Future Land Use designations that allow multi-family uses, and on Commercial and Office designated properties. To determine the allowable density or intensity of the use, as applicable, Staff is also proposing to calculate ALF density as ~~one (1) bed~~ **two (2) beds** equal to one (1) residential unit when the facility is located in a residential designation, and allow a Floor Area Ratio (FAR) that is consistent with the FLUM designation when located in Commercial or Office designations.

Assisted Living Facilities addressed under this policy are currently defined in Section 38-1 of Orange County Code as:

Assisted living facility shall mean any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, excluding a "nursing home" as defined in this section, or other residential facility, whether operated for profit or not, which is licensed by the State of Florida and undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator.

At the Local Planning Agency (LPA) Transmittal hearing on July 18, 2019, the Board questioned whether the proposed density calculation of one (1) bed equals one (1) unit would restrict the ability of Assisted Living Facilities to provide sufficient capacity to be viable. After the Board of County Commissioners (BCC) Transmittal hearing on August 6, 2019, staff re-reviewed the compiled analysis provided in **Table 1** of this staff report. Assuming the proposed restriction that ALFs would be limited to land use designations of Medium Density Residential (MDR) and higher, three columns were added to that table that looked at the effect of using a density of one (1) bed equaling one (1) unit versus two (2) beds equaling one (1) unit at the MDR land use level.

This analysis showed that a revised density calculation of two (2) beds equaling one (1) unit would provide a sufficient unit count to accommodate almost all approved ALF construction in Orange County and its cities (highlighted in green), at a minimum MDR (20 units per acre) land use density. The existing ALFs in Commercial and Office districts were not re-reviewed because the permitted intensity of 1.5 and 1.25 Floor Area Ratios (FAR) in these districts far exceeds what has been developed, as shown in **Table 1**.

C. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed amendments are shown in underline/~~strikethrough~~ format. Staff recommends transmittal of the amendments.

FLU1.1.2

- G. A Community Residential Home (CRH) is defined in §419.001(1)(a), Florida Statutes as “a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents”. The definition of a Community Residential Home (CRH) can include uses such as Assisted Living Facilities, Adult Family Care Homes, group homes, and other similar uses.
- (1) A CRH that serves six (6) or fewer residents, which otherwise meets the definition of a CRH, shall be deemed a noncommercial, residential use and shall be permitted in any residential or rural/agricultural Future Land Use (FLU) designation or zoning district.
- (2) A CRH serving seven (7) to fourteen (14) residents shall be permitted in the Low-Medium Density Residential (LMDR) and all higher-density residential FLU designations and the Office and Commercial FLU designations.
- (3) A CRH, such as an Assisted Living Facility, serving greater than fourteen (14) residents shall be permitted in any residential FLU designation that allows multi-family uses, as well as the Commercial and Office designations. In residential districts, density for such uses shall be calculated based on the number of beds, with two (2) beds equal to one (1) residential unit. Facilities located in nonresidential districts shall be regulated based on the Floor Area Ratio (FAR) consistent with the FLU designation.

ORDINANCE NO. 2020-_____

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 AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2019 CALENDAR YEAR (SECOND 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 July 18, 2019, the Orange County Local Planning Agency ("LPA") held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

d. On August 6, 2019, the Orange County Board of County Commissioners ("Board") held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

30 e. On September 20, 2019, the Florida Department of Economic Opportunity
31 (“DEO”) issued a letter to the County relating to the DEO’s review of the proposed amendment to
32 the Comprehensive Plan, as described in this ordinance; and

33 f. On October 17, 2019, the LPA held a public hearing at which it reviewed and made
34 recommendations regarding the adoption of the proposed amendment to the Comprehensive Plan,
35 as described in this ordinance; and

36 g. On November 12, 2019, the Board opened a public hearing on the adoption of the
37 proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to
38 continue the hearing on the adoption to February 11, 2020.

39 h. On February 11, 2020, the Board held a public hearing on the adoption of the
40 proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to
41 adopt it.

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

44 **Section 3. Amendments to the Text of the Future Land Use Element.** The
45 Comprehensive Plan is hereby further amended by amending the text of the Future Land Use
46 Element to read as follows, with underlines showing new numbers and words, and strike-throughs
47 indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the
48 amendment number and editorial notes, and shall not be codified.)

49 * * *

50 [Amendment 2019-2-B-FLUE-4:]

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52 FLU1.1.2

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54 * * *

55 G. A Community Residential Home (CRH) is defined in §419.001(1)(a),
56 Florida Statutes as “a dwelling unit licensed to serve residents who are
57 clients of the Department of Elderly Affairs, the Agency for Persons
58 with Disabilities, the Department of Juvenile Justice, or the Department
59 of Children and Families or licensed by the Agency for Health Care
60 Administration which provides a living environment for 7 to 14
61 unrelated residents who operate as the functional equivalent of a
62 family, including such supervision and care by supportive staff as may
63 be necessary to meet the physical, emotional, and social needs of the
64 residents”. The definition of a Community Residential Home (CRH)
65 can include uses such as Assisted Living Facilities, Adult Family Care
66 Homes, group homes, and other similar uses.

67
68 (1) A CRH that serves six (6) or fewer residents, which otherwise
69 meets the definition of a CRH, shall be deemed a
70 noncommercial, residential use and shall be permitted in any
71 residential or rural/agricultural Future Land Use (FLU)
72 designation or zoning district.

73
74 (2) A CRH serving seven (7) to fourteen (14) residents shall be
75 permitted in the Low-Medium Density Residential (LMDR) and
76 all higher-density residential FLU designations and the Office
77 and Commercial FLU designations.

78
79 (3) A CRH, such as an Assisted Living Facility, serving greater than
80 fourteen (14) residents shall be permitted in any residential FLU
81 designation that allows multi-family uses, as well as the
82 Commercial and Office designations. In residential districts,
83 density for such uses shall be calculated based on the number of
84 beds, with two (2) beds equal to one (1) residential unit. Facilities
85 located in nonresidential districts shall be regulated based on the
86 Floor Area Ratio (FAR) consistent with the FLU designation.

87
88 * * *

89
90 **Section 4. *Effective Dates for Ordinance and Amendment.***

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

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

97 (c) No development orders, development permits, or land uses dependent on this
98 amendment may be issued or commence before the amendment has become effective.

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102 ADOPTED THIS 11th DAY OF FEBRUARY, 2020.

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113 ATTEST: Phil Diamond, CPA, County Comptroller

114 As Clerk to the Board of County Commissioners

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By: _____
Deputy Clerk

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ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor