



Interoffice Memorandum

November 14, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

FROM: Andres Salcedo, P.E., Acting Director
Planning, Environmental, and Development Services
Department *Andres*

CONTACT PERSON: Alberto A. Vargas, MArch., Manager, Planning Division

SUBJECT: November 14, 2023, Adoption Public Hearing – Small-Scale Future Land Use Map Amendment and Text Amendment
Applicant: McGregor Love, Lowndes, Doster, Drosdick, Kantor, & Reed, P.A.
SS-23-01-126 and SS-23-01-FLUE-06; District 1

Please find the attached staff report and associated back-up material for the Small-Scale Future Land Use Map Amendment and an associated Staff-Initiated Text Amendment scheduled for a Board adoption public hearing on November 14, 2023.

The subject property is located at 13651, 13701, and 13709 S. Apopka Vineland Road; generally located east of S. Apopka Vineland Road (State Road 535), north of Lake Bryan Beach Boulevard, and south of Vistana Centre Drive. The request is to change the Future Land Use Map designation from Activity Center Mixed-Use (ACMU) to Planned Development-Commercial/High Density Residential (PD-C/HDR) and an associated staff-initiated text amendment to record the development program in Comprehensive Plan Policy FLU8.1.4. The applicant is proposing to construct up to 20,000 square feet of commercial uses or 166 multi-family dwelling units. A community meeting was held May 16, 2023, with no members of the public in attendance.

The adoption public hearing for Small-Scale Development Amendments SS-23-01-126 and SS-23-01-FLUE-06 were conducted before the Planning and Zoning Commission / Local Planning Agency on September 21, 2023, where the requests were unanimously recommended for adoption after a short discussion involving the proposed use.

If the Board adopts the proposed amendments, the Small-Scale Development Amendments will become effective 31 days after the public hearing, provided no challenges are brought forth for any of the amendments.

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 Jason Sorensen, AICP, Chief Planner, at 407-836-5602 or Jason.Sorensen@ocfl.net.

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and adopt the Planned Development-Commercial/High Density Residential (PD-C/HDR) Future Land Use Map designation (Case SS-23-01-126), adopt the staff-initiated text amendment to Policy FLU8.1.4 (Case SS-23-01-FLUE-6), and approve the associated ordinance.
District 1**

AS/JHS/sw

c: Jon V. Weiss, P.E., Deputy County Administrator
Joel Prinsell, Deputy County Attorney
Whitney Evers, Senior Assistant County Attorney
Roberta Alfonso, Assistant County Attorney
Jason Sorensen, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division

CASE # SS-23-01-126
SS-23-01-FLUE-6
Commission District: #1

GENERAL INFORMATION

APPLICANT	McGregor Love, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
OWNER	AA Central Florida Holdings, LLC
HEARING TYPE	Small-Scale Amendment and Text Amendment
FLUM REQUEST	Activity Center Mixed-Use (ACMU) to Planned Development-Commercial/High Density Residential (PD-C/HDR) with a text amendment to Policy FLU8.1.4 to establish the development program (SS-23-01-FLUE-6)
EXISTING ZONING	PD (Planned Development District) (Commercial Building PD)
LOCATION	13651, 13701, and 13709 S. Apopka Vineland Road; generally located east of S. Apopka Vineland Road (State Road 535), north of Lake Bryan Beach Boulevard, and south of Vistana Centre Drive.
PARCEL ID NUMBERS	27-24-28-4336-00-090, 27-24-28-4336-00-101, and 27-24-28-4336-00-102
TRACT SIZE	4.40 gross acres / 3.32 net developable acres
PUBLIC NOTIFICATION	The notification area for this public hearing was 500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Two hundred twenty (220) notices were mailed to those property owners in the mailing area.
COMMUNITY MEETING	A community meeting was held on May 16, 2023, and is summarized further in this report.
PROPOSED USE	Up to 20,000 square feet of commercial uses or 166 multi-family units.

STAFF RECOMMENDATION

PLANNING

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Planned Development-Commercial/High Density Residential (PD-C/HDR) Future Land Use.

Staff-Initiated Text Amendment SS-23-01-FLUE-6

Make a finding of consistency with the Comprehensive Plan and ADOPT Amendment SS-23-01-FLUE-6.

SUBJECT PROPERTY ANALYSIS

Overview

Through this request, the applicant is seeking a Small-Scale Land Use Map Amendment to change the Future Land Use of the 4.40-acre subject property from ACMU (Activity Center Mixed Use) to Planned Development-Commercial/High Density Residential (PD-C/HDR) in order to construct up to 20,000 square feet of commercial uses or 166 multi-family units under a new PD name, the Apopka-Vineland Multi-Family PD.

The subject site consists of three contiguous undeveloped parcels located at 13651, 13701, and 13709 S. Apopka Vineland Road; generally located east of S. Apopka Vineland Road (State Road 535), north of Lake Bryan Beach Boulevard, and south of Vistana Centre Drive. A strip shopping center and vacant land are located immediately north of the subject property. Vacant land is located directly south and Lake Bryan is located immediately to the east. Condominium-time shares are located across the street on S. Apopka Vineland Road, west of the subject site.

The site consists of 3.323 upland acres, 0.611 acre of Class I wetlands, and 0.464 acre of Class I Surface Waters, established by Conservation Area Determination CAD-20-09-160, issued by the Orange County Environmental Protection Division (EPD) on February 25, 2021. All three parcels are located within the existing Commercial Building Planned Development (PD). The PD is currently entitled for the development of up to 199 hotel units and 20,000 square feet of commercial uses. Through this request, the applicant is requesting the PD-C/HDR to allow for the development of up to 20,000 square feet of commercial uses or 166 multi-family units. The subject property is located in the International Drive Activity Center and is designated ACMU. The ACMU designation is intended to provide for a combination of tourist-related development and supporting residential activity. However, no more than 30% of the site may be used for residential purposes. Thus, the applicant is proposing to change the Future Land Use Map designation to PD-C/HDR to have the flexibility to develop the entire site for either commercial uses or residential uses. The HDR portion of the request allows for a net density of up to 50 units per acre.

A concurrent PD Change Determination Request application, Case CDR-22-12-372, is proceeding through the Orange County Development Review Committee (DRC) review

process and will be considered by the Board of County Commissioners (BCC) at a future date to allow for up to 20,000 square feet of commercial development or 166 multi-family dwelling units.

Existing FLUM Development Program

The existing ACMU designation would allow for a mixture of tourist-related development and supportive residential activity. No more than 30% of the site shall be for residential uses. The subject property's current development program includes 199 hotel rooms with the flexibility to trade off the hotel uses in favor of up to 20,000 square feet of commercial development.

Proposed FLUM Development Program

The proposed Planned Development-Commercial/High Density Residential Future Land Use Map designation will allow the applicant to develop the subject property with up to 20,000 square feet of commercial uses or 166 multi-family units.

Land Use Compatibility

The PD-C/HDR Future Land Use would allow for development that is compatible with the character of the surrounding area and would not adversely impact adjacent properties.

Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tourist Commercial Signage
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No cases found

Comprehensive Plan (CP) Consistency

The proposed CP Future Land Use Map (FLUM) designation of Planned Development-Commercial/High Density Residential (PD-C/HDR) is consistent with the PD (Planned Development District) zoning. The proposed request is consistent with the following Comprehensive Plan provisions:

FLU1.4.1 Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

FLU1.4.24 Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

GOAL FLU2 URBAN STRATEGIES. Orange County will encourage urban strategies such as, but not limited to, infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

OBJ FLU2.1 INFILL. Orange County shall promote and encourage infill development for vacant and underutilized parcels within the Urban Service Area.

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

OBJ FLU8.2 Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

FLU8.2.1 Future Land use changes shall be required to be compatible with the existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

GOAL H1 – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

OBJ H1.1 – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

Staff-Initiated Text Amendment SS-23-01-FLUE-6

Future Land Use Element Policy FLU8.1.4 establishes the development programs for Planned Development (PD) and Lake Pickett (LP) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into Policy FLU8.1.4 via a corresponding staff-initiated text amendment, Amendment SS-23-01-FLUE-6.

The maximum development program for Amendment SS-23-01-126, if adopted, would be as follows:

Small Scale Amendment # SS-23-01-126
Text Amendment SS-23-01-FLUE-6
Orange County Planning Division
BCC Hearing Date: November 14, 2023

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>SS-23-01-126</u> <u>Apopka Vineland</u> <u>Multi-Family</u>	<u>Planned</u> <u>Development-</u> <u>Commercial/High</u> <u>Density Residential</u> <u>(PD-C/HDR)</u>	<u>Up to 20,000 square feet of</u> <u>commercial uses or 166</u> <u>multi-family units.</u>	<u>2023-</u>

SITE DATA

Existing Use Undeveloped

Adjacent	FLUM	Zoning
North	ACMU (1991)	PD (Planned Development District) (1993)
South	ACMU (1991)	PD (Planned Development District) (2016)
East	ACMU (1991)	PD (Planned Development District) (1997)
West	ACMU (1991)	PD (Planned Development District) (1971)

Adjacent Land Uses N: Strip Center (retail commercial), vacant land and Lake Bryan
 E: Lake Bryan
 W: Vistana Resort – Cascades – Condo Timeshares
 S: Vacant land and Lake Bryan

SPECIAL INFORMATION

Staff Comments

	Yes	No	Information
Environmental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below table.
Transportation / Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See comments below table.
Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Capacity is not available at the elementary school and middle school levels, however there is available capacity at the high school. The elementary school (Sunshine) currently has an adjusted utilization rate of 131.8% and if this project is approved, the adjusted utilization rate would increase to 134.6%. The middle school (Freedom) currently has an adjusted utilization rate of 106.8% and if this project is approved, the adjusted utilization rate would increase to 107.8%. The high school (Lake Buena Vista) currently has an adjusted utilization rate of 79.1%, and if this project is approved, the adjusted

Small Scale Amendment # SS-23-01-126
Text Amendment SS-23-01-FLUE-6
Orange County Planning Division
BCC Hearing Date: November 14, 2023

			utilization rate would increase to 79.6%. This determination expires on July 23, 2027. Unless otherwise vested, the development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.
Parks and Recreation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this request.
Sheriff's Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fire Rescue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Community Meeting Summary

A community meeting was held at Bay Meadows Elementary School on May 16, 2023. No members of the public attended.

Environmental Comments

CAD Complete - An Orange County Conservation Area Determination CAD-20-09-160 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 2/5/2021. The CAD identified 0.464-acre Class I surface water (Lake Bryan) and 0.611-acre Class I wetland within the subject property.

No Clearing - No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit approved by the county and obtaining other applicable jurisdictional agency permits. Submit a CAI permit application to Orange County Environmental Protection Division by mail or email to wetlandpermitting@ocfl.net. Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.

Habitat Protection - Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Boat Docks or Ramps - Approval of this plan/request does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetlands or in wetland buffer areas) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this county shall first apply for a permit prior to the installation. A boat dock shall require additional permitting under Orange County Code Chapter 15, Article IX, Construction of Boat Dock Ordinance and a boat ramp shall require additional permitting under Orange County Code Chapter 15, Article XV, Boat Ramp Facility. Prior to any modification of existing boat docks contact EPD at wetlandpermitting@ocfl.net.

Small Scale Amendment # SS-23-01-126
Text Amendment SS-23-01-FLUE-6
Orange County Planning Division
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Restrictions - Motorized watercrafts are prohibited on Lake Bryan.

Existing Septic and Well - If any existing septic tanks or wells are required or in use, the applicant shall notify the Florida Department of Health (FDOH) and local Water Management District, about the system permit application, modification or abandonment prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the FDOH for the septic system and both FDOH and the Water Management District for wells. Refer to Orange County Code Chapter 37 Water and Wastewater, Article XVII Individual On-Site Sewage Disposal for details on Individual On-Site Sewage Disposal.

Solid Waste Disposal - Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides, and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Recycling of materials is encouraged if applicable. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

Demolition - Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400. Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 4 Asbestos requirements, Sec.108 Notification procedure and requirements, Subsection A(1).

Transportation Comments

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed multi-family use will result in a decrease in the number of 30 p.m. peak trips and therefore will not impact the area roadways. The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

Roadway Capacity Analysis

A Traffic Study was not submitted with the case for review and comment. The subject property is located adjacent Kissimmee Vineland Road.

Based on the Concurrency Management (CMS) database, there are multiple failing roadway segments within the project's impact area. Kissimmee Vineland Road from the Osceola County Line to S.R. 536 (1 segment), Vineland Avenue from Kissimmee Vineland Road to Little Lake Bryan Parkway (1 segment), and Winter Garden Vineland Road from Interstate 4 to Apopka Vineland Road (1 segment) are failing. This information is dated and subject to change.

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be

noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Utilities

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaim Water: Orange County Utilities

Detailed Utility Information:

This property is within Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

Potable Water: Development within this property will be required to connect to Orange County Utilities Water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed Water: Development within this property will be required to connect to Orange County Utilities reclaimed water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – September 21, 2023

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Planned Development-Commercial/High Density Residential (PD-C/HDR) Future Land Use.

Staff-Initiated Text Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of Amendment SS-23-01-FLUE-6, consistent with today's actions.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

The staff report was presented to the PZC with the recommendation that they make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Planned Development - Commercial / High Density Residential (PD-C/HDR) Future Land Use designation and recommend ADOPTION of the associated amendment SS-23-01-FLUE-6. The applicant was present and agreed with the staff's recommendations. No residents were present to speak in favor or in opposition of the requests.

After a brief discussion for the property owner's reason for the request to have the option to allow multi-family residential units or commercial uses on the property, a motion was made by Commissioner Boers and seconded by Commissioner Pavon to recommend ADOPTION of the requested Planned Development - Commercial / High Density Residential (PD-C/HDR) Future Land Use Map designation and ADOPTION of Amendment SS-23-01-FLUE-6, consistent with today's actions. The motion carried on a 7-0 vote.

Motion / Second

David Boers / Walter Pavon

Voting in Favor

David Boers, George Wiggins, Eddie Fernandez, Walter Pavon, Gordon Spears, Nelson Pena, and Evelyn Cardenas

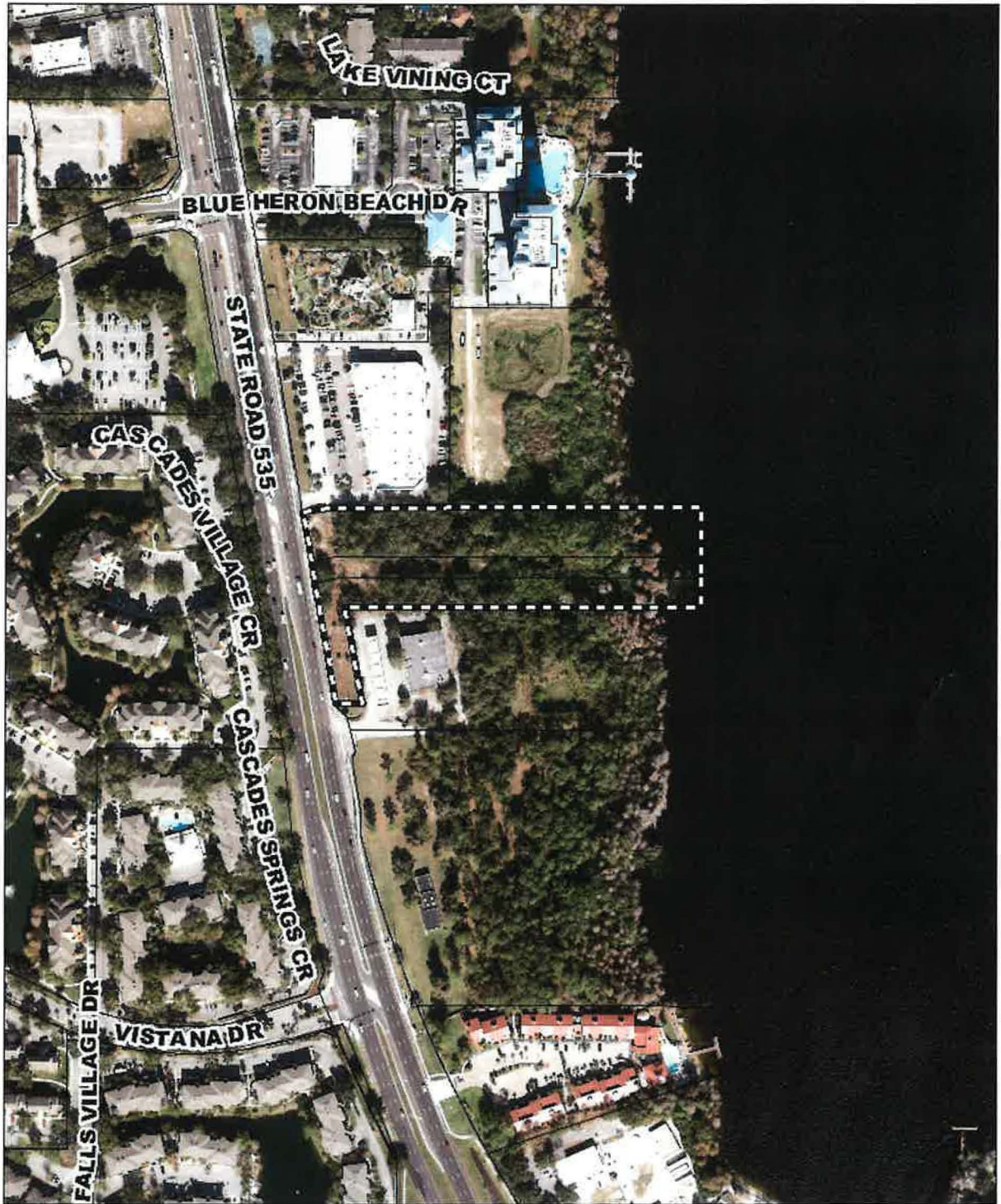
Voting in Opposition

None

Absent

Camille Evans and Michael Arrington

SS-23-01-126



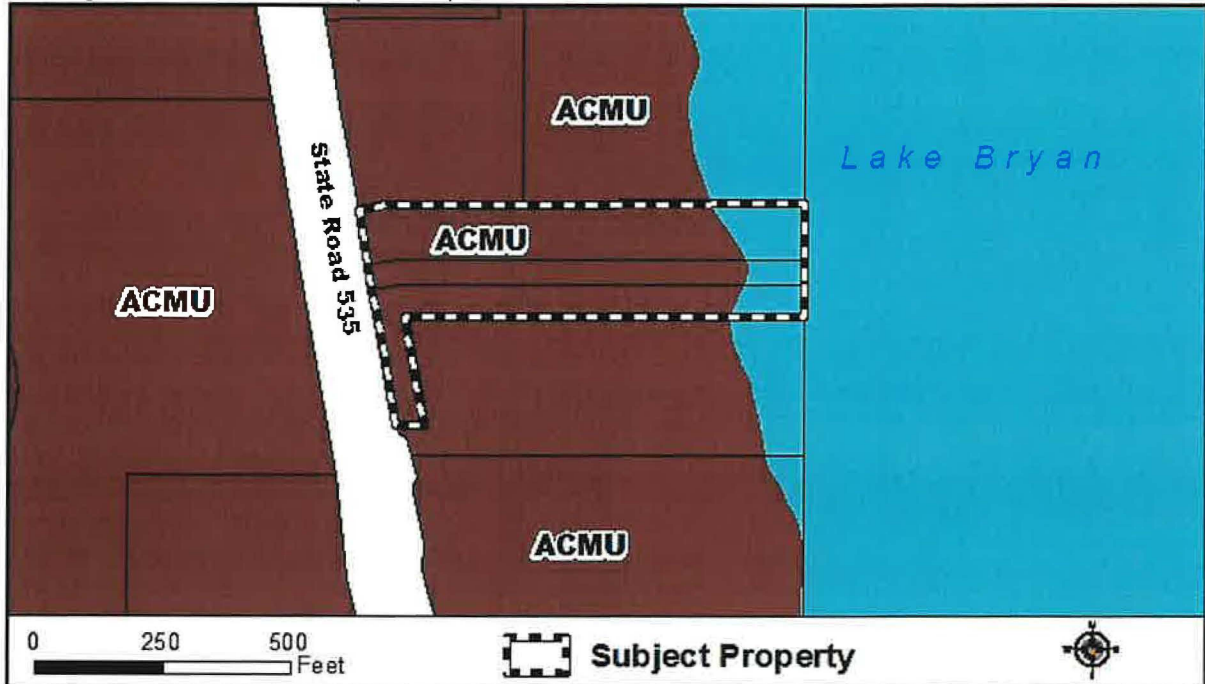
 Subject Property



0 250 500
Feet

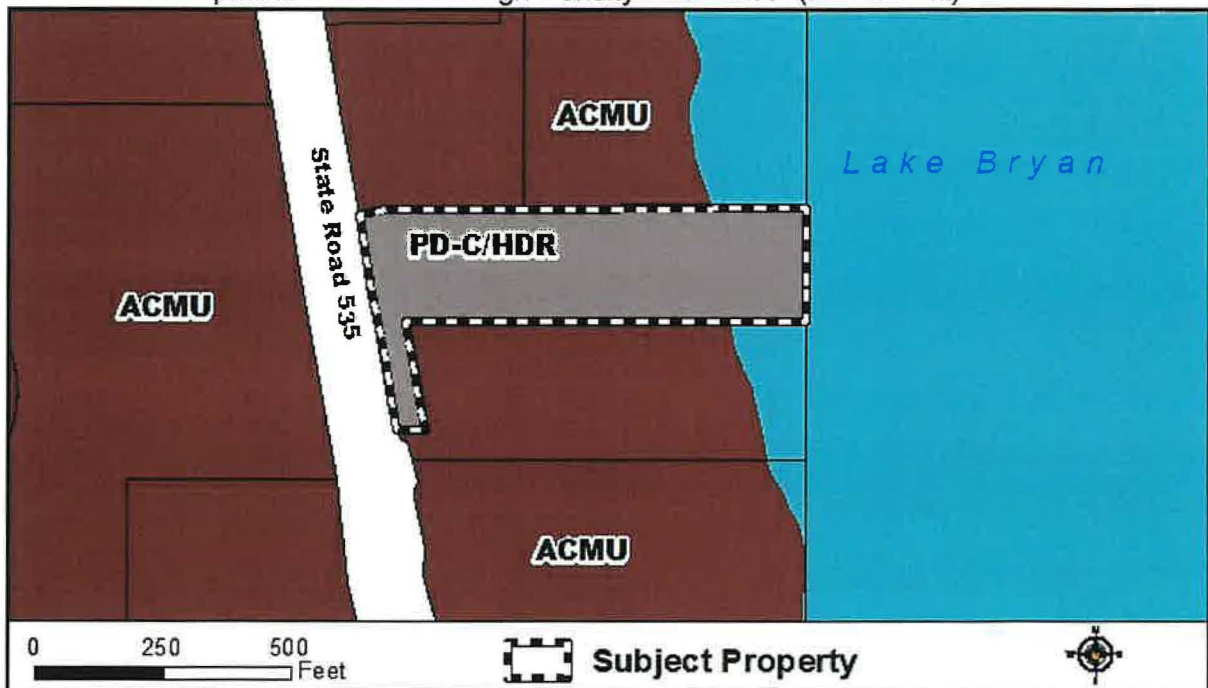
FUTURE LAND USE MAP EXISTING

Activity Center Mixed Use (ACMU)



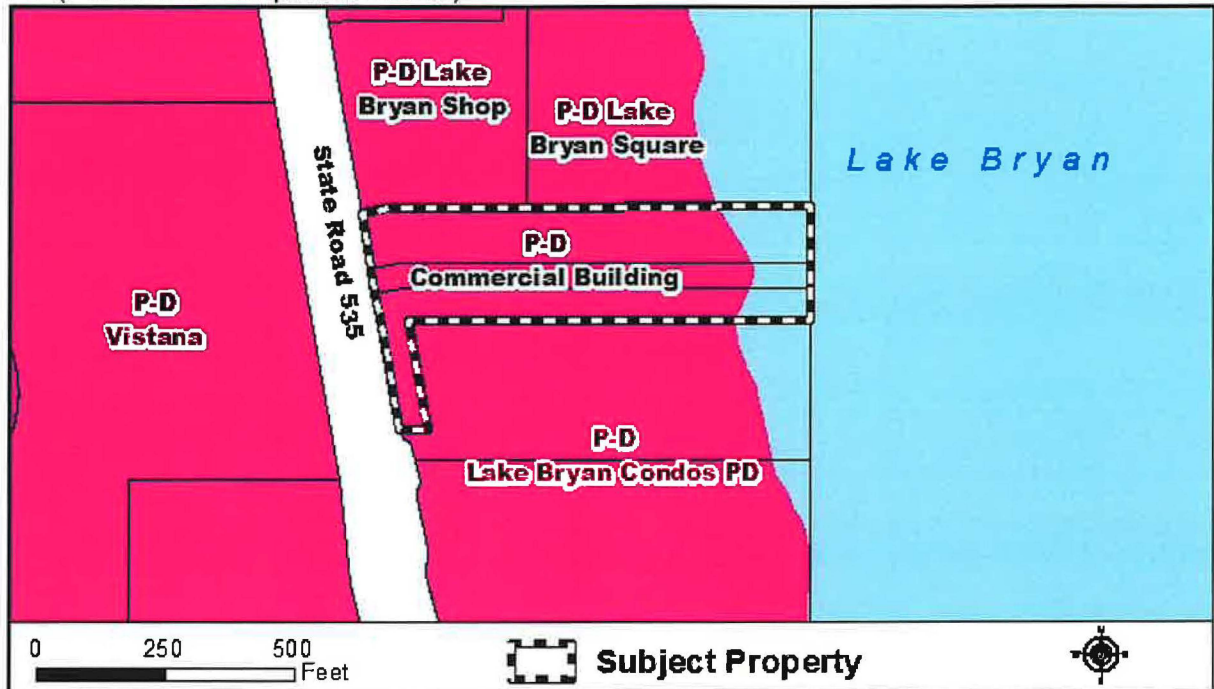
FUTURE LAND USE MAP PROPOSED

Planned Development-Commercial/High Density Residential (PD-C/HDR)



ZONING MAP

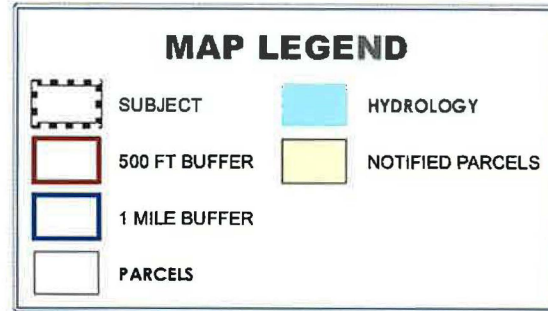
PD (Planned Development District)



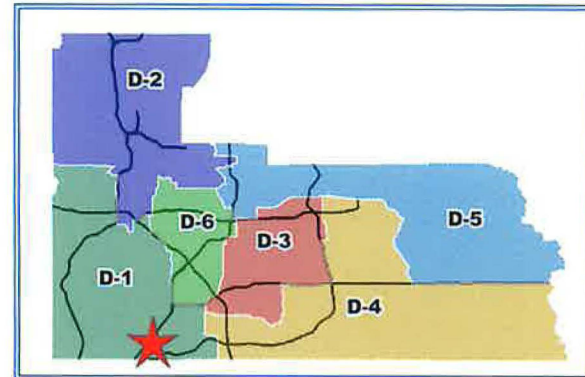


Public Notification Map

SS-23-01-126



BUFFER DISTANCE: 500
OF NOTICES: 220



SUBJECT



Notification Map

Small Scale Amendment # SS-23-01-126
 Text Amendment SS-23-01-FLUE-6
 Orange County Planning Division
 BCC Hearing Date: November 14, 2023

ORDINANCE NO. 2023-_____

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 PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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 November 14, 2023, the Board of County Commissioners held a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, 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.

Section 3. Amendment to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designation as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

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

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38 **[Amendment SS-23-01-FLUE-06:]**

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

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Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
* * *	* * *	* * *	* * *
<u>SS-23-01-126</u> <u>Apopka Vineland</u> <u>Multi-Family</u>	<u>Planned Development-</u> <u>Commercial / High</u> <u>Density Residential (PD-</u> <u>C/HDR)</u>	<u>Up to 20,000 square feet of</u> <u>commercial uses or 166</u> <u>multi-family units</u>	<u>2023-</u>

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

45 * * *

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

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

49 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
50 amendments adopted in this ordinance may not become effective until 31 days after adoption.

51 However, if an amendment is challenged within 30 days after adoption, the amendment that is

52 challenged may not become effective until the Department of Economic Opportunity or the
53 Administration Commission issues a final order determining that the adopted amendment is in
54 compliance.

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

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62 ADOPTED THIS 14TH DAY OF NOVEMBER, 2023.

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ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

73 ATTEST: Phil Diamond, CPA, County Comptroller
74 As Clerk to the Board of County Commissioners

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By: _____
Deputy Clerk

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APPENDIX "A"

FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
SS-23-01-126	Activity Center Mixed-Use (ACMU)	Planned Development – Commercial / High Density Residential (PD-C/HDR)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

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