

Board of County Commissioners

**Vision 2050 / Orange Code
Status Update**

September 10, 2024



Presentation Outline

- Status – Vision 2050 / Orange Code
- Factors to Consider
- Zoning in Progress Suspension Ordinance
- Outstanding Issues
- Adoption - Timeline
- Board Direction





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OVERARCHING THEME: *Preservation, Protection & Activation*

“Our approach seeks to strike a balance between incentivizing growth in targeted areas, protecting existing neighborhoods, while promoting preservation within sensitive rural areas.”

Aug 13, 2024 BCC Meeting, Mayor Jerry L. Demings

HOW DID WE GET HERE?

- **Vision 2050 & Orange Code**

- **Comp Plan Transmittal Hearing July 27, 2023**
- **DOC Response, Objection Recommendation Comments (ORC) Oct 6, 2023**
- **EAR Adoption Required by April 3, 2024**
- **County requested extension to Dec 27, 2024**
- **Recent timeline Oct 2024 with Sept 2024**

ISSUES RAISED

- **Sunshine meetings and Commissioner Briefings**
 - Entitlements, Mapping errors, densities, traffic, neighborhood impacts, transitions/buffers etc.
- **OCPS feedback**
 - Capacity, mitigation, siting, review timing





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- **Factors to Consider**
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Factors to Consider

WHERE DO WE GO FROM HERE?

- **Frame pending issues**
- **Request another extension from Dept of Commerce (DOC)**
- **Consider DOC feedback/guidelines**
 - EAR Deadline Pending
 - Density/intensity changes require re-transmittal
 - Future Land Use map changes
 - Pending Annexations - Lands remove
- **Zoning in Progress (ZIP)**



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Zoning in Progress Suspension Ordinance

CURRENT ORDINANCE

▪ Effect:

- Temporarily suspends the acceptance of new applications for (1) Comprehensive Plan Text and Map Amendments, (2) Rezoning, and (3) Special Exceptions

▪ Purpose:

- To provide staff with time to review, study, and prepare amendments to Orange Code & Vision 2050
- To avoid creating inconsistencies with new Code

▪ Duration:

- 6 months (May 28, 2024- November 28, 2024)



Zoning in Progress Suspension Ordinance

NEW ORDINANCE

▪ Ordinance Replacement:

- The current Zoning in Progress Suspension Ordinance will be replaced by a new ordinance

▪ Acceptance Window:

- The new ordinance will allow for the acceptance of Comprehensive Plan Text and Map Amendments, Rezoning, and Special Exceptions until a specified date. Afterward, these will be suspended again in preparation for the adoption of Orange Code & Vision 2050. The likely acceptance period is from October 29- December 1

▪ Effective Date & Expiration:

- The new ordinance will go into effect immediately upon adoption and will expire in June 2025 (or at the anticipated adoption date of the Orange Code & Vision 2050)



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Outstanding Issues List

▪ Summary from Sunshine Meetings

1. Concerns with administrative countywide re-fluming and rezoning
2. Applying form-based standards in a limited area vs. countywide
3. Potential Post-Adoption, Administrative Downzoning
4. Further reduction or elimination of parking minimums
5. Vision 2050 increases densities in the Rural Settlements from 4 to 6 du/ac
6. The Vision 2050 map reflects increased densities in the Rural Sector



Outstanding Issues

▪ Summary from Sunshine Meetings

1. **Concerns with administrative countywide re-fluming and rezoning**
 - A lesson learned from similar land use and zoning initiatives is that overlays and/or “opt-in” scenarios become ineffective due to complexity and confusion with two sets of regulations many times resulting in inconsistent implementation and incompatible built environment
 - They do not change from their existing unsustainable development patterns



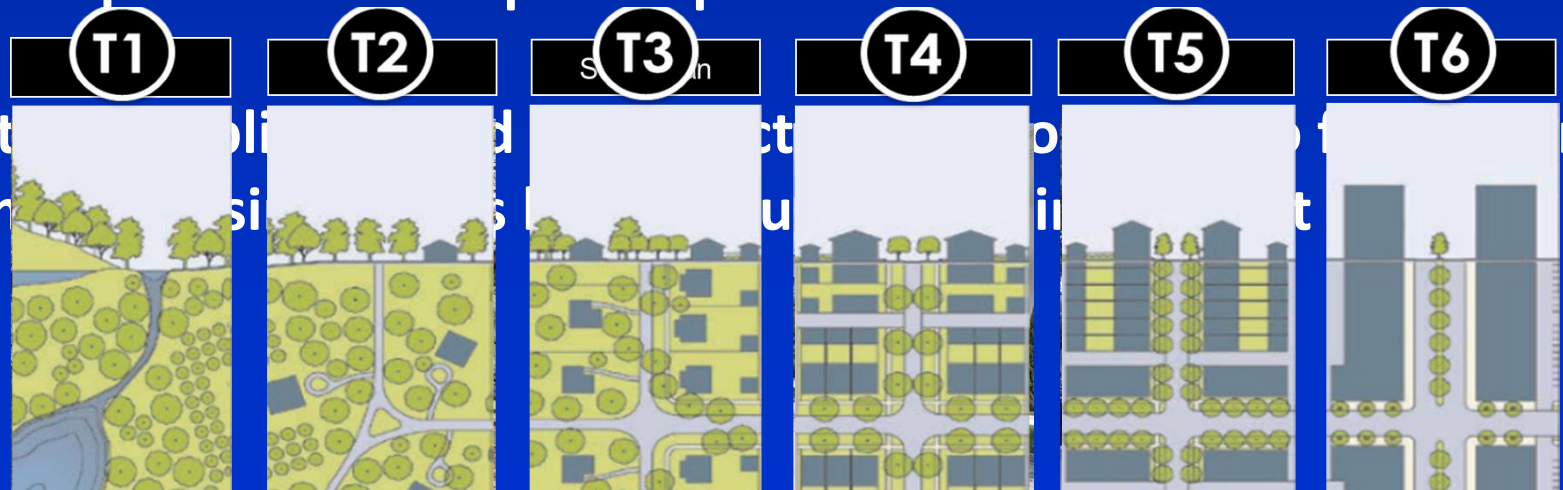
Outstanding Issues

Summary from Sunshine Meetings

1. Concerns with administrative countywide re-fluming and rezoning
2. Applying form-based standards in a limited area vs. countywide

- Applying form-based codes to a specific sector or limited geographic area while also maintaining the old standards of the current code adds confusion to an already complicated development process

- Most of the planning rules





Outstanding Issues

▪ Summary from Sunshine Meetings

1. Concerns with administrative countywide re-fluming and rezoning
2. Applying form-based standards in a limited area vs. countywide

3. Potential Post-Adoption, Administrative Downzoning

- The idea of including language in the Orange Code adoption ordinance to allow the Board to administratively down-zone properties within a defined period after adoption to correct or adjust approved districts was discussed with the County Attorney's Office
- The initial concern is that such action could result in unintended property damage / taking claims
- The recent time extension would allow sufficient opportunity to review and revise the proposed zoning map



Outstanding Issues

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4. Further reduction or elimination of parking minimums

- **Policy T 3.3.6:** *Within five years of plan adoption, the County shall conduct a study to assess Orange Code's off-street parking standards and the appropriateness of additional reductions or other adjustments. The analysis will evaluate how reducing off-street parking requirements in Orange Code has affected parking demand within developments and communities, traffic congestion, and walkability, as well as any impacts from parking spill-over onto adjacent properties or neighborhoods*

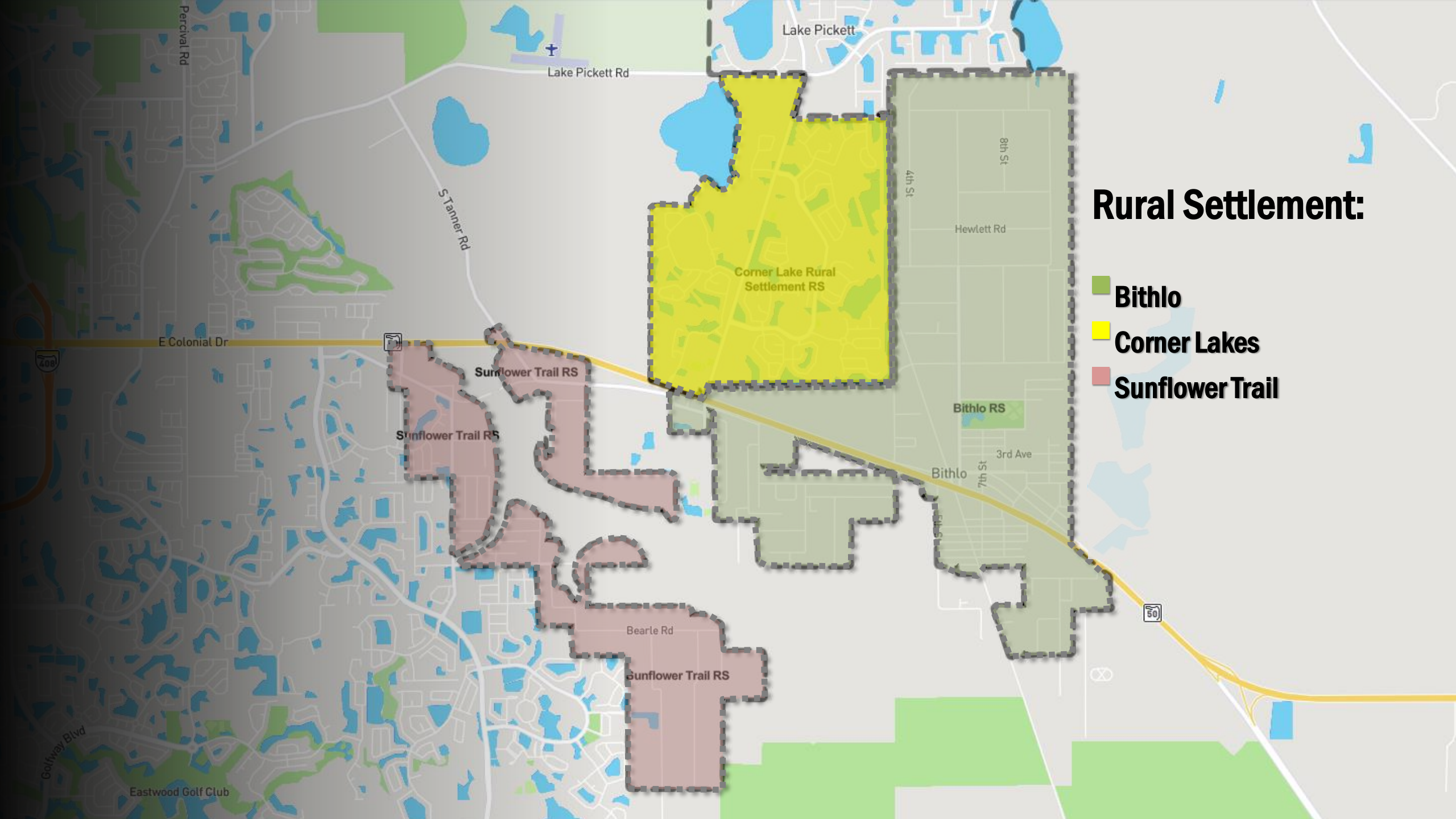


Outstanding Issues

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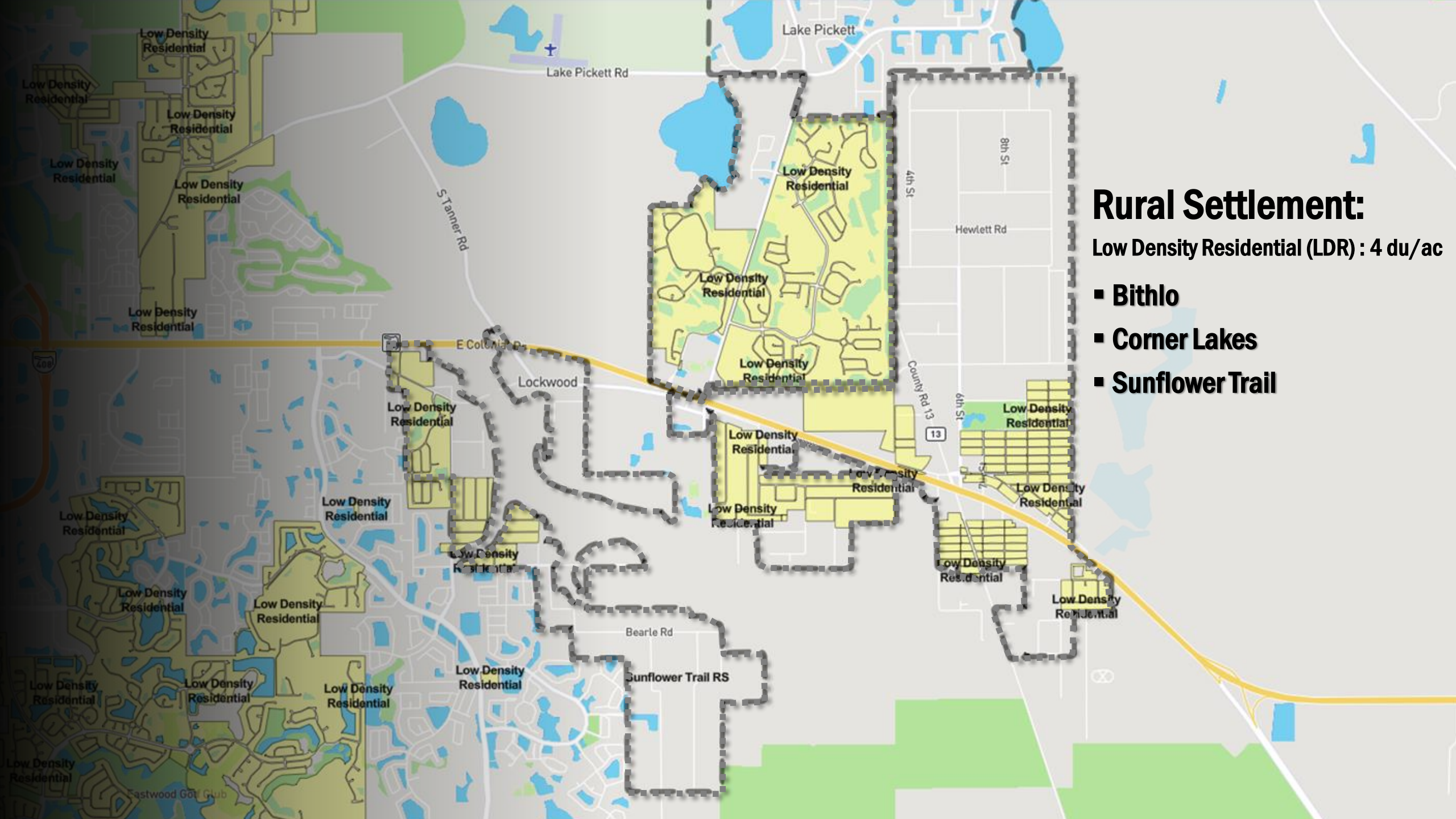
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1. Concerns with administrative countywide re-fluming and rezoning
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5. **Vision 2050 increases densities in the Rural Settlements from 4 to 6 du/ac**
 - While the names of some Future Land Use Map (FLUM) designations within rural areas are changing, residential densities in the Rural Sector are not
 - Place Type designations in the Established Sector allow for consideration of up to 6 dwelling units per acre, Vision 2050 policies limit residential density in Rural Settlements with a Suburban Neighborhood place type designation to 4 du/ac



Rural Settlement:

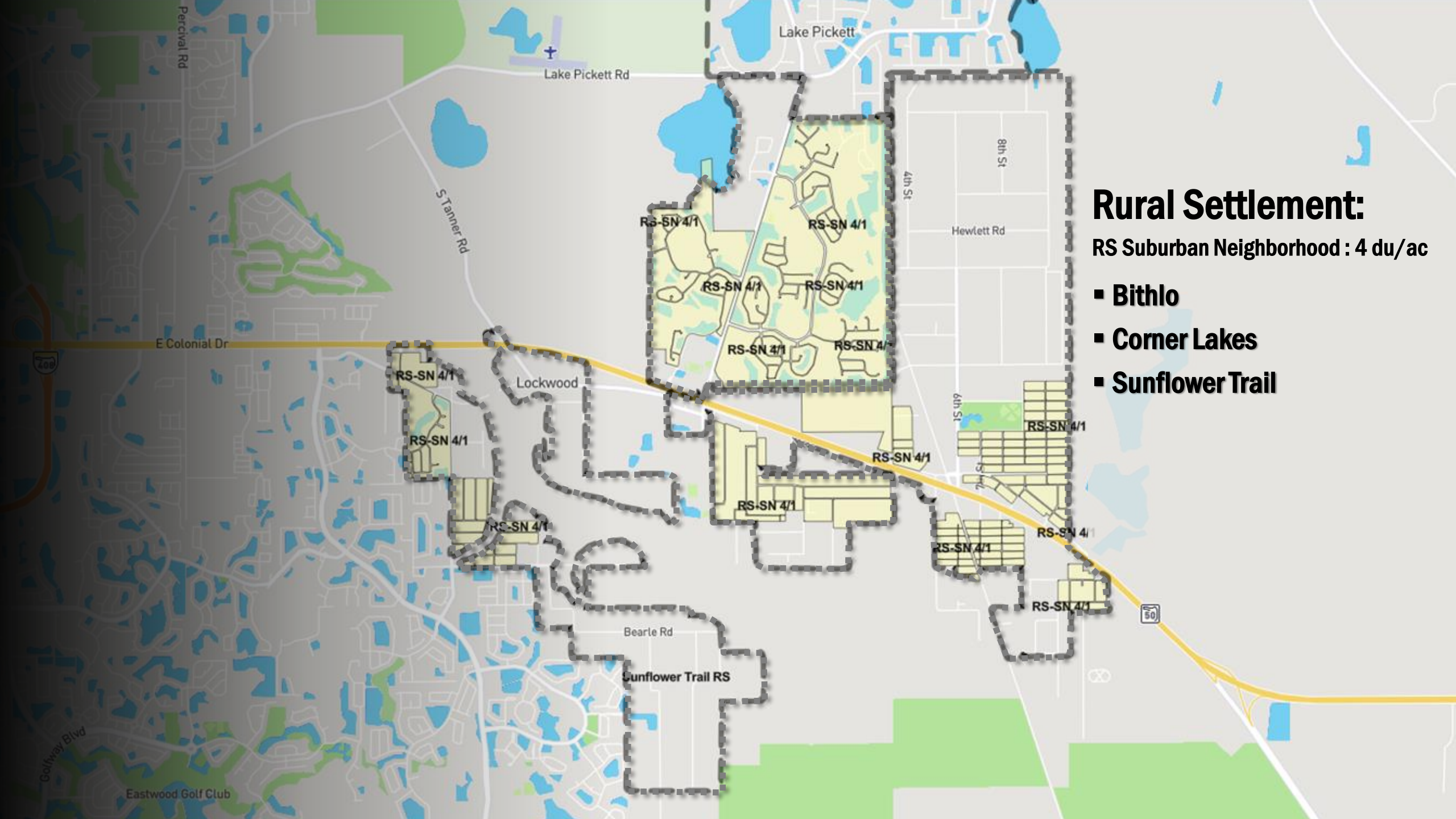
- Bithlo
- Corner Lakes
- Sunflower Trail



Rural Settlement:

Low Density Residential (LDR) : 4 du/ac

- Bithlo
- Corner Lakes
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Rural Settlement:

RS Suburban Neighborhood : 4 du/ac

- Bithlo
- Corner Lakes
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Outstanding Issues

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5. Vision 2050 increases densities in the Rural Sector from 4 to 6 du/acre
6. **The Vision 2050 map reflects increased densities in the Rural Sector**
 - Residential densities in the Rural Service Area, including Rural Settlements, are not changing with Vision 2050, and staff is unaware of any mapping issues. Staff continues to welcome feedback in order to better refine data in Gridics



Outstanding Issues

▪ Commissioners Feedback

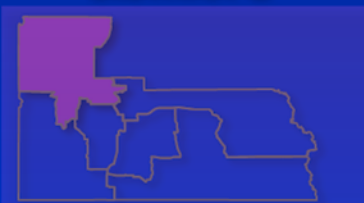
- Town Hall Meetings in every district were conducted post Vision 2050 Transmittal to discuss Orange Code
- Commissioners asked for further coordination with focus groups to address specific community related concerns

DISTRICT 1



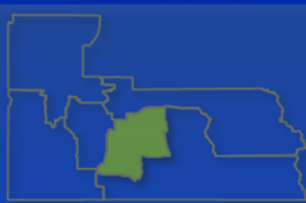
- Lake Avalon RS
- Kilgore Rd

DISTRICT 2



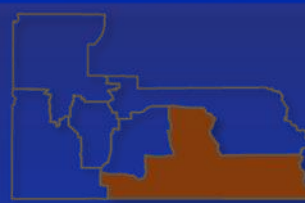
- South Apopka
- Thompson Rd & Votaw Rd
- POWS - Wekiva

DISTRICT 3



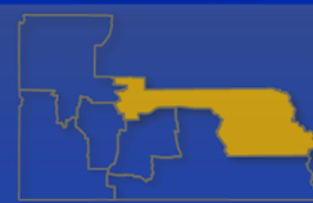
- Lake Holden
- Michigan St
- Lake Jessamine
- Lake Mary Jess
- Taft Neighborhood
- Azalea Park

DISTRICT 4



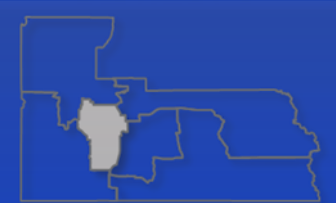
- Eagle Creek
- Eastwood Work Group

DISTRICT 5



- Sunshine Meetings
- Resident Work Group

DISTRICT 6



- Pine Hills Community Council



Outstanding Issues

▪ Summary of OCPS discussion items

1. Concerns with the area where most of the residential growth will occur, impacts OCPS' ability to adequately plan for and provide schools
2. May require more schools in previously developed areas where land is expensive and not readily available (Targeted Sector)
3. Impacts OCPS ability to provide school capacity/overcrowding information to County Commissioners



Outstanding Issues

- **Summary of OCPS discussion items**

1. **Concerns with the area where most of the residential growth will occur, impacts OCPS' ability to adequately plan for and provide schools**
 - Residential uses are planned for areas with existing single nonresidential uses
 - They show concerns of how to calculate % of residential units mix in Place Types



Outstanding Issues

▪ Summary of OCPS discussion items

1. Concerns with the area where most of the residential growth will occur, impacts OCPS' ability to adequately plan for and provide schools
2. **May require more schools in previously developed areas where land is expensive and not readily available (Targeted Sector)**
 - The existing School siting ordinance needs update for urban conditions
 - Need a methodology to Identify future school sites and new urban prototypes
 - Presents increased cost concerns to pay for new schools



Outstanding Issues

▪ Summary of OCPS discussion items

1. Concerns with the area where most of the residential growth will occur, impacts OCPS' ability to adequately plan for and provide schools
2. May require more schools in previously developed areas where land is expensive and not readily available (Targeted Sector)
3. **Impacts OCPS ability to provide school capacity/overcrowding information to County Commissioners**
 - **Current process works for OCPS**
 - **A point when applicant can be engaged prior to new entitlement**
 - **OCPS is concerned with Admin FLUM & Rezoning in the Targeted Sector**

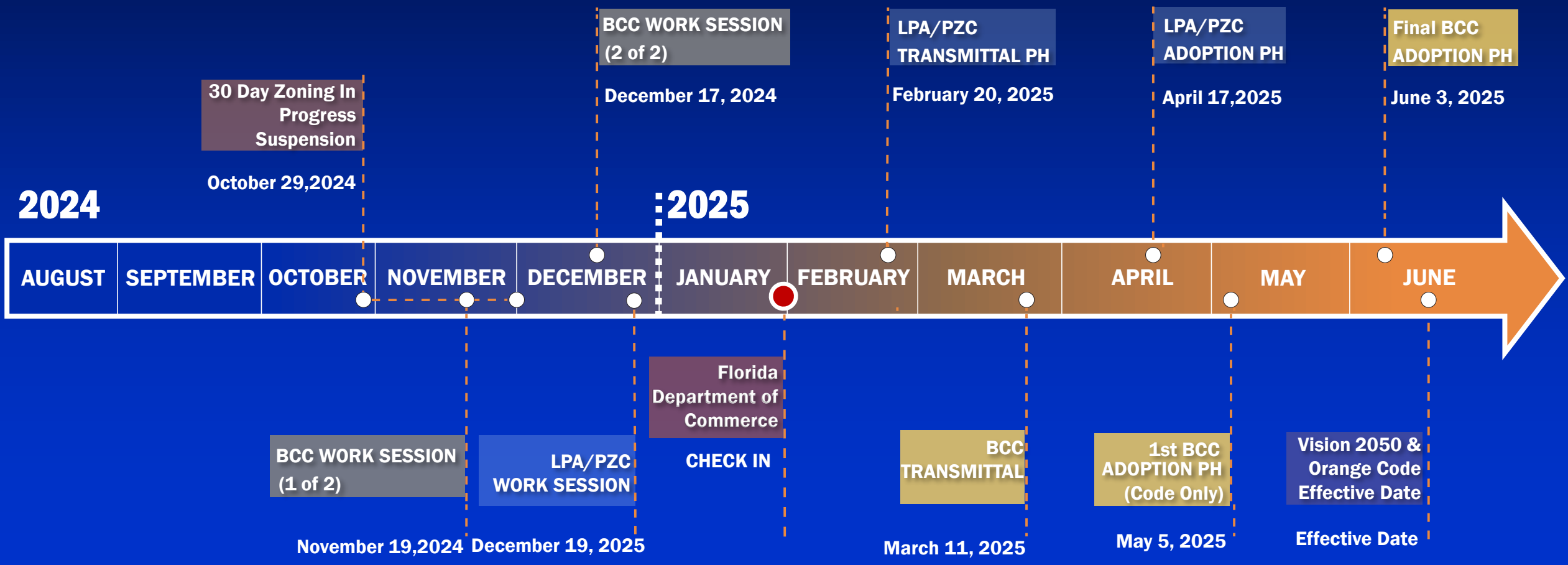


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June 2025





Presentation Outline

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Board Direction

- Are you okay with the plan to extend to June 2025?
- Are you okay with ZIP 2?
 - Does County want to reopen application window
- Did we miss anything on the issues list?
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