



Interoffice Memorandum

DATE: April 11, 2025

TO: Jennifer Lara-Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THRU: Agenda Development BCC

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

CONTACT PERSON: **Jim Resta, AICP, Chief Planner**
Planning Division
(407) 836-5624 or James.Resta@ocfl.net

SUBJECT: Request for First Public Hearing: May 6, 2025, at 2:00
PM for an Ordinance Pertaining to the Proposed
Creation of Chapter 40 of the Orange County Code
("Orange Code")

ORDINANCE: **AN ORDINANCE PERTAINING TO LAND USE AND
ZONING IN UNINCORPORATED ORANGE
COUNTY, FLORIDA; CREATING CHAPTER 40
ENTITLED THE ORANGE CODE FOR ORANGE
COUNTY, FLORIDA TO PROVIDE FOR
CONSISTENCY WITH THE COMPREHENSIVE
PLAN; PROVIDING FOR A SHORT TITLE OF
"ORANGE CODE"; PROVIDING FOR THE
ESTABLISHMENT OF ZONES AND THE
ADOPTION OF AN OFFICIAL ZONING MAP;
PROVIDING FOR REZONING AND
DEVELOPMENT REVIEW; PROVIDING FOR
PERMITTED, CONDITIONAL, AND PROHIBITED
USES; PROVIDING FOR VARIANCES, SPECIAL
EXCEPTIONS, AND MINOR DEVIATIONS;
PROVIDING FOR SUBMISSION REQUIREMENTS;
PROVIDING FOR APPEALS; PROVIDING FOR
NONCONFORMITIES; PROVIDING FOR ZONE
STANDARDS; PROVIDING FOR SPECIAL ZONES;
PROVIDING FOR SITE AND BUILDING
REQUIREMENTS; PROVIDING FOR PARKING
REQUIREMENTS; PROVIDING FOR
LANDSCAPING STANDARDS; PROVIDING FOR
SIGNS; PROVIDING FOR OVERLAY DISTRICTS;
PROVIDING FOR USE PERFORMANCE**

STANDARDS; PROVIDING FOR TEMPORARY STRUCTURES AND USES; PROVIDING FOR USE OF PUBLIC RIGHT-OF-WAY; PROVIDING FOR REGULATIONS FOR SPECIFIC USES; PROVIDING FOR COMMUNICATION TOWERS; PROVIDING FOR PUBLIC SCHOOL SITING REGULATIONS; PROVIDING FOR SITE DEVELOPMENT; PROVIDING FOR ROADS; PROVIDING FOR UTILITIES; PROVIDING FOR CIVIC AND OPEN SPACE; PROVIDING FOR DEFINITIONS; PROVIDING FOR CODIFICATION INTO THE ORANGE COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

TYPE OF HEARING:	Ordinance
APPLICANT:	Planning, Environmental, and Development Services Department
SUBJECT:	<p>An Ordinance to create a new Chapter 40 within the Orange County Code entitled the "Orange Code for Orange County, Florida" with the short title of "Orange Code", providing for consistency with the Comprehensive Plan, the establishment of new zoning districts, the adoption of a new official zoning map, and new or refined development-related processes, uses, standards, and regulations. This Ordinance will be considered in conjunction with the adoption of Comprehensive Plan Amendment 2023-1-C-CP-1 – An Evaluation and Appraisal-based Amendment updating the "Orange County Comprehensive Plan 2010-2030 - Destination 2030" and renaming it the "Vision 2050: Orange County Comprehensive Plan".</p> <p>This will be the first of two public hearings at which the Board will consider the adoption of the Ordinance creating Chapter 40. The final public hearing will be held on June 3, 2025, at 5:01 PM, following the 2:00 PM adoption public hearing for the "Vision 2050: Orange County Comprehensive Plan".</p>
DISTRICT #:	Countywide
HEARING CONTROVERSIAL:	No

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:**

40 minutes

**HEARING REQUIRED BY
FL STATUTE OR CODE:**

Section 125.66(5)(b), F.S.

**ADVERTISING
REQUIREMENTS:**

Planning Division will publish advertisement in local newspaper of general circulation.

ADVERTISING TIMEFRAMES:

At least seven (7) days prior to the first public hearing. The second public hearing shall be held at least ten (10) days after the first hearing and advertised at least five (5) days prior to the hearing.

SPANISH CONTACT PERSON:

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

Draft copy of the Ordinance as recommended by the Planning and Zoning Commission (PZC) will be submitted under separate cover at least seven (7) days prior to the date of the first public hearing.

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please place this request on the May 6, 2025, BCC public hearing agenda at 2:00 PM. This Ordinance is also related to three (3) separate Orange County Code ordinance public hearings on the same day: Chapter 31.5, Chapters 38 and 39, and the Reconciliation Ordinance.

cc: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Olan Hill, AICP, Assistant Manager, Planning Division
Jason Sorensen, AICP, Chief Planner, Planning Division