

**ORANGE**



**COUNTY**  
FLORIDA

# **Vision 2050**

## **Adoption Ordinance Amendment**

# **BCC WORK SESSION**

**July 14, 2026**

# OUTLINE

- **PURPOSE & BACKGROUND**
- **CURRENT STATUS**
- **OPTIONS**
- **RECOMMENDATION**
- **IMPLEMENTATION**

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# PURPOSE

## 1 BRIEF THE BOARD

On the status of Vision 2050 and Orange Code and present the available paths forward following the State's *null and void* determination and their closure of administrative coordination

## 2 SEEK BOARD DIRECTION

On a recommended action to advance Vision 2050 readoption Public Hearings

### Actions& Core Message:

In June 2025, the Board adopted **Vision 2050** — Orange County's EAR-based amendment and 25-year Growth Management Framework. State legislation (**SB 180**) subsequently rendered that adoption ineffective.

**This Work Session **is not** intended to reopen or reconsider Vision 2050. Instead, It is focused on discussing a targeted action necessary to restore the Plan's statutory standing while preserving the integrity of the document as previously adopted by the Board.**

# BACKGROUND

## KEY MILESTONES

*Vision 2050 Preparation Through Current Status*

### MULTI-YEAR PREP

PUBLIC ENGAGEMENT,  
TECHNICAL ANALYSIS

2017–2025



Jun 3, 2025

### BOARD ADOPTS

VISION 2050

### STATE ISSUES

"NULL & VOID"  
DETERMINATION

Jul 28, 2025

Aug–Dec 2025

### 3 COORDINATION MEETINGS

WITH  
FLORIDACOMMERCE

### 2026 'GLITCH BILL' FAILED

UNSUCCESSFUL  
LEGISLATIVE RELIEF

March 13, 2026

Apr 21, 2026

### STATE DECLINES FURTHER MEETINGS

(ACTIVE LITIGATION)

**Litigation Filed: Sep 29, 2025** - Orange County + 24 others challenge SB 180 | Oct 7, 2025 - 1000 Friends of Florida separate suit

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# CURRENT STATUS

## Destination 2030

**ACTIVE**

**CURRENTLY IN EFFECT — NOT IN COMPLIANCE**

- Existing comprehensive plan remains active
- Current land development code in force
- Provides planning guidance during resolution
- **Cannot Process Staff Initiated Amendments**
- **Cannot Process Board Directed Amendments**

## Vision 2050

**PENDING**

**ADOPTED — NOT EFFECTIVE**

- Locally adopted June 3, 2025
- A 25-year Growth Management Framework
- **State null & void determination**
- **GOPs cited → reduced to certain unresolved items**
- **State Coordinated Review—Unpredictable**

*Orange Code is also held in abeyance pending Vision 2050 effectiveness*

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# OPTIONS

## THREE PATHS FORWARD — Varying Levels of Action & Certainty

### PATH A

Delay / Deferral

#### Options:

1. Maintain Status Quo
2. Delay Re-adoption
3. Await Courts or 2027 Legislature

*Lowest action. Prolongs uncertainty and stalls Vision 2050 implementation indefinitely.*

**HIGH UNCERTAINTY**

### PATH B

Reopen & Revise

#### Options:

4. Continue Administrative Resolution
5. Revise 9 of 14 Cited Provisions

*Greater policy risk. Could reopen full multi-year public hearing process and weaken core policies.*

**HIGH DISRUPTION**

### PATH C

Re-adopt + **Opt-Out**

#### Option:

6. Re-adopt Ordinance with **Opt-Out** Provision ✓

**RECOMMENDED**

*Moves implementation forward. Preserves adopted policy framework with narrow compliance overlay.*

**BALANCED SOLUTION**

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# RECOMMENDATION

## PATH C: STAFF RECOMMENDATION

### Option 6: Re-adopt Vision 2050 Ordinance with Opt-Out Provision

#### TO ADOPT AN AMENDMENT TO THE VISION 2050 ORDINANCE

- Schedule public hearings to readopt the ordinance providing for the SB 180 **opt-out** approach
- Hold the State to the Notice of Intent Process per FS 163.3184(4)(e)4
- If the amendment is found **in compliance**, then it goes into effect unless timely challenged
- If the amendment is found **not in compliance** it would proceed to DOAH and the County would defend its position, there

# RECOMMENDATION

## PATH C: STAFF RECOMMENDATION

### Option 6: Re-adopt Vision 2050 Ordinance with Opt-Out Provision

#### ESTABLISHED PRECEDENT

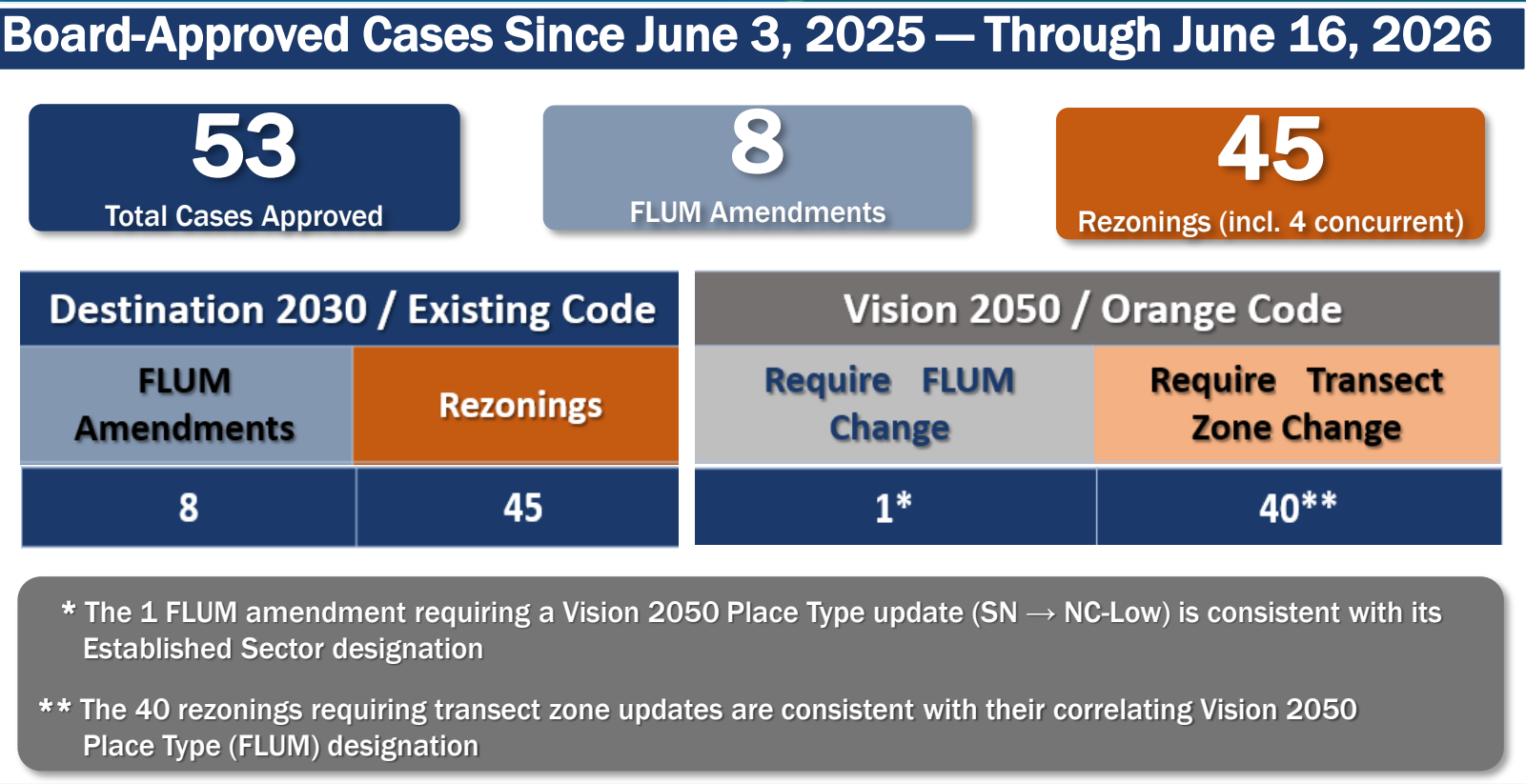
Successfully used by Ocoee

The County has a well-founded legal approach

#### PRESERVES PLAN INTEGRITY

Re-Adopt an ordinance with an **opt-out** provision

FS required + post-June 3 Cases completed after Re-adoption of **opt-out** Ordinance



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# IMPLEMENTATION - APPROACH

## BENEFITS OF MOVING FORWARD NOW

### **Reduces Legal and Regulatory Risk**

Provides an administrative pathway that may reduce disputes over conflicts with SB 180, applicability, vested rights, or implementation timing.

### **Provides Transitional Stability**

Creates a measured transition period while the County evaluates implementation experience and SB 180 conformance

### **Preserves Choice & Flexibility**

While in this transition period and when conflicts are justified, an application may be reviewed under the current Comprehensive Plan and Code, reducing uncertainty and providing a clear pathway forward

### **Avoids Delays to Economic Development Projects and to Housing Crisis solutions**

Activates Vision 2050 application process moving forward many applications that were waiting for the plan to become effective

### **Advances Infrastructure Focus Area Planning**

Creates mechanisms to codify a binding infrastructure Improvements Focus Plan – pairing growth in the Targeted Sector with sequenced capital improvements avoiding impacts to vulnerable communities

### **Comp Plan - Compliance (FS. Chapter 163, Part II)**

Restores the County to full statutory compliance

Aligns amendment processing with established state growth management procedures and legal framework

# IMPLEMENTATION - APPROACH

## PRIORITY INITIATIVES UNLOCKED

- Restore Board-Directed Comp Plan amendments
- Resume staff-initiated Comp Plan updates
- O'Berry Hoover Rural Residential Enclave
- Historic Preservation Initiative
- Green PLACE Properties Preservation & Protection
- Shingle Creek Protection Area - TDR Strategies
- Quadrangle Small Area Study
- Adoption of Updated Water Supply Facilities Work Plan
- I-Drive District - Regional Center (Catalytic Sites)
- Return to Chapter 163, Part II compliance

## TRADEOFFS TO ACKNOWLEDGE

### Possible State Process Objections

State may find the ordinance re-adoption not in compliance – Legal successful challenge precedents exist

### Dual Plan Administration

Temporary admin of two plans/codes possible through Oct 1, 2027 (or later if extended legislatively)

### Staff SOP Development

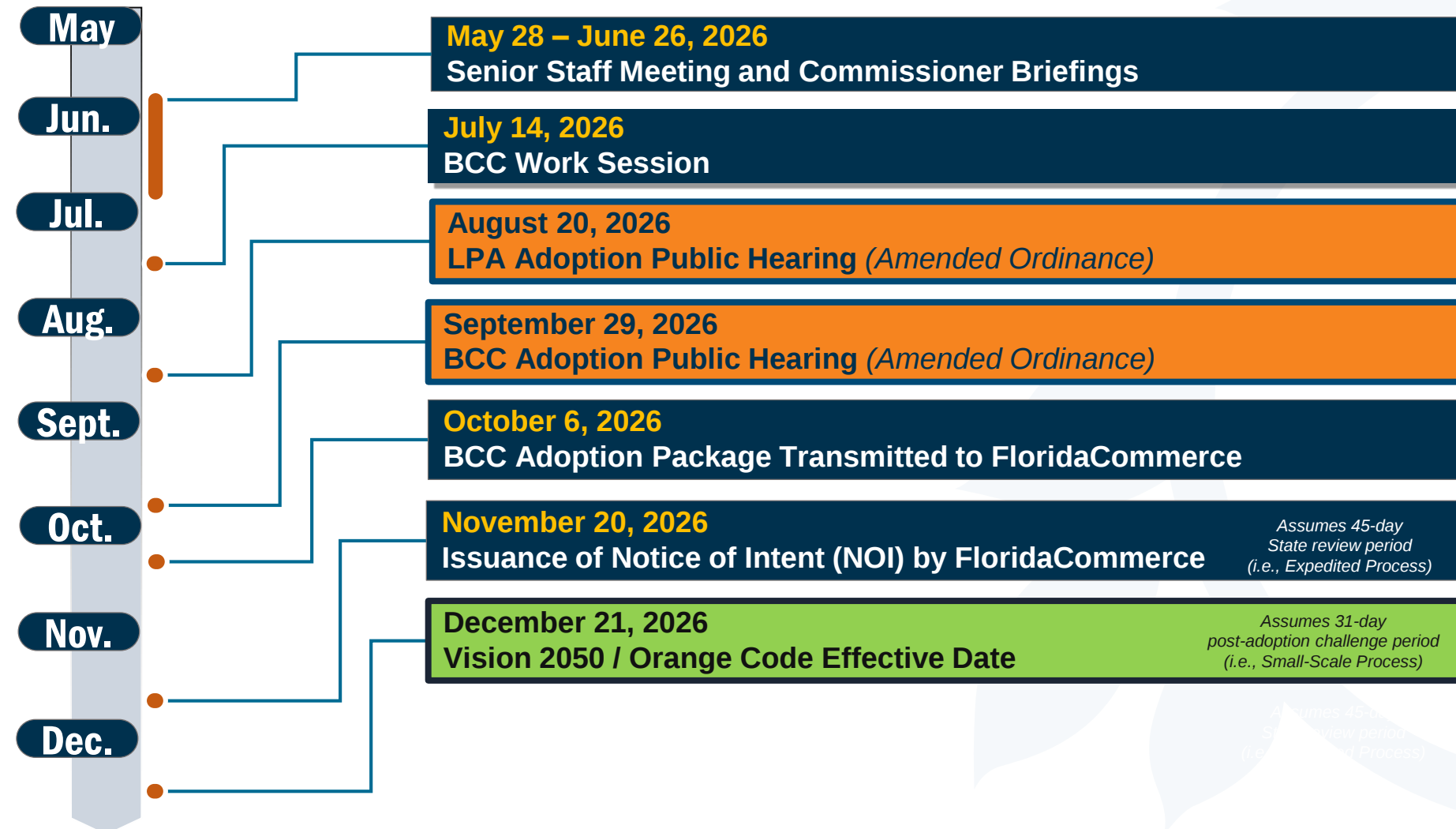
Need temporary Standard Operating Procedures, and clear process guidance

### Limited Opt-Out Volume Expected

Staff anticipates low usage. Opt-out is elective — most applicants benefit from Vision 2050 certainty

# IMPLEMENTATION - VISION 2050 / RE-ADOPTION TIMELINE

*One (1) BCC Work Session and two (2) Public Hearings*



Assumptions / Risks:  
1) Relies on the Expedited State Review post-adoption process  
2) No sense of State reaction

# IMPLEMENTATION - DISCUSSION

## Pertinent Topics to Address

**1** **Does this weaken Vision 2050?** A  
**No** - Vision 2050 is preserved in full. The **Opt-out** allows limited case-by-case reliance on prior regulations only where statutory conflicts may be asserted

**2** **Will anyone Opt-out?**  
Staff anticipates very limited use. Most applications gain certainty under Vision 2050.  
**Opt-out** is elective — expected only in narrow circumstances

**3** **Why not wait for courts or the Legislature?** A  
Waiting prolongs uncertainty and stalls implementation.  
**Option 6** advances the County's adopted vision now while preserving flexibility if/when future relief occurs

**4** **Could the State object?**  
**Yes** - a recognized risk. However, the approach is grounded in precedent (Ocoee), directly addresses the null and void letter, and presents a stronger compliance posture than inaction

# IMPLEMENTATION – NEXT STEPS

## BOARD DIRECTION:

To move forward with the preparation efforts to re-adopt the **Vision 2050 Ordinance with an Opt-Out Provision** to restore statutory compliance and advance implementation of the Board's previously adopted **EAR-based amendment** and **25-year Growth Management Framework**