



**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](mailto:James.Resta@ocfl.net)**

**SUBJECT:** Request for Public Hearing: May 6, 2025 at 2:00 PM  
to adopt the following Ordinance:

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**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.

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<b>TYPE OF HEARING:</b>	Ordinance
<b>APPLICANT:</b>	Planning, Environmental, and Development Services Department
<b>SUBJECT:</b>	An ordinance to create a new Chapter 40 within the Orange County Code and with the short title of "Orange Code" while 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.
<b>DISTRICT #:</b>	Countywide
<b>HEARING CONTROVERSIAL:</b>	No
<b>ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:</b>	40 minutes
<b>HEARING REQUIRED BY FL STATUTE OR CODE:</b>	Section 125.66 (5)(b), F.S.
<b>ADVERTISING REQUIREMENTS:</b>	Planning Division will publish advertisement in local newspaper of general circulation.
<b>ADVERTISING TIMEFRAMES:</b>	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.
<b>SPANISH CONTACT PERSON:</b>	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 3 separate Orange County Code ordinance public hearings on the same day.

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  
Alberto Vargas, Manager, Planning Division  
Olan Hill, Assistant Manager, Planning Division