

Zoning In Progress Ordinance

A Temporary Suspension of Certain Processes while Orange Code and Vision 2050 are finalized.

May 21, 2024



ORANGE COUNTY PLANNING DIVISION

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



Zoning In Progress Ordinance

Purpose

- During the April 23rd BCC work session, staff was directed to move forward
- Temporarily suspend the acceptance of new applications for:
 - Comprehensive Plan Text and Map Amendments
 - Rezoning; and
 - Special Exceptions

Benefits

- Provides staff with ample time to review, study, and prepare amendments to the Orange County Land Development Code (“Orange Code”) and the Comprehensive Plan (“Vision 2050”).
- Prevents application submittals that are not able to be processed before Vision 2050 / Orange Code adoption.
- Provides staff with more time to focus on processing existing applications prior to adoption.



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Effect of the Ordinance

- The Ordinance has no affect on applications submitted prior to the “suspension”.
- Development approvals occurring within the Master Planned Communities will not be included in the temporary suspension:
 - Horizon West (Map 2-FLUM 3)
 - Lake Pickett (Map 22 – FLUM 23)
 - Avalon Park DRI (Ordinance #93-30)
 - Innovation Way (Map 4 – FLUM 5)
 - I-Drive District Conceptual Regulating Plan (Map 23 – FLUM 24)
- Planned Development Change Determinations will be unaffected by the “suspension”.
- The Ordinance is set to expire 6 months from the Effective Date, unless earlier repealed by the BCC.



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A Suspension; Not a Development Moratorium

- The suspension is temporary in nature;
- The suspension does not affect applications that were received by the County prior to the effective date of the Ordinance; and
- Development processes not described in the Ordinance will continue (including building permits), along with development in the exception areas.



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Recent Updates

- Grammatical and editing clean-ups;
- Clarified that applications received prior to the effective date will not be affected;
- Clarified that existing Planned Developments would be unaffected;
- Clarified the Master Planned Communities that are exempt; and
- Changed effective date from May 21st to May 28th.



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Recent Updates Detailed List (May 13th DRAFT)

- Ln. 8 Added the phrase “PERTAINING TO LAND USE IN ORANGE COUNTY”
- Ln. 17 Removed the word “FOR”
- Ln. 31 add (“County”)
- Ln. 35 deleted “these items” and replaced it with “the Land Development Code and Comprehensive Plan”
- Ln. 73 add “new applications for” delete “certain”
- Ln. 74 make “amendments,” “rezonings,” and “special exceptions” lower case
- Ln. 76 make “staff” lower case
- Ln. 79 changed Section title to “Existing Applications, Existing Businesses, and Other Exceptions”
- Ln. 79, added “The temporary suspensions shall not apply to applications received by the County prior to the Effective Date of this Ordinance. - Additionally, existing Planned Developments will be unaffected and as such, change determination requests will still be processed.”
- Ln. 85, delete “Development approvals” and replace with “Comprehensive Plan text and map amendments, rezonings, and special exceptions”
- Ln. 88-92, deleted and replaced to read as follows:
 - Horizon West Special Planning Area (Map 2 – Future Land Use Map 3 of the Comprehensive Plan);
 - Lake Pickett (Map 22 – Future Land Use Map 23 of the Comprehensive Plan);
 - Avalon Park (Avalon Park Development of Regional Impact, Ordinance #93-20, Orange County Code);
 - Innovation Way (Map 4 – Future Land Use Map 5 of the Comprehensive Plan);
 - I-Drive District Conceptual Regulating Plan (Map 23 – Future Land Use Map 24 of the Comprehensive Plan).
- Ln. 108, replaced “May 21, 2024” with “May 28, 2024.”

REQUESTED ACTION

Local Planning Agency (May 16, 2024) - Recommend Approval

Approval of an Ordinance of the Orange County Board of County Commissioners pertaining to land use in Orange County enacting a temporary suspension prohibiting the processing of certain Comprehensive Plan Text and Map Amendments, Rezoning, and Special Exceptions to allow County staff time to thoroughly review, study, and prepare amendments to the Orange County Comprehensive Plan (“Vision 2050”) and the Orange County Land Development Code (“Orange Code”); providing for severability; and providing an effective date;

and

Allow staff to correct any non-substantial grammatical or scrivener’s errors.