



The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing		Outcome	Title: 2023-1-C-CP-1	
✓	Staff Report	Recommend Transmittal	Divisions: Planning	
✓	LPA Transmittal March 10, 2023	Recommend Transmittal (6-0)	Request: Adoption of the Vision 2050 Comprehensive Plan, 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", including, but not limited to, revising existing Elements and redesignating them into new Chapters entitled Land Use, Mobility, and Neighborhoods; Housing and Community Services; Tourism, Arts, and Culture; Economy, Technology, and Innovation; Natural Resources and	

✓	BCC Transmittal July 25, 2023	Transmit (6-1)	Conservation; Recreation and Open Space; Transportation; Public Schools; Community Facilities and Services; and Implementation and Property Rights, pursuant to Sections 163.3177, 163.3180, 163.3184, 163.3191, and parts II and III of Chapter 369 (Wekiva River Protection & Wekiva Parkway and Protection Act), Florida Statutes. This Evaluation and Appraisal-based Amendment also incorporates new or revised maps in the Future Land Use Map Series, including a new Sectors Map; a new Future Land Use Map, including an expansion of the Urban Service Area (USA) Boundary; and other maps intended for inclusion in the Comprehensive Plan. This Amendment further incorporates new or revised maps in the Transportation Map Series and a new Wekiva Study Area Map Series.
✓	Florida Department of Commerce (FloridaCommerce) Objections, Recommendations, and Comments (ORC) Report October 6, 2023	FloridaCommerce provided no comments or expressed any objections in the ORC Report.	
✓	LPA Adoption April 23, 2025	Recommend Adoption (6-0)	
	BCC Adoption June 3, 2025	To Be Determined	

LOCAL PLANNING AGENCY RECOMMENDATION:

On April 23, 2025, the Local Planning Agency (LPA) recommended that the Board of County Commissioners (Board) make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment and ordinance are in compliance with State Statutes, and **ADOPT** Staff-Initiated Text and Map Amendment 2023-1-C-CP-1 and its associated Ordinance, including additional edits as presented by staff and authorization to correct any discovered mapping scrivener's errors by staff prior to the final Board adoption public hearing. The LPA also recommended that Orange County staff continue to coordinate potential policy language with Orange County Public Schools (OCPS) to ensure consistency between the Comprehensive Plan and the County Charter. The LPA further recommended the insertion of a new Map 1, "WSA-1 Wekiva Overlay Areas 2025-2050", to the Wekiva Study Area Map Series in Part III – Appendix and the renumbering of Maps WSA-1 through WSA-5 as Maps WSA-2 through WSA-6, as presented by staff, and the replacement of an outdated photo of the Tangerine community's identification sign in Part III – Market Areas – Northwest Market Area with a photo of the replacement sign that correctly states that Tangerine was established in 1879, rather than 1909.

COMPREHENSIVE PLAN UPDATE

Orange County's Comprehensive Policy Plan (CPP), currently titled the "Orange County Comprehensive Plan 2010-2030 – Destination 2030," has routinely been amended since it was initially adopted in 1991 and was evaluated and amended several times based on Evaluation and Appraisal Reports in accordance with the 1985 Growth Management Act. With the enactment of the 2011 Community Planning Act, the state reduced its level of involvement in planning, delegating much of the authority to the local level. Best practices for smart growth planning and sustainability have also changed significantly over the years. This shift provides an opportunity for local comprehensive plans to evolve substantially to meet the needs of the 21st century.

During this update process, various County departments and divisions have been asked to gather data to identify future needs, as well as emerging trends. This helps gauge how future challenges can be adequately met and provides the flexibility to deal with new opportunities as they arise. Throughout the process of developing this Plan, the overarching objectives have been to streamline the document, eliminate outdated policies, combine elements with shared goals, and reformat existing Plan elements into chapters.

The Plan was developed through a robust public engagement process and has resulted in policies that reflect a broad level of consensus and community support. The Plan creates meaningful and measurable goals, objectives, and policies (GOPs) that support market-driven planning, placemaking, and context-sensitive design. It directs most new growth and development to "Targeted" and "Intended" Sectors where urban infrastructure and services already exist or are planned, while reducing patterns of urban sprawl and protecting the County's rural areas and natural resources. The Plan also promotes the community's desire for a more interconnected street network, accessibility to affordable and attainable housing, and performance-based development, and it is interwoven with policies that demonstrate the County's commitment to sustainability, resilience, and equity. Vision 2050 further establishes Orange County's long-range planning vision and contains goals to sustainably guide the County's future growth and development through the 2050 planning horizon, in accordance with Section 163.3167, F.S.

Finally, the proposed amendment also serves as the State-required Comprehensive Plan Evaluation and Appraisal Report (EAR), which updates the existing "Orange County Comprehensive Plan 2010-2030 - Destination 2030" and renames it the "Vision 2050: Orange County Comprehensive Plan".

PUBLIC ENGAGEMENT AND INPUT PRIOR TO JULY 25, 2025 (Board Transmittal Public Hearing)

Since 2020, the Orange County Planning Division has coordinated with all other County departments and/or divisions in the drafting of Vision 2050 and participation in community outreach.

Public participation has been an integral component throughout the preparation of Vision 2050. The County began engaging the community in 2020 with visioning exercises and four online surveys before initiating the process of amending existing GOPs. The feedback from County residents, civic leaders, and the business community confirmed the direction taken with Vision 2050. A strong preference for livable, walkable communities took shape, and from that came the Smart Growth framework and approach seen throughout the Vision 2050 Plan.

County staff engaged the public through a variety of methods, including relatively new or expanded engagement technologies that became a necessity during the COVID-19 pandemic. Fortunately, these technologies allowed the County to reach residents and other individuals who were less likely to

participate in more traditional in-person outreach forums. More specifically, the Planning Division kicked off Vision 2050 public engagement in earnest in late 2020 with 18 virtual Town Hall Meetings, including a series of three meetings in each of the six (6) designated County Market Areas. The intent and purpose of these meetings was to inform the public about the existing development framework, which dates back in part to 1957, and the opportunity to revamp it into a more sustainable and context-sensitive framework. One of the three meeting series events featured “Orange Code”, the proposed form-based Zoning Code that will implement Vision 2050. Aside from the 18 virtual Town Hall Meetings, staff participated in numerous speaking engagements and design charettes, conducted multiple digital public opinion surveys, completed a six -month electronic billboard campaign, and distributed many types of print media and digital messaging.

To ensure that important feedback from populations that are typically disengaged and disenfranchised was captured, Orange County staff and a consultant team of placemaking and form-based code experts completed multiple-day design charettes in the Boggy Creek/Kissimmee Farms, Lockhart, Pine Hills, and South Apopka communities. Residents and community leaders from those areas provided invaluable input about their concerns and aspirations, as well as feedback about how planning decisions could improve or enhance community character.

Throughout the writing and rewriting process leading up to the Local Planning Agency (LPA) and Board of County Commissioners (Board) Transmittal Public Hearings, County staff engaged in productive dialogue with community leaders, special interest groups, and industry groups. In late 2021, Orange County hosted five focus group meetings with environmental activists, developers, and other community leaders throughout the County to glean their recommendations for specific policies, actions, and priorities for inclusion in the new Vision 2050 Plan. Staff continued to communicate with and involve these focus group participants during the draft Vision 2050 preparation and editing period.

Subsequent to the LPA Transmittal Public Hearing on March 10, 2023, the first Vision 2050 Transmittal Public Hearing before the Board was held on Tuesday, April 11, 2023. While most residents, property owners, and community stakeholders in attendance expressed support for the Plan, the Board continued the hearing to July 25, 2023, for the purpose of achieving greater in-person public engagement and awareness.

Prior to the Board of County Commissioners Transmittal Public Hearing on July 25, 2023, the Planning Division held and facilitated 22 in-person town hall meetings across the County. A summary of the town hall meetings is listed in the chart below:

Commission District	Town Hall Meetings Held	General Communities Covered
District 1	4	<ul style="list-style-type: none">• Lake Avalon Rural Settlement• Gotha Rural Settlement• Doctor Phillips
District 2	2	<ul style="list-style-type: none">• Tangerine / Zellwood• North Pine Hills• South Apopka• Clarcona Rural Settlement• Wekiva Springs• Lockhart

Commission District	Town Hall Meetings Held	General Communities Covered
District 3	5	<ul style="list-style-type: none">• Taft• Pine Castle• Conway• Holden• Rio Pinar / Ventura
District 4	3	<ul style="list-style-type: none">• Meadow Woods (2)• Avalon Park
District 5	6	<ul style="list-style-type: none">• Winter Park• Goldenrod• Downtown• UCF/University• Waterford Lakes• Bithlo/Rural East
District 6	2	<ul style="list-style-type: none">• Pine Hills• Holden Heights• West Colonial

Each of the town hall meetings was conducted and facilitated by staff in a manner specifically designed to maximize the community's education and engagement. Following a brief welcome by the respective District Commissioner, a thorough Vision 2050 overview and presentation that highlighted proposed Sector and Place Type designations for the subject community was provided. Attendees were then given the opportunity and encouragement to interact with staff one-on-one at the following four stations:

- Vision 2050 Document and Chapters;
- Draft Place Type and Transect (Zoning) Maps;
- Vision 2050 Interactive Mapping Website; and
- General Comments (oral and written).

In addition to a team of Planning Division staff, representatives from Sustainability, Zoning, Public Works, Transportation Planning, Neighborhood Services, Housing & Community Development, Economic Development, Parks & Recreation, Arts & Culture, Utilities, Environmental Protection, and Fire Rescue were present to address their specific Plan chapters or areas of expertise.

At the conclusion of the one-on-one interaction period between staff and attendees, all remaining meeting participants were gathered in a forum where staff from each station provided a quick summary of attendee-communicated issues, concerns, questions, or comments and where residents voiced their opinions on any other topics that were not covered by staff.

In addition to previous town hall public engagement efforts, the Planning Division continues to maintain the Vision 2050 and Orange Code websites and interactive maps, where residents can read the current drafts of the Vision 2050 Plan and Orange Code, explore the interactive maps, obtain the project timeline and public hearing information, and leave comments or questions. The Planning Division also maintains a dedicated Vision 2050 / Orange Code email address, where residents can send questions and/or

comments. Based on the invaluable input received during the town hall meeting and public engagement period, Planning Division staff recommended the following “notable” changes to draft Vision 2050 plan document and map series during the July 25, 2023, Board Transmittal Public Hearing:

- Creating a supplemental Vision 2050 User Guide to assist the reader in navigating the Plan;
- Removing previously-proposed “conservation community” place type concepts (*Rural Hamlets & Villages*) that were primarily envisioned for the Rural East Market Area;
- Refining density and intensity calculation methodology by removing references to specific wetland classifications (consistent with pending Environmental Control Code updates);
- Establishing specific criteria for reducing residential densities below prescribed minimums;
- Modifying an alternative student housing density calculation requirement for areas surrounding the University of Central Florida (UCF) and resulting from proposed (higher) densities within the UCF Regional Center;
- Clarifying through policy that existing single-use projects and limited expansions may be considered within mixed-use place type designations;
- Amending the Suburban Mixed Neighborhood (SMN) Place Type designation to clarify that the “mix” refers only to a variety of housing types (including “Missing Middle Housing”);
- Revising and relocating various mobility and transportation-related policies in Chapter 1 (Land Use, Mobility, and Neighborhoods) and Chapter 10 (Transportation) to better align with the Plan;
- Updating Public School Chapter Policies, as coordinated with OCPS staff and the Orange County Attorney’s Office; and
- Updating all Transportation Map Series exhibits consistent with completed Data & Analysis.

On October 6, 2023, the County received the formal Objections, Recommendations, and Comments (ORC) Report from the Florida Department of Commerce (FloridaCommerce), which indicated the amendment was in compliance with the State Coordinated Review Process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. In addition, FloridaCommerce did not identify any objections or comments to the proposed amendment. Since the ORC Report was received, staff has continued to maintain and improve the Vision 2050 / Orange Code website, has held numerous other community meetings and stakeholder engagements, and has made documented edits to the drafts of Vision 2050 and Orange Code leading up to the final adoption proceedings.

FLORIDA STATUTORY REQUIREMENTS

Each local government in Florida is required to adopt, maintain, and implement a comprehensive plan that, at a minimum, meets the requirements prescribed by Section 163.3161, F.S. commonly known as the “Community Planning Act”. The Comprehensive Plan outlines and maps the vision for the local government’s future development. It ensures that important services such as roads, schools, water, sewer, parks, recreational facilities, and housing are planned in coordination with growth and development.

The proposed update to Orange County’s Comprehensive Plan, referred to herein as Vision 2050, was created to address legislative mandates, modify and/or eliminate redundancies and outdated policies, prioritize staff resources, add new goals, objectives, and policies to meet future needs, and provide guidance for future preservation, maintenance, and development of the County.

Orange County’s currently-adopted Comprehensive Plan, Destination 2030, was adopted in 2009 and was separated into 19 Elements which addressed isolated topics but did not comprehensively address overarching themes. Since the adoption of Destination 2030, Florida’s Growth Management Act was updated by the State with the 2011 enactment of the Community Planning Act, which provided all jurisdictions greater latitude in how their respective Comprehensive Plans could be designed and developed to best represent their area’s specific needs. Vision 2050 was the product of collaborative efforts across multiple County divisions and departments to reorganize and consolidate the County’s Comprehensive Plan and strategically reorganize the 19 Destination 2030 Elements into 10 Vision 2050 Chapters with similar themes, goals, and functions. Vision 2050 integrates environmental, social, and economic perspectives into the decision-making process, which are critical to building a sustainable future for Orange County.

The reorganization and consolidation of the current Orange County Comprehensive Plan (Destination 2030) elements is described in the chart below, which lists the new Vision 2050 chapter numbers and titles, describes how former Destination 2030 Comprehensive Plan elements were reorganized, and notes which Comprehensive Plan elements required by Section 163.3177, F.S. are addressed. This staff report should also be reviewed in tandem with the accompanying Goals, Objectives, & Policies, Map Series, and appendices.

Vision 2050 (Proposed Comprehensive Plan)	Destination 2030 (Currently-Adopted Comprehensive Plan)	State of Florida Required Elements
Chapter Name	Elements	
1. Land Use, Mobility, and Neighborhoods	<ul style="list-style-type: none"> • Future Land Use Element • Urban Design Element • International Drive Element • Transportation Element • Neighborhoods Element • Public Schools Element 	<ul style="list-style-type: none"> • Future Land Use* • Transportation*
2. Housing and Community Services	<ul style="list-style-type: none"> • Housing Element 	<ul style="list-style-type: none"> • Housing*
3. Tourism, Arts, and Culture		***
4. Economy, Technology, and Innovation	<ul style="list-style-type: none"> • Economic Element 	***
5. Natural Resources and Conservation	<ul style="list-style-type: none"> • Conservation Element • Aquifer Recharge Element 	<ul style="list-style-type: none"> • Conservation* • Wetland Protection*

Vision 2050 (Proposed Comprehensive Plan)	Destination 2030 (Currently-Adopted Comprehensive Plan)	State of Florida Required Elements
Chapter Name	Elements	
6. Recreation and Open Space	<ul style="list-style-type: none"> Recreation Element Open Space Element 	<ul style="list-style-type: none"> Recreation and Open Space*
7. Transportation	<ul style="list-style-type: none"> Transportation Element 	<ul style="list-style-type: none"> Transportation*
8. Public Schools	<ul style="list-style-type: none"> Public Schools Element 	<ul style="list-style-type: none"> Intergovernmental Coordination*
9. Community Facilities and Services	<ul style="list-style-type: none"> Potable Water, Wastewater and Reclaimed Water Element Solid Waste Element Fire Rescue Element 	<ul style="list-style-type: none"> General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge* Wetland Protection*
10. Implementation and Property Rights	<ul style="list-style-type: none"> Future Land Use Element Capital Improvements Element Intergovernmental Coordination Element 	<ul style="list-style-type: none"> Capital Improvements* Concurrency (Sewer, Solid Waste, Drainage, Potable Water)** Level of Service* Intergovernmental Coordination* Private Property Rights*

*Elements required by Section 163.3177, F.S.

**Required by Section 163.3180, F.S.

***Optional Elements, as permitted by Section 163.3177(1), F.S.

REQUIRED DATA & ANALYSIS

Included in the transmittal package was an initial and supportive set of Data & Analysis (D&A) that relied upon all relevant and available data. This includes completed D&A for transportation, utilities, and environmental protection, and a summary of preliminary D&A for all remaining chapters or key elements. Orange County's Vision 2050 planning timeframe is 30 years, 2020 through 2050. Orange County relied on the University of Florida Bureau of Economic and Business Research (BEBR) 2020 mid-range population projections through 2045. Projections were extrapolated to 2050 as the basis for estimating housing and land use needs through the planning timeframe. A complete D&A package will be provided to the State as part of the final adoption package.

ORGANIZATION OF VISION 2050

Vision 2050 has been organized into three parts, described below:

Part I: Part I is the introduction to Vision 2050, and provides an overview and background of the Plan, describes the County's new planning framework, and outlines Vision 2050's guiding principles.

Part II: Part II contains Vision 2050's ten chapters, which include elements required by Section 163.3177, F.S. and concurrency requirements in Section 163.3180, F.S., as well as three optional chapters, and each chapter's associated goals, objectives, and policies.

Part III: Part III contains geographic area-specific policies (Market Areas, described below in the Overview of Planning Framework section). These policies contain defining characteristics, features, and area-specific goals, objectives, and policies. The purpose of Part III is to streamline Vision 2050 by recognizing the diversity of the County's six Market Areas and grouping their respective planning strategies and goals.

In addition, Part III includes an Appendix containing the Future Land Use Map Series, the Transportation Map Series, and the new Wekiva Study Area Map Series. The Appendix also incorporates a Glossary of Comprehensive Plan Terms.

SUMMARY OF VISION 2050 CHAPTERS

Below are descriptions of each of Vision 2050's ten chapters, along with summaries explaining the changes that have been made.

The **Land Use, Mobility, and Neighborhoods** chapter presents Orange County's new planning growth framework along with four major components that are inextricably linked, but were previously isolated elements: land use, mobility, neighborhoods, and sustainability. These four concepts were combined to shape the livability of the County and, when working in tandem, create complete communities.

The **Housing and Community Services** chapter enhances the former Housing Element by incorporating strategies to increase the stock of diverse affordable and attainable housing in strategic areas. This chapter also includes new policies that provide for equal opportunities for housing, prevention of gentrification, and planning for climate-driven effects on public health and neighborhoods.

The **Tourism, Arts, and Culture** chapter is a new addition to Orange County's comprehensive plan and focuses on the County's commitment to enhancing the quality of life for residents and visitors through the creation and support of community-based arts and cultural programs and venues. This chapter also strives to expand support for the current and future workers within the County's existing world-class tourism and entertainment industry.

The **Economy, Technology, and Innovation** chapter has been expanded to include strategies to diversify the County's economy and enhance its key industries, with a focus on resiliency and adaptation to market conditions. Additionally, this chapter highlights the importance of neighborhood-level economic development, as well as providing support and training for the County's workforce.

The **Natural Resources and Conservation** chapter includes a Conservation section that reorganizes and reflects the breadth of environmental issues the County must address over the next 30 years as it works to strike a sustainable balance between natural systems and continued development pressures while

promoting environmental resilience. A new Wekiva section has been added that consolidates and updates policies targeting the northwest portion of the County to ensure consistency between policies and address updated legislative requirements and formats these policies in a user-friendly structure based on geographic overlays. In addition, the Shingle Creek Basin and the St. Johns River Basin each have a new series of policies focusing on the conservation and protection of natural resources within their respective watershed.

The **Recreation and Open Space** chapter presents policies focused on providing recreation spaces and programming to the County's growing population. As the County's population urbanizes, the need for open space, park lands, trails, and recreation will evolve to meet diverse lifestyles and needs.

The **Transportation** chapter plans for and implements a multimodal transportation system that is designed for all users and encourages an array of mobility options. Additionally, this chapter contains new and updated GOPs to address emerging trends in transportation and technology to prepare for the rapidly changing environment of technological advances in transportation and delivery methods.

The **Public Schools** chapter presents policies that use collaboration with community stakeholders as the foundation for positive growth and development of children and ensures public schools are safe and secure. This chapter also promotes public schools as an integral component of community planning and design and ensures effective processes for reserving, developing, and improving school sites and facilities.

The **Community Facilities and Services** chapter compiles elements from Destination 2030 that previously stood alone but have common goals of providing for a basic level of service for essential infrastructure and public safety services that support and maintain the health, safety, and welfare of the County's residents. This chapter also includes a section of new policies regarding energy, including conservation and efficiency, renewable energy sources, and energy education and advocacy.

The **Implementation and Property Rights** chapter provides a framework of County procedures and standards to administer the policies throughout Vision 2050. This chapter compiles elements from Destination 2030 that previously stood alone but have similar functions, such as community engagement and input, intergovernmental coordination, capital improvements, private property rights, and level of service.

OVERVIEW OF PLANNING FRAMEWORK

Vision 2050's new planning framework focuses on the characteristics of development, the standards for the built environment, and integration of uses to create more predictable development and desirable neighborhoods and communities. Land uses are designed to be place-based and context-sensitive, with a focus on community character, affordability, and enhanced public spaces.

PLANNING SCALES

Vision 2050 is organized into three scales: Market Areas, Sectors, and Place Types. Market Areas describe the general character of geographical areas within the County and inform the structure of subsequent planning layers. Sectors are associated with specific long-range planning strategies that indicate whether an area should develop, redevelop, or stay largely unchanged within the planning horizon. Place Types define existing and future planning areas, including appropriate development densities and intensities.

Place Types replace many of the Future Land Use Map (FLUM) designations adopted in Destination 2030. The three categories of Place Types are Centers, Corridors, and Neighborhoods.

Together, these three scales of planning create a cohesive framework for walkable and resilient places. While Market Areas and Sectors provide larger-scale, strategic policy-making guidance, Place Types define characteristics of how specific places should be developed.

MARKET AREAS

The County's Market Areas are characterized by common development patterns, industries, and geography. Market Areas influence the formulation of subsequent planning layers and provide a contextual lens for policies and decision-making.

- The Northwest Market Area is defined by natural features such as Lake Apopka, Wekiwa Springs, and Rock Springs, as well as historic cities and towns founded in the late 19th and early 20th centuries based on agriculture and railroads. The Northwest makes up 197 square miles, or 20% of Orange County. Most of the Northwest Market Area falls within the Wekiva Study Area, where clustering of residential units and greater amounts of permanently-preserved open space are required to protect significant environmental features.
- The Southwest Market Area has its origins in citrus agriculture and contains the area's early settlements of Gotha and Windermere. The decision of the Martin Marietta Company, now known as Lockheed Martin, to locate a plant in Orlando led to a spike in development in the 1960s. The key industry in the Southwest shifted to tourism with the opening of Walt Disney World in 1971, further bolstered by SeaWorld, the Orange County Convention Center, and Universal Orlando. The Southwest makes up 174 square miles, or 17% of Orange County.
- The Core Market Area is the most central market area and makes up 130 square miles, or 13% of Orange County. This area consists mostly of established neighborhoods and the historic downtowns of Winter Park and Orlando along the I-4 corridor; the industrial areas of Lockhart/John Young, the early settlements of Goldenrod, Lockhart, and Pine Castle; the early suburban neighborhoods of Pine Hills, Azalea Park, and Orlo Vista; and the South Orange and Conway area neighborhoods.
- The South Market Area, once sparsely developed and only suitable for cattle and military operations associated with the former McCoy Air Force Base, now includes the Orlando International Airport; warehousing and distribution operations; the large-scale planned communities of Lake Nona, Eagle Creek, Hunter's Creek, and Innovation Way; and large established suburban neighborhoods. The South makes up 155 square miles, or 15% of Orange County.
- The East Market Area includes the University of Central Florida and Valencia College and the surrounding residential development and established neighborhoods of Goldenrod, Waterford Lakes, and the traditional neighborhood of Avalon Park. The East makes up 86 square miles, or 9% of Orange County. The establishment of the University of Central Florida and Valencia College in the 1960s spurred a surge of residential development, as well as the extension of roadways into the east, which prompted the development of conventional suburban development and a more traditional neighborhood development pattern.

- The Rural East Market Area is bounded by the St. Johns River to the east and the Econlockhatchee River to the west. The Rural East Market Area consists primarily of state-preserved natural lands, large agricultural land holdings, and rural landscapes interspersed with rural settlements and such large-lot residential communities along the SR 50/SR 528 corridor as Wedgefield. The Rural East Market Area is the largest planning area and makes up 259 square miles, or 34% of Orange County.

SECTORS

The County's proposed Sectors Map is the vision for where Orange County's future growth will occur over the next 30 years and directs where centers, corridors, and neighborhoods should be maintained, evolve, transform, or grow to create more complete communities. This scale of Vision 2050's planning framework provides predictability for the County's growth and guides where public and private investments effectively build sustainable neighborhoods.

The different Sectors and their goals are described below:

- The **Preserved Sector** applies to lands that have been protected from development in perpetuity through conservation. The goal of the Preserved Sector is to protect areas that are critical to the functioning of natural systems.
- The **Rural Sector** includes lands of rural character that are important for protecting agricultural resources and natural systems. The Rural Sector is characterized by agricultural activities, large-lot residences, and rural-scale commercial development and limited industrial activities. The goal of the Rural Sector is to protect and maintain agricultural activities, environmental quality, and rural lifestyles.
- The **Established Sector**, located within the Urban Service Area, applies to mostly-developed single-family suburban neighborhoods. Growth within the Established Sector is generally limited to infill or redevelopment, where most of the land area in the sector will not change significantly and new road capacity infrastructure is limited. The goal of the Established Sector is to maintain existing neighborhood character and allow appropriate infill and redevelopment.
- The **Intended Sector** consists of areas with development programs set by approved regulating plans or special area plans, as well as designated "Growth Centers" where urban-scale development beyond the County's Urban Service Area (USA) boundary is implemented through Joint Planning Area (JPA) and utility service agreements with other jurisdictions. The Intended Sector allows the County to plan for future infrastructure and transportation needs associated with new development in a systematic and coordinated fashion, while allowing intended growth areas to develop consistent with the approved regulating plans to achieve their intended character. This Sector applies to specific communities, including Horizon West, the Innovation Way Overlay Area, the Lake Pickett Study Area, and the County's previously-established Growth Centers.
- The **Targeted Sector** includes centers and neighborhoods inside the Urban Service Area where new and intensified development can occur within already-urbanized areas and around existing or planned transit corridors. The goal of the Targeted Sector is infill, redevelopment, and adaptive reuse in the areas of the County that are most accessible and walkable to transit, jobs, and services.

- The **Special Sector** applies to large areas of single land uses that require special rules. These areas are generally limited in use across the County. Examples of uses within the Special Sector include power plants, landfills, major industrial areas, and airports, or mostly isolated industrial sites in the Rural Service Area. The goal of the Special Sector is to maintain land uses that are integral to everyday functioning of the County, while operating with minimal conflict with incompatible uses.

PLACE TYPES

Place Types represent some of the County's newly-proposed Future Land Use Map (FLUM) designations and are implemented by the County's proposed form-based code, Orange Code. The function of Place Types is to identify residential densities and nonresidential intensities, and generally describe allowable mixed uses, design characteristics, pedestrian sheds, civic spaces, and mobility options.

Place Types are adopted to create complete communities that support active mobility; enable livable, walkable urban places; encourage a vibrancy that comes with a variety of uses and activities; preserve and protect rural, agricultural, and environmentally-sensitive lands; and provide the ability to adapt to changing conditions. Place Types organize the future development pattern, set a desired urban form, encourage greater walkability, create accessible public spaces, promote a more competitive environment for small businesses, and foster greater housing diversity.

Vision 2050 establishes three (3) major Place Types as described below:

- **Center Place Types** are denser activity areas, ideally located in proximity to major transportation corridors or transit routes, and primarily defined by a mix of job-creating activities and residential development.
- **Neighborhood Place Types** are predominantly residential places but can also include other uses, such as schools, civic uses, open spaces, local shops, and restaurants.
- **Corridor Place Types** are the connecting links between neighborhoods, centers, and other special areas. They are primarily defined by streets, roadways, or transit lines, but also extend into adjacent development to integrate transportation and land uses.

In addition, Vision 2050 includes nine (9) primary Place Type typologies that define existing and future planning areas, including appropriate development densities and intensities. These Place Types replace many of the Future Land Use Map (FLUM) designations adopted in Destination 2030 and identify specific residential densities and intensities as required by State Statutes.

Finally, Vision 2050 includes eight (8) supplemental Place Type typologies that supersede their primary Place Type typologies with more specific or refined development densities, intensities, and development characteristics.

All Place Types, as well as twelve (12) other FLUM designations that were retained from the Destination 2030 Comprehensive Plan, are reflected on the proposed Vision 2050 FLUM and the Future Land Use/Transect Zone Correlation Table [Table LMN 1.6.3(a)-(d)]. Together with some retained "single use" FLUM designations from the Destination 2030 Comprehensive Plan, the Vision 2050 FLUM will direct most new growth and development to the Targeted Sector, while continuing to protect existing rural communities, agricultural activities, and vitally significant environmental habitats.

STAFF ANALYSIS

This update of the Comprehensive Plan sets the vision for growth, policies, plans, and strategies of the County to address future challenges and opportunities related to development, environmental resource protection and management, sustainability and energy, social equity and housing affordability, and mobility and transportation. Vision 2050 is consistent with the Goals, Objectives, and Policies of the Destination 2030 Comprehensive Plan, and which are specifically discussed in the analysis below.

The main goals of this plan update are:

1. Livability

Orange County's previous growth framework adopted in Destination 2030 separated the County into areas based on specific land uses, which continued the pattern of urban sprawl and its associated negative environmental, economic, and social costs. Vision 2050 will create high-quality, unique neighborhoods that reflect the values of Orange County's residents, while encouraging a built environment that supports a more interconnected community, which furthers the intent of Urban Design Element Goal UD1 and Objectives UD1.1 and UD1.3, which encourage efficient use of land by integrating uses, creating interconnected and diverse spaces, and creating charming, pleasant gathering spaces that encourage walking and social interaction.

Future Land Use Element Goal FLU2, Objective FLU2.2, and Policy FLU2.2.16 support the intermingling of residential, commercial, and recreational uses so that neighborhoods can become vibrant and individuals can become independent. Mixed-use development can enhance the vitality and perceived security of an area by increasing the number and activity of people on the street. It attracts pedestrians and helps revitalize community life by making streets, public spaces, and pedestrian-oriented retail become places where people meet. By building streets and sidewalks that balance multiple forms of transportation, communities have the opportunity for greater social interaction, improved personal and environmental health, and expanded consumer choice.

2. Environmental protection

Urban Design Element Objective UD7.1 and Conservation Element Goal C1 and Objective C3.2 address the impacts of development on natural resources and prioritize the protection, conservation, and enhancement of natural resources to create a more sustainable community. Environmental protection is a priority throughout the Vision 2050 document, as it will preserve critical environmental areas and improve community quality of life. By removing development pressure and redirecting new growth to strategic areas, Orange County can protect environmentally-sensitive and agricultural lands and offset the environmental, public health, and economic effects of suburban sprawl. Additionally, environmental protection policies benefit our communities by lessening air, noise, and light pollution; providing for erosion control; protecting surface and ground water resources; and moderating temperatures in built environments and open spaces.

The County's current growth pattern, coupled with a growing population, is unsustainable and would intensify the effects of urban sprawl and reduce quality of life by worsening traffic congestion, increasing the cost of infrastructure and the tax burden associated with it, and reducing rural and natural lands. Vision 2050's proposed planning framework recognizes the diversity of the County's geographic areas through Market Areas and identifies which areas are appropriate for growth, maintenance, transformation, or protection over the planning horizon.

3. Smart growth and economic opportunity

Vision 2050 employs Smart Growth principles to enhance the vitality of Orange County's neighborhoods and revitalize community life by integrating residential, commercial, and recreational uses that had previously been separated. Compact development will locate goods and services within an easy and safe walk, and make pedestrian activity possible, expand transportation options, and create a streetscape for a range of users, including pedestrians, bicyclists, transit riders, and drivers—thus addressing Neighborhoods Element Goals N3 and N6, which call for the improvement of quality, safety, aesthetics, and economic viability of existing and new neighborhoods.

The economic growth of Orange County and its inhabitants is dependent on how well the County balances its policies in many sectors. Employees can only consume goods when they are paid a strong living wage and when they have funds available after paying for such necessities as housing, transportation, and medical care. Highly skilled jobs and workers are attracted to communities that have a flow of diverse and new ideas, cultivate collaborative industry clusters, and that support their employees' daily well-being through amenities like transit, trails, neighborhood culture, and innovative creative resources.

4. Attainable housing and accessible transportation

Orange County's ongoing population growth will drive the demand for an expanded and more diverse housing stock. Vision 2050's proposed planning framework allows for higher density development in areas that are most suitable for affordable and attainable housing and are close to employment, education, services, and transit. Housing Element Goal H1 and Policy H1.3.13 call for a larger broad range of housing types and integration of housing into existing communities at a variety of price levels. By supporting the production of a broad range of housing types at different levels of affordability, Orange County can support a more diverse population and allow more equitable distribution of households of all income levels. Additionally, Vision 2050 includes new policies that direct the establishment of financial tools and incentives, regulatory strategies, and communications and advocacy efforts for the creation of additional affordable and attainable housing units throughout the County.

Orange County is committed to providing people with more choices in housing, shopping, communities, and transportation. Transportation options should be available for all residents and should include walkable streets, prioritized bicycle and pedestrian networks, auto-free streets, and a high-quality, connected, and sustainable transit system, as stated in Transportation Element Goal T1 and Policies T3.1.1 and T3.1.2.

SUPPORTIVE COMPREHENSIVE PLAN POLICIES (From Existing Destination 2030 Comprehensive Plan)

FUTURE LAND USE ELEMENT

GOAL FLU1: Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County. (Goal One-r)

OBJ FLU1.1: Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development. The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development. (Added 12/00, Ord. 00-25-r, Obj. 1.1)

GOAL FLU2: URBAN STRATEGIES. Orange County will encourage urban strategies such as, but not limited to, infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options.

OBJ FLU2.2: MIXED-USE. Orange County shall develop, adopt, and implement mixed use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community. (Obj. 3.8-r)

FLU2.2.4: Projections indicate that Orange County is anticipated to have an adequate amount of single use commercial land available throughout the planning horizon. Orange County will be transitioning to more mixed-use options available for new commercial future land use requests, including vertical mixed-use. As part of this transition, the County will update its land development code to provide incentives to achieve a complementary mixing of uses by revising development standards to remove constraints for development meeting criteria that may include, but is not limited to, the following:

1. Location within the Urban Service Area, with special emphasis on potential Transit Corridors;
2. Locations identified in the Infill Master Plan, and locations identified as Energy Economic Development Zones;
3. Locations that will facilitate the County's Mobility Planning efforts, such as those locations that either have or potentially can:
 - a) Establish and promote community and neighborhood connectivity;
 - b) Provide multimodal opportunities for enhanced mobility, improved access, and flow of people and goods;
 - c) Have proximity to existing or planned transit corridor or transit stop.

FLU2.2.15: Orange County shall support the location of greater residential densities near employment centers to improve the jobs/housing balance in the County.

FLU2.2.16: The County's Land Development Code shall include zoning districts that encourage a concentrated urban form in order to efficiently accommodate its projected population.

FLU2.2.17: Throughout the planning horizon, the County shall provide policy and program mechanisms that further the principles of sustainability, including limiting urban sprawl, protecting wildlife and environmentally sensitive natural areas, promoting efficient use of land and water, and creating an environment conducive to quality building and promoting sustainable economic development.

OBJ FLU2.3: LAND USE AND TRANSPORTATION. The Land Development Code and Future Land Use Map shall reflect the coordination of land use and transportation as a major strategy for implementing the County's development framework.

FLU2.3.1: The design function of roads shall be maintained by considering the safe, convenient access and mobility of all roadway users, incorporating context sensitive design that considers local development

patterns and land use, Quality and Level of Service standards, and the functional classification of roads. (Policy 3.6.1)

URBAN DESIGN ELEMENT

GOAL UD1: Community Character. Enjoy a community characterized by charming, pleasant, and vibrant exterior gathering spaces and streetscape corridor settings that create inviting outdoor, human-scaled spaces, and encourage walking and social interaction.

OBJ UD1.1: Ensure that new land developments assume a built form and character that reflects the most flattering qualities of the Central Florida area and its citizens.

OBJ UD1.3: Encourage the efficient use of land by integrating uses and creating interconnected and diverse spaces that feature a horizontal and vertical mix of higher residential densities, and smaller scale residential and nonresidential uses.

OBJ UD7.1: The County should seek opportunities to encourage new, infill, and redevelopment projects that are designed, constructed, and maintained to minimize water consumption, energy use, greenhouse gas emissions, and impacts on natural water, wildlife habitat, and vegetative resources.

HOUSING ELEMENT

GOAL H1: Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

H1.3.13: Orange County shall support and provide incentives for the location of affordable housing in mixed use projects to encourage development patterns that physically integrate rather than isolate very low, low and moderate income and special needs groups from other sectors of the community.

TRANSPORTATION ELEMENT

GOAL T1: Orange County shall encourage a safe, accessible, convenient, efficient, and financially feasible multimodal transportation system which minimizes environmental impacts.

OBJ T3.1: The County shall support land use strategies in the Future Land Use Element and revisions to the Land Development Code that promote a convenient and efficient mobility system for all users of the transportation system based upon the development context. (Objective 2.1-r)

T3.1.1: The County shall require densities, intensities and mixed uses that integrate and support non-motorized transportation, enhance the feasibility of transit, decrease trip lengths, and promote internal capture of vehicle trips. (Added 05/04, Ord. 04-06, Policies 1.6.10-r, 1.6.11-r, 2.1.4-r, 2.1.5-r, 2.1.8)

T3.1.2: The County shall promote pedestrian-friendly, compact, mixed-use, transit-ready and transit-oriented development in designated activity centers with existing or programmed high-frequency transit service for more efficient use of land, infrastructure, and services within the Urban Service Area boundary.

NEIGHBORHOODS ELEMENT

GOAL N1: Maintain the residential character of neighborhoods through land use regulations.

OBJ N1.1: Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

GOAL N3: Improve the quality and appearance of existing and new neighborhoods.

GOAL N6: Improve the safety, economic viability, and aesthetics of neighborhood business corridors in Orange County. (Added 11/12, Ord. 2012-20)

OBJ N6.1: The County shall develop programs and services to attract and facilitate redevelopment in commercial corridors that serve local neighborhoods. (Added 11/12, Ord. 2012-20)

CONSERVATION ELEMENT

GOAL C1: Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, imperiled species, soils, floodplains, recharge areas, wetlands, and energy resources to ensure that these resources are preserved for the benefit of present and future generations. Lands located within the Wekiva Study Area (WSA) shall be considered high priority for protection. All development within the WSA shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act or future Acts, as applicable, so as to provide, promote, and maintain a level of environmental quality to ensure natural resources are preserved for the benefit of current and future generations. (Amended 12/07, Ord. 2007-20)

OBJ C3.2: Orange County shall set the pace to become a livable sustainable community.

SUMMARY OF UPDATES SINCE STATE REVIEW

Although no objections, recommendations, or comments were received from Florida Department of Commerce or other state and regional reviewing agencies, updates and refinements to various Vision 2050 Goals, Objectives, and Policies and maps have been made since the Plan was transmitted in July 2023. However, no changes or updates have been made to the proposed and overarching plan framework or structure.

The most notable post-transmittal changes or updates to Vision 2050 involve the Sector and Place Type maps which have been revised to reflect continued neighborhood and District Commissioner input; the acquisition of numerous properties for purposes of preservation, including those acquired through the County's Green PLACE Program; and other mapping adjustments to conform with the proposed Orange Code Countywide Zoning Map. In addition, the majority of the maps included in the Future Land Use and Transportation Map Series have been revised to reflect the most up-to-date Data & Analysis.

Lastly, various Goals, Objectives, and Policies found in Part II and Part III of the Vision 2050 document have also been updated. These text updates have been tracked in a redline format, with any new or relocated text highlighted in yellow. Similar to the Sector and Place Type map edits discussed above, most of the changes to the Sector / Place Type / Transect Zone correlation table and related Place Type cut sheets found in Chapter 1 (Land Use, Mobility, and Neighborhoods) were the result of stress-testing activities conducted during the preparation of Orange Code (Chapter 40) and the new Orange County Zoning Map. The following is a summary of notable post-transmittal changes to each of the Vision 2050 Parts and Chapters:

Part II

Chapter 1 (Land Use, Mobility, and Neighborhoods):

- New policies that limit residential density in the Targeted Sector where there are known public school capacity deficiencies (LMN 1.4.4.9 – 1.4.4.12)
- New references to the St. Johns River Basin and the Shingle Creek Basin (LMN 1.4.9)
- New minimum density reduction requirements by Sector (LMN 1.5.7 & 1.6.4)
- Sector / Place Type / Transect Zone Correlation Table Updates [Table LMN 1.6.3(a)]
 - *Decreased Suburban Neighborhood residential density from 6 du/ac to 4 du/ac*
 - *Adjusted correlating transect zones (zoning districts) based on Orange Code development*
- Added Eco-Tourism to the “Rural” Place Type description of allowable uses (LMN 4.2.1)
- Revised Rural Settlement-related policies for clarity (OBJ LMN 4.3)

Chapter 2 (Housing and Community Services):

- Deletion of former Policy HCS 3.1.9 that called for an agreement with Orange County Public Schools (OCPS) to create a program whereby certified affordable housing developments could access previously-reserved school capacity acquired through executed Capacity Enhancement Agreements (CEAs)

Chapter 3 (Tourism, Arts, and Culture):

- No notable edits

Chapter 4 (Economy, Technology, and Innovation):

- No notable edits

Chapter 5 (Natural Resources and Conservation):

- Added references to the St. Johns River Basin (C 4.5.1 and C 4.5.5)
- New policy with requirements to prevent or minimize hazardous or toxic substances that may adversely impact surface potable water supply watersheds (C 6.2.7)
- Enhanced multiple Shingle Creek Basin-related provisions (OBJ C 7.5)
- Enhanced or added multiple St. Johns River Basin-related provisions (OBJ C 7.6)
- Minor clarifications to Wekiva River provisions (GOALS WEK 3 – 5)

Chapter 6 (Recreation and Open Space):

- No notable edits

Chapter 7 (Transportation):

- Pursuant to Section 163.3177(3)(b), previous references to a 10-year Transportation Capital Improvements Schedule were updated to reflect a 5-year Capital Improvements Schedule.
- Added references to the County’s adopted Vision Zero Action Plan (Policy T 1.2.2)
- Updated available funding sources to include “mobility” fees (Policies T1.2.3 – T1.2.3.2)
- New Objective and Policies addressing the acquisition and protection of new roadway corridor rights-of-way (OBJ T1.7)
- Updated the Long-Range Transportation Plan (LRTP) map and others in the Transportation Map Series

Chapter 8 (Public Schools):

- In coordination with OCPS, many Goals and their underlying policies have been relocated and/or refined.
- Former Goal PS 2 (School Planning and Design) was relocated to Goal PS 3 and refined, including a policy that supports new urban school prototypes (*Policy 3.1.9*).

Chapter 9 (Community Facilities and Services):

- Added scattered references to the St. Johns River and other “surface waters” in policies addressing protection of natural drainage features.
- Minor edits to Water & Wastewater Utility LOS [Table WAT 1.2.5(a) and WAT 1.2.6(a)]

Chapter 10 (Implementation and Property Rights):

- Insertion of relocated School Capacity Enhancement Agreement (CEA) policy from Chapter 8 (Policy IMP 1.3.9)
- Removal of Transportation Concurrency policies that were relocated to Chapter 7
- Scattered policy edits and clarifications consistent with other Chapter edits
- Removal of numerous Public School-related policies that were relocated to Chapter 8

Part III

- Updates to Market Area data and graphics, including the LPA-recommended replacement of an outdated photo of the Tangerine community’s identification sign in Part III – Market Areas – Northwest Market Area with a photo of the replacement sign that correctly states that Tangerine was established in 1879, rather than 1909.
- New Innovation Way Policies that:
 - *Exempt certain vested projects from a Multimodal Transportation Network [Policy MA 4.1.1(E)]*
 - *Promote advanced connectivity within Innovation Way [Policy MA 4.6.5.1(C)]*
 - *Lists potential capital improvement funding sources*
- The LPA-recommended insertion of a new Map 1, “WSA-1 Wekiva Overlay Areas 2025-2050”, to the Wekiva Study Area Map Series in Part III – Appendix and the renumbering of Maps WSA-1 through WSA-5 as Maps WSA-2 through WSA-6.

CONCLUSION

Florida Law requires local jurisdictions to implement comprehensive plans to manage growth and guide public investment. Since 1972, this legal framework has defined growth management and shaped development patterns throughout the state. However, best practices in planning have changed significantly since that time, providing new opportunities for local policies and regulations to evolve accordingly to meet the needs of the 21st century. By restructuring Orange County’s Comprehensive Plan and adopting a new planning framework, Vision 2050 reframes the County’s policies to focus on resiliency, placemaking, affordability, context-driven planning, and performance-based development while remaining compliant with Chapter 163, F.S. This updated roadmap will set us on a more sustainable and equitable path through the 2050 planning horizon.

SYNOPSIS OF PUBLIC HEARINGS TO DATE

Local Planning Agency Transmittal Public Hearing: March 10, 2023

A special meeting was held by the Local Planning Agency to review the amendment to update the “Orange County Comprehensive Plan 2010-2030 - Destination 2030” and rename it the “Vision 2050: Orange County Comprehensive Plan”. Consistent with staff recommendation, the Local Planning Agency voted unanimously (6-0) to recommend transmittal of the proposed amendments. No one spoke in favor of or in opposition to the request.

Board of County Commissioners Transmittal Public Hearing: April 11, 2023

On April 11, 2023, and following significant public testimony, the Board of County Commissioners continued the Transmittal Public Hearing to the date certain of July 25, 2023, for the primary purpose of conducting further in-person public outreach and engagement.

Board of County Commissioners Transmittal Public Hearing: July 25, 2023

On July 25, 2023, and following significant public testimony, the Board of County Commissioners voted (6-1) to transmit the proposed amendment with changes.

Local Planning Agency Adoption Public Hearing: April 23, 2025

On April 23, 2025, an adoption public hearing was held by the Local Planning Agency. The history and highlights of Vision 2050 were presented to the Commissioners by Planning Manager Alberto Vargas. Mr. Vargas summarized the various Chapter edits and map revisions made by County staff since the Board of County Commissioners’ July 25, 2023, transmittal of Vision 2050 to FloridaCommerce for review and comment. Mr. Vargas communicated the need for the insertion of a new Map 1, “WSA-1 Wekiva Overlay Areas 2025-2050”, to the Wekiva Study Area Map Series in Part III – Appendix and the renumbering of Maps WSA-1 through WSA-5 as Maps WSA-2 through WSA-6.

Following the Vision 2050 presentation, Mr. Vargas and Zoning Manager Jennifer Moreau provided an overview of the final draft of Orange Code (proposed Chapter 40 of the Orange County Code), which the Board will consider in conjunction with the requested adoption of Vision 2050 on June 3, 2025. Ms. Moreau further discussed proposed new Chapter 39 of the Orange County Code that, if created, will incorporate the development regulations pertaining to Planned Developments (PDs), including the Horizon West PD Code, that currently resides in Chapter 38. Lastly, she discussed the necessary reconciliation of other existing Chapters of the Code with the proposed Chapter 40 (Orange Code) regulations and standards, which would be achieved through the Board’s June 3 approval of three Ordinances: the Orange County Code General Chapter Reconciliation Ordinance, the Orange County Code Chapters 38 & 39 Ordinance, and an Ordinance repealing Orange County Code Chapter 31.5 (“The Orange County Sign Ordinance”) and marking Chapter 31.5 “Reserved”.

Planning Administrator Nicolas Thalmueller summarized multiple new or revised development review processes proposed under Orange Code, including those pertaining to school capacity. Assistant Planning Manager Olan Hill further discussed the necessary reconciliation of other existing Chapters of the Orange County Code with the proposed Orange Code regulations and development standards. Mr. Hill presented the five Ordinances on the agenda:

- 1st Ordinance: Vision 2050 (Including Related Maps)
EAR-Based Comprehensive Plan Amendment 2013-1-C-P-1
- 2nd Ordinance: Chapter 40 – *Orange Code (Including the New Zoning Map)*

- 3rd Ordinance: Chapters 38 & 39 – *Land Development & PD Codes*
- 4th Ordinance: Chapter 31.5 – *Signage (Repealed)*
- 5th Ordinance: Other Reconciled Code Chapters

After summarizing each of the proposed Ordinances, Mr. Hill informed the Board of the next steps in the Vision 2050 and Orange Code adoption processes, culminating in the final adoption hearing before the Board on June 3. He then presented staff's requested action regarding Vision 2050 and its implementing Ordinance, requesting that the LPA make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment and ordinance are in compliance with State Statutes, and recommend **ADOPTION** of Staff-Initiated Text and Map Amendment 2023-1-C-CP-1 and its associated Ordinance, including additional edits as presented by staff and authorization to correct any discovered mapping scrivener's errors by staff prior to the final Board adoption public hearing.

He followed with staff's requested action that the LPA make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the proposed Ordinance to create new Orange County Code Chapter 40 (Orange Code) and a new official zoning map, including the correction of any discovered mapping scrivener's errors by staff prior to the final Board adoption public hearing, and other edits as presented and recommended by staff today *[April 23, 2025]*.

With respect to Orange County Code Chapters 38 & 39, Mr. Hill presented the requested action that the LPA make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the proposed Ordinance to amend and repeal certain provisions of Chapter 38 and reenact other provisions as a new Orange Code Chapter 39.

In regard to Orange County Code Chapter 31.5 (Signage), Mr. Hill presented the requested action that the LPA make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the proposed Ordinance to repeal Orange County Code Chapter 31.5.

Lastly, concerning the Reconciliation of Other Orange County Code Chapters, Mr. Hill presented the requested action that the LPA make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the proposed Ordinance to amend and repeal certain provisions of Orange County Code Chapters 3, 9, 11, 15, 16, 21, 23, 24, 28, 30, 32, 34, and 37.

Upon the opening of the meeting for public comment by Commissioner Wiggins, Orange County Public Schools (OCPS) Chair Theresa Jacobs addressed the LPA with concerns regarding capacity, school crowding, impact fees, and a proposed "Density Application Process."

Seven additional speakers were present for the Public Comment section, most of whom expressed strong support for Plan and others who were supportive but would like some additional changes. No one spoke in full opposition to the Plan. During their ensuing deliberations, the Commissioners discussed increased density and its potential impact on schools, parking, design standards, and the benefits of sustainable and walkable communities.

In regard to the proposed Chapter 40 (Orange Code), Commissioner Boers requested the following correction to the language on the 5th Page of the Orange Code preamble, with which staff agreed.

T3: Sub-Urban sub-zones are as follows:

T3.1: A low intensity residential zone consisting of large lots that provide a land use transition of less intense development patterns, including agricultural and natural lands. **T3.1** is primarily for use in ~~Rural Settlements and Rural Clusters (as described in the Comprehensive Plan), but may also be used in established suburban neighborhoods.~~ existing low-density areas in the Urban Service Area and near the Rural Service Area, but also in very limited places within specific Rural Settlements.

Commissioner Wiggins addressed the need for the replacement of an outdated photo of the Tangerine community's identification sign in Part III – Market Areas – Northwest Market Area. He noted that the photo in question depicts a sign that incorrectly states that Tangerine was established in 1909. That sign has since been replaced with one that correctly reads that Tangerine was established in 1879. Staff indicated that a photo of the new sign will be included in Vision 2050.

With respect to Vision 2050 and its implementing Ordinance, Commissioner Camille Evans made a motion, seconded by Commissioner David Boers, to make a finding of consistency with the Comprehensive Plan, determine that the proposed amendment and ordinance are in compliance with State Statutes, and recommend **ADOPTION** of Staff-Initiated Text and Map Amendment 2023-1-C-CP-1 and its associated Ordinance, including additional edits as presented by staff and authorization to correct any discovered mapping scrivener's errors by staff prior to the final Board adoption public hearing. The motion also included the recommendation that Orange County staff continue to coordinate potential policy language with Orange County Public Schools (OCPS) to ensure consistency between the Comprehensive Plan and the County Charter. Further, the motion included the insertion of a new Map 1, "WSA-1 Wekiva Overlay Areas 2025-2050", to the Wekiva Study Area Map Series in Part III – Appendix and the renumbering of Maps WSA-1 through WSA-5 as Maps WSA-2 through WSA-6, as presented by staff, and the replacement of an outdated photo of the Tangerine community's identification sign in Part III – Market Areas – Northwest Market Area with a photo of the replacement sign that correctly states that Tangerine was established in 1879, rather than 1909.

The motion carried by a vote of 6-0, with Commissioners Camille Evans, Eric Gray, George Wiggins, Marjorie Holt, David Boers, and Evelyn Cardenas voting in the affirmative. Commissioners Michael Arrington, Nelson Pena, and Eddie Fernandez were absent.

Consistent with the staff recommendation, the Local Planning Agency voted unanimously (6-0) to recommend **APPROVAL** of each of the following four Ordinances:

- Chapter 40 – *Orange Code (Including the New Zoning Map and the correction to the language in the Orange Code preamble, as requested by Commissioner Boers)* (Commissioner Eric Gray/Commissioner George Wiggins)
- Chapters 38 & 39 – *Land Development & PD Codes (Commissioner Marjorie Holt/Commissioner George Wiggins)*
- Chapter 31.5 – *Signage (Repealed)* (Commissioner David Boers/Commissioner Evelyn Cardenas)
- Other Reconciled Code Chapters (Commissioner Evelyn Cardenas/Commissioner George Wiggins)

Board of County Commissioners Adoption Public Hearing: June 3, 2023

A synopsis will be provided following the public hearing.

FLORIDA DEPARTMENT OF COMMERCE REVIEW

On October 6, 2023, the Florida Department of Commerce (“FloridaCommerce”) notified the County of its completed review of the Vision 2050 Comprehensive Plan transmittal package (State assigned Amendment No. 23-07ER). In accordance with the State Coordinated Review Process set forth in Sections 163.3184(2) and (4), F.S. for compliance with Chapter 163, Part II, F.S., FloridaCommerce did not identify any objections or comments to the proposed amendment.

Subsequently, Orange County requested two (2) extensions to the required 180-day final adoption period, both of which were granted by FloridaCommerce. The latest extended adoption period ends on June 27, 2025.