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NOTICE OF CHANGE TO THE ORANGE COUNTY COMPREHENSIVE PLAN – PUBLIC HEARINGS

On Tuesday, October 11, 2022, beginning at 2:00 P.M., or as soon thereafter as the matter may be heard, the Orange County Board of County Commissioners (BCC) shall conduct public hearings in the Orange County Administration Center at 201 S. Rosalind Ave., 1st Floor, in downtown Orlando, FL, regarding the transmittal of the 2022-2 Regular Cycle Amendments to the Orange County Comprehensive Plan ("CP"), as it has been amended, as authorized by Chapter 163, Florida Statutes, for the following matters:

A. Privately Initiated Future Land Use Element Map Amendment to Change the Designation of Lands within the Areas Identified on Map Set Forth Below



- 2022-2-A-4-2-R to PD-MHDR/C and USA Expansion - Parcel IDs: 34-24-30-6368-00-572 and 34-24-30-6368-00-680; 14857 and 14893 Boggy Creek Rd.; Generally located east of the Boggy Creek Road corridor, at the intersection of Boggy Creek Rd. and the Simpson Rd. right-of-way, north of the Orange County-Osceola County line. - 11.57 gross ac.

B. Staff-Initiated Comprehensive Plan Map and Text Amendments

2022-2-B-FLUE-5 - Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2022-2-A-4-2

2022-2-B-FLUE-6 - Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA), associated with Amendment 2022-2-A-4-2

2022-2-B-FLUE-7 - Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan implementing the recommendations of the Boggy Creek Small Area Study, including establishing the Boggy Creek USA Expansion Area to the Urban Service Area (USA) boundary, adding Map 5a, Boggy Creek USA Expansion Area to the Future Land Use Map Series, and adopting guidelines and principles for Future Land Use Map (FLUM) amendments and development within the USA expansion area.

The text and map amendments also create the Orlando-Kissimmee Farms Rural Residential Enclave and add Map 25(e), Orlando-Kissimmee Farms Rural Residential Enclave, to the Future Land Use Map Series.

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Development; INST-Institutional; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/5-Rural Settlement 1/5; RS 1/2-Rural Settlement 1/2; RS 1/1-Rural Settlement 1/1; GC-Growth Center; USA-Urban Service Area; WB-Water Body; ACMU-Activity Center Mixed Use; ACR-Activity Center Residential; EDU-Educational; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; TRAN-Transportation; LUP-Land Use Plan; SR-State Road; AC-Acres

Any interested party may appear at any of the public hearings and be heard regarding the consideration of any of the above described Comprehensive Plan Amendments, and submit written comments to the address below prior to the public hearing.

Any of the public hearings may be continued on the date of the public hearing to a future date or dates. Any interested party is hereby advised that the date, time, and place of any continuation of the public hearing shall be announced during the public hearing and that no further notices regarding these matters will be published.

To obtain more detailed information, or to inspect the proposed amendment package, or any part thereof, any interested party may appear between 8:00 A.M. to 5:00 P.M., Monday through Friday, at the Orange County Planning Division, 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, or telephone during those same hours at 407-836-5600, or send an email to planning@ocfl.net.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, that person should contact the Orange County Communications Division, 3rd Floor, Orange County Administration Center, 201 S. Rosalind Ave., Orlando, FL, or telephone that department at (407) 836-6568.


PARA MAS INFORMACION, REFERENTE A ESTAS AUDIENCIAS PUBLICAS, FAVOR COMUNICARSE CON LA DIVISION DE PLANIFICACION URBANA AL NUMERO, 407-836-3111.

POU PLUS ENFOMASYON AN KREYÒL, SOUPLE RELE (407) 836-3111.

NOTICE OF CHANGE TO THE ORANGE COUNTY COMPREHENSIVE PLAN – PUBLIC HEARINGS

On Tuesday, October 11, 2022, beginning at 2:00 P.M., or as soon thereafter as the matters may be heard, the Orange County Board of County Commissioners (BCC) shall conduct public hearings in the Orange County Administration Center at 201 S. Rosalind Ave., 1st Floor, in downtown Orlando, FL, regarding the adoption of the 2021-1 Regular Cycle Amendments to the Orange County Comprehensive Plan ("CP"), as it has been amended, as authorized by Chapter 163, Florida Statutes, for the following matters:

A. Privately Initiated Future Land Use Element Map Amendment to Change the Designation of Lands within Area Identified on Map Set Forth Below and Concurrent Rezoning Request



- 2021-1-A-4-1: R to PD-C/MR and USA Expansion & LUP-21-01-006: Rezoning: A-2 to PD (Bennett Place PD). Also requested are fifteen (15) waivers from Orange County Code: Waivers 1-5 are requested within Transition Zone 5 as shown on the Land Use Plan; 1) A waiver from Section 38-1254, to allow a 25' minimum building setback from an arterial street, in lieu of a 50' setback for multifamily; 2) A waiver from Section 38-1272, to allow a 25' minimum building setback from an arterial street, in lieu of a 40' setback for commercial; 3) A waiver from Section 38-1258(a), to allow five (5) story multi-family buildings eighty (80) feet from single-family zoned property, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property being restricted to a single story in height; 4) A waiver from Section 38-1258(b), to allow multi-family buildings located eighty (80) feet from single-family zoned property with a maximum of one hundred (100) percent of the buildings being five (5) stories (not to exceed eighty (80) feet) in height in lieu of multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property to vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height; 5) A waiver from Section 38-1258(c), to allow five (5) story, eighty (80) feet in height multi-family buildings eighty (80) feet from single-family zoned property, in lieu of multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property not exceeding three (3) stories forty (40) feet in height; Waivers 6-8 are requested within Transition Zone 4 as shown on the Land Use Plan; 6) A waiver from Section 38-1258(a), to allow four (4) story multi-family buildings eighty (80) feet from single-family zoned property, in lieu of multi-family buildings located within one hundred (100) feet of single-family zoned property being restricted to a single story in height; 7) A waiver from Section 38-1258(b), to allow multi-family buildings located eighty (80) feet from single-family zoned property with a maximum of one hundred (100) percent of the buildings being four (4) stories (not to exceed sixty-five (65) feet) in height in lieu of multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property to vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height; 8) A waiver from Section 38-1258(c), to allow four (4) story, sixty-five (65) feet in height multi-family buildings eighty (80) feet from single-family zoned property, in lieu of multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property not exceeding three (3) stories forty (40) feet in height; Waivers 9-10 are requested within Transition Zone 4 and 5 as shown on the Land Use Plan; 9) A waiver from Section 38-1258(d), to allow a maximum building height of five (5) stories, eighty (80) feet for multi-family buildings, in lieu of three (3) stories, forty (40) feet; 10) A waiver from Section 38-1234(3), in Transition Zone 5 to allow a 15% minimum open space requirement for multifamily development in lieu of a 25% minimum, as well as a 15% minimum open space requirement for commercial development, in lieu of a 20% minimum. In Transition Zone 4 a request is made to allow a 20% minimum open space requirement for multifamily development, in lieu of a 25% minimum; Waivers 11-13 are requested within Transition Zone 3 and 4 as shown on the Land Use Plan; 11) A waiver from Section 38-1258(a), to allow four (4) story, sixty-five (65) feet in height multi-family buildings ten (10) feet from single-family zoned property along the southern and southwestern property lines, in lieu of multi-family building located within one hundred (100) feet of single-family zoned property being restricted to single story in height; 12) A waiver from Section 38-1258(b), to allow four (4) story, sixty-five (65) feet in height multi-family buildings ten (10) feet from single-family zoned property along the southern and southwestern property lines with a maximum of one hundred (100) percent of the buildings being four (4) stories (not to exceed sixty-five (65) feet) in height, in lieu of multi-family buildings located between one hundred plus (100+) feet to one hundred and fifty (150) feet of single-family zoned property to vary in building height with a maximum of fifty (50) percent of the buildings being three (3) stories (not to exceed forty (40) feet) in height with the remaining buildings being one (1) story or two (2) stories in height; 13) A waiver from Section 38-1258(c), to allow four (4) story, sixty-five (65) feet in height multi-family buildings ten (10) feet from single-family zoned property along the southern and southwestern property lines, in lieu of multi-family buildings located within one hundred and fifty (150) feet of single-family zoned property not exceeding three (3) stories forty (40) feet in height; Waivers 14-15 are requested within Transition Zone 3, 4 and 5 as shown on the Land Use Plan; 14) A waiver from Section 38-1258(e), to allow parking and other paved areas for multi-family developments to be located a minimum of fifteen (15) feet from any single-family zoned property, in lieu of twenty-five (25) feet; and 15) A waiver is requested from Section 38-1476(a), to allow for a 5% parking reduction, in lieu of parking being required at a rate of one and a half (1.5) spaces per one (1) bedroom dwelling unit and two (2) spaces for two (2) and three (3) bedroom dwelling units. - Parcel IDs: 34-24-30-6368-00-560/561/571; 14727 and 14831 Boggy Creek Rd.; Generally located on the east side of Boggy Creek Rd., south of Whispering Pines Rd., north of Simpson Rd., and west of Happy Ln. - 22.66 gross ac.

B. Staff-Initiated Comprehensive Plan Map and Text Amendments

2021-1-B-FLUE-4 - Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2021-1-A-4-1

2021-1-B-FLUE-5 - Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA), associated with Amendment 2021-1-A-4-1

In conjunction with the adoption of the above Comprehensive Plan Amendments, the BCC will consider adoption of the following Ordinance:

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2021 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; CONS-Conservation; PRES-Preservation; R-Rural/Agricultural; RS-Rural Settlement; RS 1/1-Rural Settlement 1/1; RS 1/2-Rural Settlement 1/2; INST-Institutional; ACMU-Activity Center Mixed Use; ACR-Activity Center Residential; GC-Growth Center; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; LUP-Land Use Plan; A-2-Farm/Rural District; PD-Planned Development District; SR-State Road; AC-Acres

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