

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

ADOPTION OF A FISCAL SUSTAINABILITY ANALYSIS METHODOLOGY AND PROCESS TO EVALUATE IMPACTS OF DEVELOPMENTS THAT PROPOSE EXPANSION OF THE URBAN SERVICE AREA, DEVELOPMENT IN A RURAL SETTLEMENT, OR DEVELOPMENT IN THE RURAL SERVICE AREA.

Resolution No. 2025-

WHEREAS, Orange County's Destination 2030 Comprehensive Plan, adopted on May 19, 2009, included a policy to "develop a fiscal sustainability analysis tool" (Policy FLU1.2.8);

WHEREAS, on November 5, 2024, voters approved an amendment to the Orange County Charter to require adoption of a "fiscal sustainability analysis methodology and process" by October 2025 (Section 507);

WHEREAS, the policy and Charter require the County to evaluate the fiscal impacts of proposed Urban Service Area expansions and proposed developments in rural settlements and the Rural Service Area on the County's capacity to provide and maintain infrastructure and services; and

WHEREAS, the results of the fiscal sustainability analysis are for informational purposes and are not a criteria for approval nor are they intended to impose more restrictive or burdensome requirements on an applicant.

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
ORANGE COUNTY:**

Section 1. Authority. This Resolution is adopted pursuant to the provisions of the Constitution of the State of Florida, Chapter 125, Florida Statutes, the Charter of Orange County, and other applicable provisions of law.

Section 2. Methodology and Process. The Board hereby adopts the Fiscal Sustainability Analysis Methodology and Process as set forth in Exhibit “A” attached hereto and incorporated herein by reference, consistent with Section 507, Orange County Charter. The Methodology and Process includes, but is not limited to, the mapping of all revenues (i.e. property tax, sales tax, charges for service, etc.) per acre by land use and location, and mapping all costs (i.e., roads, water, sewer, stormwater, etc.) per acre by land use and location. The applicant’s development proposal will be in the form of a comprehensive plan amendment and/or a rezoning application, and input requirements shall include, but not be limited to, proposed use(s) and size or number of units associated with each use. Estimated unit prices and tax rates will be updated annually.

Section 3. Applicability The Board hereby directs that any rezoning and comprehensive plan amendment application reviewed by the Local Planning Agency, Planning and Zoning Commission, or Board of County Commissioners (“Reviewing Body”) that proposes (1) expansion of the Urban Service Area, (2) development in a rural settlement, or (3) development in the Rural Service Area, shall be analyzed in substantial compliance with the methodology and process attached hereto and such analysis shall be provided to the Reviewing Body.

Section 4. Amendment. This Resolution, and the Methodology and Process herein, may be amended by the County after adoption, as may be consistent with the County's then current Comprehensive Plan and Orange County Charter Section 507. However, the Board authorizes staff to process annual updates to unit prices, tax rates, and other numeric factors as they change due to inflation and legislation.

Section 5. Effective Date. This Resolution shall take effect on October 28, 2025.

ADOPTED this ____ day of _____ 2025.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk to the Board of County Commissioners

By: _____
Deputy Clerk