

ORDINANCE NO. 2020-\_\_\_\_\_

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 SMALL SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

*Section 1. Legislative Findings, Purpose, and Intent.*

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan;

c. On May 21, 2020, the Orange County Local Planning Agency (“LPA”) held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

d. On June 23, 2020, the Orange County Board of County Commissioners (“Board”) held a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to adopt them.

30           **Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to  
31 Part II of Chapter 163, Florida Statutes.

32           **Section 3. Amendments to Future Land Use Map.** The Comprehensive Plan is  
33 hereby amended by amending the Future Land Use Map designations as described at **Appendix**  
34 “**A,**” attached hereto and incorporated herein.

35           **Section 4. Amendments to Text of Future Land Use Element.** The Comprehensive  
36 Plan is hereby further amended by amending the text of the Future Land Use Element to read as  
37 follows, with underlines showing new numbers and words, and strike-throughs indicating repealed  
38 numbers and words. (Words, numbers, and letters within brackets identify the amendment number  
39 and editorial notes, and shall not be codified.)

40   \* \* \*

41 **[Amendment 2020-1-C-FLUE-1:]**

42           FLU8.1.4 The following table details the maximum densities and intensities for the Planned  
43           Development (PD) and Lake Pickett (LP) Future Land Use designations that have  
44           been adopted subsequent to January 1, 2007.

45   \* \* \*

<b>Amendment Number</b>	<b>Adopted FLUM Designation</b>	<b>Maximum Density/Intensity</b>	<b>Ordinance Number</b>
* * *	* * *	* * *	* * *
<del>2018-2-A-1-6 Hannah Smith</del>	<del>Planned Development Commercial/Medium-High Density Residential (PD-C/MHDR)</del>	<del>Residential—1,300 dwelling units Commercial—415,142 square feet</del>	<del>2019-07</del>
* * *	* * *	* * *	* * *

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2020-1-C-1-1</u> <u>Hannah Smith</u> <u>Property</u>	<u>Planned Development-</u> <u>Commercial/Office/Medium-</u> <u>High Density Residential/</u> <u>Activity Center Mixed Use</u> <u>(PD-C/O/MHDR/ACMU)</u>	<u>Multi-Family: Up to 1,300</u> <u>dwelling units</u> <u>Commercial: Up to</u> <u>349,000 square feet</u> <u>Office: Up to 314,000</u> <u>square feet</u> <u>Hotel: Up to 165 rooms</u> <u>Timeshare: 1 unit</u> <u>Development of Tract 4</u> <u>shall be limited to 165 hotel</u> <u>rooms, 314,000 square feet</u> <u>of office uses, and 50,000</u> <u>square feet of commercial</u> <u>uses.</u>	<u>2020-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>

46 Such policy allows for a one-time cumulative density or intensity differential of 5% based on  
47 ADT within said development program.

48 \* \* \*

49 ***Section 5. Effective Dates for Ordinance and Amendments.***

50 (a) This ordinance shall become effective as provided by general law.

51 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development  
52 amendments adopted in this ordinance may not become effective until 31 days after adoption.  
53 However, if an amendment is challenged within 30 days after adoption, the amendment that is  
54 challenged may not become effective until the Department of Economic Opportunity or the  
55 Administration Commission issues a final order determining that the adopted amendment is in  
56 compliance.  
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58 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning  
59 changes approved by the Board are contingent upon the related Comprehensive Plan amendment  
60 becoming effective. Aside from any such concurrent zoning changes, no development orders,

61 development permits, or land uses dependent on any of these amendments may be issued or  
62 commence before the amendments have become effective.

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65 ADOPTED THIS 23rd DAY OF JUNE, 2020.

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**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

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By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

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

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82 By: \_\_\_\_\_  
83 Deputy Clerk

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**APPENDIX "A"**

**FUTURE LAND USE MAP AMENDMENTS**

<b><i>Appendix A*</i></b>		
<b><i>Privately Initiated Future Land Use Map Amendments</i></b>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
<b>2020-1-C-1-1</b>	<b>Planned Development- Commercial/Medium-High Density Residential/Activity Center Mixed Use (PD-C/MHDR/ACMU)</b>	<b>Planned Development- Commercial/Office/Medium-High Density Residential/Activity Center Mixed Use (PD-C/O/MHDR/ACMU)</b>
<b>*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.</b>		

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