

BCC Mtg. Date: December 13, 2022

Effective Date: February 19, 2023

**ORDINANCE NO. 2022-42**

**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 AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2022 CALENDAR YEAR (SECOND CYCLE); 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; and

c. On December 13, 2022, the Board of County Commissioners held a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

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

***Section 3. Amendment to Text of the Future Land Use Element.*** The Comprehensive Plan is hereby amended by amending the text of the Future Land Use Element to read as follows,

with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the amendment number and editorial notes, and shall not be codified.)

\* \* \*

**[Amendment 2022-2-P-FLUE-1:]**

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

\* \* \*

<b>Amendment Number</b>	<b>Adopted FLUM Designation</b>	<b>Maximum Density/Intensity</b>	<b>Ordinance Number</b>
* * *	* * *	* * *	* * *
<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 349,000</u> <u>square feet</u> <u>Office: Up to 314,000 square</u> <u>feet</u> <u>Hotel: Up to 165 rooms</u> <u>Timeshare: 1 unit</u> <u>Development of Tract 4 shall be</u> <u>limited to 165 hotel rooms,</u> <u>314,000 square feet of office</u> <u>uses, and 50,000 square feet of</u> <u>commercial uses.</u>	2020-13
* * *	* * *	* * *	* * *

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2022-2-P-FLUE-1</u> <u>Hannah Smith</u> <u>Property</u>	<u>Planned Development-Commercial/Office/Medium-High Density Residential/Activity Center Mixed Use (PD-C/O/MHDR/ACMU)</u>	<u>Multi-Family: Up to 1,300 dwelling units</u> <u>Commercial: Up to 328,482 square feet</u> <u>Office: Up to 347,000 square feet</u> <u>Hotel: Up to 220 rooms</u> <u>Timeshare: 1 unit</u> <u>Development of Tract 4 shall be limited to 220 hotel rooms, 347,000 square feet of office uses, and 29,482 square feet of commercial uses.</u>	<u>2022-42</u>

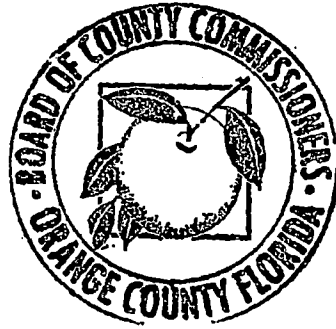
Such policy allows for a one-time cumulative density or intensity differential of 5% based on ADT within said development program

\* \* \*

***Section 4. Effective Dates for Ordinance and Amendment.***

- (a) This ordinance shall become effective as provided by general law.
- (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment adopted under this ordinance becomes effective until 31 days after the DEO notifies the County that the plan amendment package is complete. However, if an amendment is timely challenged, the amendment shall not become effective until the DEO or the Administration Commission issues a final order determining the challenged amendment to be in compliance.
- (c) No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

ADOPTED THIS 13th DAY OF DECEMBER, 2022.



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

By: *Jerry L. Demings*  
for Jerry L. Demings  
Orange County Mayor

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

By: *Jennifer Horn-Klimentz*  
Deputy Clerk