



Interoffice Memorandum

DATE: April 11, 2025

TO: Jennifer Lara-Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jim Resta, AICP, Chief Planner**
Planning Division
(407) 836-5624 or James.Resta@ocfl.net

SUBJECT: Request for Public Hearing: May 6, 2025 at 2:00 PM
to adopt the following Ordinance:

AN ORDINANCE PERTAINING TO THE USE OF LAND IN THE UNINCORPORATED AREA OF ORANGE COUNTY, FLORIDA; AMENDING AND REPEALING CERTAIN PROVISIONS OF CHAPTER 38 ("ZONING") OF THE ORANGE COUNTY CODE TO PROVIDE CONSISTENCY WITH THE COMPREHENSIVE PLAN AND NEW LAND DEVELOPMENT REGULATIONS KNOWN AS THE ORANGE CODE FOR ORANGE COUNTY; AMENDING ARTICLE I ("IN GENERAL"); AMENDING ARTICLE II ("ADMINISTRATION, ENFORCEMENT AND PENALTIES"); REPEALING ARTICLE III ("NONCONFORMING USES"); REPEALING ARTICLE IV ("ZONING DISTRICTS ESTABLISHED; ZONING MAP); REPEALING ARTICLE V ("AGRICULTURAL DISTRICTS"); REPEALING ARTICLE VI ("RESIDENTIAL DISTRICTS"); AMENDING AND REPEALING CERTAIN PROVISIONS OF ARTICLE VII ("COMMERCIAL DISTRICTS"); REPEALING ARTICLE VIII ("P-D PLANNED DEVELOPMENT DISTRICT") AND REENACTING CERTAIN PROVISIONS AS

NEW CHAPTER 39 (“PLANNED DEVELOPMENT”) OF ORANGE COUNTY CODE; REPEALING CERTAIN PROVISIONS OF ARTICLE IX (“GENERAL SUPPLEMENTAL REGULATIONS”); REPEALING ARTICLE X (“PERFORMANCE STANDARDS”); REPEALING ARTICLE XI (“OFF-STREET PARKING AND LOADING REGULATIONS”); REPEALING ARTICLE XII (“SITE AND BUILDING REQUIREMENTS”); REPEALING ARTICLE XIII (“CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS”); REPEALING ARTICLE XVII (“NEIGHBORHOOD DISTRICTS”); REPEALING ARTICLE XVIII (“PUBLIC SCHOOL SITING REGULATIONS”); REPEALING CERTAIN PROVISIONS OF ARTICLE XIX (“COLLECTION BINS”); AND PROVIDING FOR AN EFFECTIVE DATE.

TYPE OF HEARING:	Ordinance
APPLICANT:	Planning, Environmental, and Development Services Department
SUBJECT:	An ordinance to amend and repeal certain provisions of Chapter 38 (“Zoning”) of the Orange County Code to provide consistency with the Comprehensive Plan and new land development regulations known as “Orange Code” (Chapter 40); and reenacting certain provisions as a new Chapter 39 (“Planned Development”).
DISTRICT #:	Countywide
HEARING CONTROVERSIAL:	No
ESTIMATED TIME REQUIRED FOR PUBLIC HEARING:	10 minutes
HEARING REQUIRED BY FL STATUTE OR CODE:	Section 125.66 (5)(b), F.S.
ADVERTISING REQUIREMENTS:	Planning Division will publish advertisement in local newspaper of general circulation.

ADVERTISING TIMEFRAMES: At least seven (7) days prior to the first public hearing. The second public hearing shall be held at least ten (10) days after the first hearing and advertised at least five (5) days prior to the hearing.

SPANISH CONTACT PERSON: Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

Draft copy of the Ordinance as recommended by the Planning and Zoning Commission (PZC) will be submitted under separate cover at least seven (7) days prior to the date of the first public hearing.

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please place this request on the May 6, 2025, BCC public hearing agenda at 2:00 PM. This ordinance is also related to 3 separate Orange County Code ordinance public hearings on the same day.

cc: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division