

BCC Mtg. Date: October 8, 2024

Effective Date: November 8, 2024

ORDINANCE NO. 2024-28

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 REPEALING AND REPLACING ORDINANCE NO. 2024-19 WITH A NEW ORDINANCE ADOPTING SMALL SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

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 (“Comprehensive Plan”); and
- c. On August 13, 2024, the Board of County Commissioners adopted Ordinance No. 2024-19, after holding a public hearing on the adoption of proposed amendments to the Comprehensive Plan and deciding to adopt them; and
- d. Ordinance No. 2024-19 included errors to both the Title Block and Section 5, necessitating a new ordinance to repeal and replace the erroneous Ordinance; and
- e. On October 8, 2024, the Board of County Commissioners held a public hearing on the adoption of the proposed new ordinance that repeals and replaces Ordinance No. 2024-19 and

includes amendments to the Comprehensive Plan, as described in this ordinance. The Board decided to repeal Ordinance No. 2024-19 and adopt the new ordinance.

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

Section 3. Amendment to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designation as described in **Appendix “A,”** attached hereto and incorporated herein.

Section 4. Amendments to the Text of the Future Land Use Element. The Comprehensive Plan is hereby further 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Land Use Element to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words.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 SS-24-01-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.

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
* * *	* * *	* * *	* * *
<u>SS-24-01-117</u> <u>(14411 Boggy Creek Self-Storage PD)</u>	<u>Planned Development-Commercial (PD-C) and Urban Service Area (USA) Expansion</u>	<u>Up to 152,000 square feet of self-storage and 15,000 square feet of retail commercial uses</u>	<u>2024-28</u>

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

* * *

[Amendment SS-24-01-FLUE-2:]

FLU1.2.4 The County will continue to monitor the Urban Service Area allocation. Through this process, the following applicants have satisfied these requirements and are recognized as expansions to the Urban Service Area.

* * *

Amendment Number	Name	Acreage	Ordinance Number
* * *	* * *	* * *	* * *
<u>SS-24-01-117</u>	<u>14411 Boggy Creek Self-Storage</u>	<u>4.56</u>	<u>2024-28</u>

* * *

Section 5. Effective Dates for Ordinance and Amendments.

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

(b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development amendments adopted in this ordinance may not become effective until 31 days after adoption. However, if an amendment is challenged within 30 days after adoption, the amendment that is challenged may not become effective until the Department of Commerce or the Administration Commission issues a final order determining that the adopted amendment is in compliance.

(c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning changes approved by the Board are contingent upon the related Comprehensive Plan amendment becoming effective. Aside from any such concurrent zoning changes, no development orders, development permits, or land uses dependent on any of these amendments may be issued or commence before the amendments have become effective.

ADOPTED THIS 8TH DAY OF OCTOBER, 2024.



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 Ann - Klinetz*
Deputy Clerk

APPENDIX "A"

FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
SS-24-01-117	Rural/Agricultural (R)	Planned Development – Commercial (PD-C) and Urban Service Area (USA) Expansion
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		