



Interoffice Memorandum

DATE: April 28, 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 Second Public Hearing: June 3, 2025, at
5:01 PM for an Ordinance Amending and Repealing
Certain Provisions of Chapter 38 ("Zoning") of the
Orange County Code to Provide Consistency with the
Comprehensive Plan and Proposed New Chapter 40
("Orange Code") and Reenacting Certain Provisions
as Proposed New Chapter 39 ("Planned
Development")

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”); 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” (proposed new Orange County Code Chapter 40) and reenacting certain provisions as new Orange County Code Chapter 39 (“Planned Development”). This Ordinance will be considered in conjunction with the adoption of Comprehensive Plan Amendment 2023-1-C-CP-1 – An Evaluation and Appraisal-based Amendment updating the “Orange County Comprehensive Plan 2010-2030 - Destination 2030” and renaming it the “Vision 2050: Orange County Comprehensive Plan”.

This will be the second and final of two public hearings at which the Board will consider the adoption of this

Ordinance. The first public hearing will be held on May 6, 2025, at 2:00 PM.

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 June 3, 2025, BCC public hearing agenda at 5:01 PM. This Ordinance is also related to three (3) separate Orange County Code ordinance public hearings on the same day: Chapter 31.5, Chapter 40 ("Orange Code"), and the Reconciliation Ordinance.

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
Olan Hill, AICP, Assistant Manager, Planning Division
Jason Sorensen, AICP, Chief Planner, Planning Division