

BCC Mtg. Date: May 20, 2025

Effective Date: June 27, 2025

ORDINANCE NO. 2025-11

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 2024 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;
- c. On May 6, 2025, 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; and
- d. On May 20, 2025, the Board of County Commissioners held a public hearing on the adoption of this ordinance, implementing the adopted 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 the Future Land Use Map Series. The Comprehensive Plan is hereby amended by adding Map 25(f) to the Future Land Use Map Series, as illustrated at **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Land Use Element to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words.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 2024-2-B-CP-1:]

- FLU2.5.2 The following Rural Residential Enclaves are hereby established, with boundaries defined on Maps 25(a) through 25(~~e~~)(f) of the Future Land Use Map Series:
- a) Lake Mabel Rural Residential Enclave
 - b) Berry Dease Rural Residential Enclave
 - c) Chickasaw Rural Residential Enclave
 - d) Rocking Horse Rural Residential Enclave
 - e) Orlando-Kissimmee Farms Rural Residential Enclave
 - f) Kilgore Road Rural Residential Enclave

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- FLU2.5.4 Properties within Rural Residential Enclaves shall be subject to the minimum net developable land area* requirements and corridor guidelines as specified below, and as depicted on Maps 25(a) through 25(~~e~~)(f) of the Future Land Use Map Series.

<i>Rural Residential Enclave</i>	<i>Minimum Net Developable Land Area Requirement</i>	<i>Identified Rural Residential Corridors</i>	<i>FLU Map Reference</i>
<i>Lake Mabel</i>	<i>1.0 Ac. Min.</i>	<i>None</i>	<i>25(a)</i>
<i>Berry Dease</i>	<i>2.0 Ac. Min.</i>	<i>Berry Dease Road Sunderson Road Gregory Road</i>	<i>25(b)</i>
<i>Chickasaw</i>	<i>1.0 Ac. Min.</i>	<i>S Chickasaw Trail Chickasaw Farms Lane</i>	<i>25(c)</i>

<i>Rocking Horse</i>	<i>2.0 Ac. Min.</i>	<i>Rocking Horse Road Tamanaco Trail Koi Road</i>	<i>25(d)</i>
<i>Orlando-Kissimmee Farms</i>	<i>2.0 Ac. Min.</i>	<i>New Hope Road Beth Road Whispering Pines Road Happy Lane Bicky Road Seth Road Hidden Trail</i>	<i>25(e)</i>
<u><i>Kilgore Road</i></u>	<u><i>2.0 Ac. Min.</i></u>	<u><i>Kilgore Road</i></u>	<u><i>25(f)</i></u>

**Minimum Net Developable Land Area as defined by Policy FLU1.1.2B*

An undeveloped parcel of property that was legally created and recorded in the Public Records of Orange County prior to July 10, 2018, in the Lake Mabel, Berry Dease, and Chickasaw Rural Residential Enclaves; prior to October 16, 2018, in the Rocking Horse Rural Residential Enclave; and prior to (date of adoption – TBD) in the Kilgore Road Rural Residential Enclave and which meets all other applicable laws and regulations, shall be entitled to develop a single-family residential structure on such parcel without further board action regardless of whether such parcel meets the minimum net developable land area requirements of this Policy.

FLU8.1.1 The following future land use and zoning correlation table shall be used to determine zoning consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand, and environmental features shall also be used in determining which specific zoning district is most appropriate.

Density is restricted to the maximum allowed by the Future Land Use Map designation regardless of zoning.

Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C).

Orange County's **Future Land Use and Zoning Correlation Table** is referenced herein as follows:

<i>Future Land Use and Zoning Correlation</i>		
<i>FLUM Designation</i>	<i>Density/Intensity</i>	<i>Zoning Districts</i>
<i>Urban Residential</i>		
Low Density Residential (LDR)	(0 to 4 du/ac)****	A-1*, A-2*, R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V * R-CE is not available as a rezoning request in the USA.
Low-Medium Density Residential (LMDR)	(0 to 10 du/ac) + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V

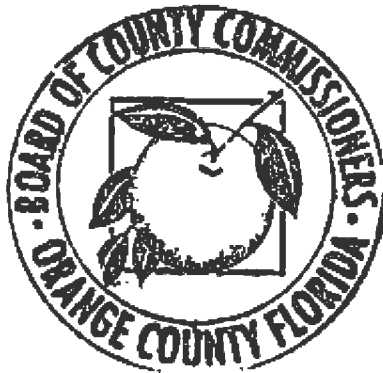
Future Land Use and Zoning Correlation		
<i>FLUM Designation</i>	<i>Density/Intensity</i>	<i>Zoning Districts</i>
Medium-High Density Residential (MHDR)	(0 to 35 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Urban and/or Non-Residential		
Office (O)	1.25 FAR Unless otherwise restricted by County policy or code	P-O, PD
Commercial (C)	1.50 FAR unless otherwise restricted or increased by County policy or code	C-1, C-2, C-3, P-O, PD
Industrial (IND)	.75 FAR	I-1A, I-1/I-5, I-2/I-3, I-4, PD
Institutional (INST)	2.0 FAR	Any
Educational (EDU)	2.0 FAR	PD
Urban Mixed Use		
Planned Development (PD)	See FLU8.1.2 and FLU8.1.4	PD
I-Drive Activity Center Mixed Use (ACMU) I-Drive Activity Center Residential (ACR)	See I-Drive Element	PD
Mixed-Use Corridor (MUC) (Staff-initiated)	3.0 FAR unless otherwise restricted by County policy or code (11 to 20 DU/AC)	PD, (Mixed Use District – to be developed); Staff-initiated; Urban Service Area only
Area Specific		
Neighborhood Center (NC) Neighborhood Activity Corridor (NAC) Neighborhood Residential (NR)	40 DU/AC (2.0) 25 DU/AC (1.0) 20 DU/AC (.40) Study required per FLU8.3.1	NC NAC NR
Village Classification (V) (Horizon West)	See Policy FLU4.1.9	PD within adopted Village Boundary or conventional zoning districts within a Rural Residential Enclave. (See below)
Traditional Neighborhood Development (TND)		PD
Growth Center (GC)	See FLU Goal 7	PD
Innovation Way Overlay	See FLU Goal 5	Innovation Way – Planned Development – Regulating Plan (IW-PD-RP)
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of Future Land Use Map Series	PD, C-1, C-2, I-2/I-3
Rural Residential Enclave (FLUM designation varies)	See Objective OBJ2.5, related sub-policies, and Maps 25(a) through 25(d)(f) of the Future Land Use Map Series.	PD, R-CE, A-1, A-2, A-R, R-1A, R-1AA (See: Maps 25(a) through 25(d)(f) of the Future Land Use Map Series for minimum area requirements and location of identified Rural Residential Corridors.
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Section 5. *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 Department of Commerce (DOC) 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 DOC 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 20th DAY OF MAY, 2025.



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-Klunetz*
Deputy Clerk

APPENDIX “A”

MAP 25(f) OF THE FUTURE LAND USE MAP SERIES KILGORE ROAD RURAL RESIDENTIAL ENCLAVE

