

ORDINANCE NO. 2019-\_\_\_\_\_

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 AMENDMENTS PURSUANT TO SECTION  
163.3184(3), FLORIDA STATUTES, FOR THE 2018  
CALENDAR YEAR (SECOND CYCLE); 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;

c. On June 21, 2018, the Orange County Local Planning Agency (“LPA”) held a  
public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as  
described in this ordinance; and

d. On July 10, 2018, the Orange County Board of County Commissioners (“Board”)  
held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan,  
as described in this ordinance; and

e. On August 28, 2018, the Florida Department of Economic Opportunity (“DEO”) issued a letter to the County relating to the DEO’s review of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

f. On October 18, 2018, the LPA held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

g. On June 4, 2019, the Board held a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to adopt them.

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

**Section 3. Amendments to Future Land Use Map.** The Comprehensive Plan is hereby amended by amending the Future Land Use Map designations as described 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 strikeouts indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the amendment number and editorial notes, and shall not be codified.)

\* \* \*

**[Amendment 2018-2-B-FLUE-2:]**

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>2018-2-A-1-2</u> <u>BB Groves</u>	<u>Growth Center –</u> <u>Planned Development –</u> <u>Resort/Low-Medium</u> <u>Density Residential</u> <u>(GC-PD-R/LMDR)</u>	<u>500 single-family dwelling</u> <u>units (may be any combination</u> <u>of age-restricted, short-term</u> <u>rental, or market rate housing)</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
<u>2018-2-A-1-4</u> <u>Kerina Parkside</u>	<u>Planned Development-</u> <u>Commercial/Office/</u> <u>Medium Density</u> <u>Residential/Low</u> <u>Density Residential/</u> <u>Senior Living/</u> <u>Conservation</u> <u>(PD-C/O/MDR/LDR/</u> <u>Senior Living/CONS)</u>	<u>Single-family residential: 301</u> <u>dwelling units</u>  <u>Multi-family residential: 400</u> <u>dwelling units</u>  <u>Senior living: 200 units (may</u> <u>include independent living,</u> <u>assisted living, memory care,</u> <u>and/or related supporting uses)</u>  <u>Commercial/Office: 150,000</u> <u>square feet of neighborhood</u> <u>retail and/or office</u> <u>development, limited to C-1</u> <u>(Retail Commercial District)</u> <u>uses</u>  <u>Park: 5.0 acres</u>  <u>Conservation land/open space:</u> <u>93.0 acres</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
<u>2018-2-A-1-6</u> <u>Hannah Smith</u>	<u>Planned Development-</u> <u>Commercial/Medium-</u> <u>High Density</u> <u>Residential</u> <u>(PD-C/MHDR)</u>	<u>Residential – 1,800 dwelling</u> <u>units</u>  <u>Commercial – 415,142 square</u> <u>feet</u>	<u>2019-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>

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

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(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 filed, the amendment shall not become effective until the DEO or the Administration issues a final order determining the challenged amendment to be in compliance.

ADOPTED THIS 4th DAY OF JUNE, 2019.

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

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

By: \_\_\_\_\_  
Deputy Clerk

## APPENDIX “A”

### FUTURE LAND USE MAP AMENDMENTS

<b>Appendix A*</b>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2018-2-A-1-2	Growth Center/Resort/Planned Development (GC/R/PD)	Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)
2018-2-A-1-4	Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R)	Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)
2018-2-A-1-6	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR)	Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.		