

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 06 2011 CAS/ES

EFFECTIVE DATE  
JAN 06 2012

ORDINANCE NO. 2011-18

**AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," BY ADOPTING SMALL SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187(1), 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. On July 1, 1991, the Orange County Board of County Commissioners adopted a new comprehensive plan pursuant to Sections 163.3161 - 163.3215, Florida Statutes, known as the "Local Government Comprehensive Planning and Land Development Regulation Act" ("Act"), which sets forth the procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. The Board of County Commissioners ("Board") adopted this comprehensive plan, known as the "1990-2010 Comprehensive Policy Plan" ("1990-2010 CPP") by Ordinance No. 91-16;

c. The Board amended the 1990-2010 CPP numerous times between 1992 and 2000;

d. On December 5, 2000, the Board adopted Ordinance No. 2000-25, which, *inter alia*, renamed the 1990-2010 CPP as the "2000-2020 Comprehensive Policy Plan ("2000-2020 CPP");

e. The Board amended the 2000-2020 CPP numerous times between 2000 and 2009;

f. On May 19, 2009, pursuant to Chapter 163, Florida Statutes, the Board adopted the Evaluation and Appraisal Report amendments by Ordinance No. 2009-15, which, *inter alia*, renamed the 2000-2020 CPP as the “2010-2030 Comprehensive Plan (‘‘2010-2030 Comprehensive Plan,’’ or ‘‘Comprehensive Plan’’);

g. Orange County has complied with the requirements of the Act for amending the 2010-2030 Comprehensive Plan;

h. On November 17, 2011, 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

i. On December 6, 2011, the Board held a public hearing on the adoption of the proposed amendments as described in this ordinance, and decided to adopt them.

**Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to the Act, now known as the Community Planning Act, Sections 163.3161 – 163.3217, Florida Statutes, as amended.

**Section 3. Amendments to Future Land Use Map.** The Comprehensive Plan is hereby further amended by amending the Future Land Use Map designations as described at **Appendix ‘‘A,’’** attached hereto and incorporated herein.

**Section 4. Effective Dates for Ordinance and Amendments.** This ordinance shall become effective as provided by general law, but pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development amendments described in this ordinance shall not become effective until 31 days after adoption. If a small scale development amendment is challenged within 30 days after adoption, such small scale development amendment shall not become effective until the Department of Economic Opportunity or the Administration Commission,

respectively, issues a final order determining the small scale development amendment is in compliance. However, no development orders, development permits, or land uses dependent on these amendments may be issued or commence before these amendments have become effective.

**ADOPTED THIS 6<sup>th</sup> DAY OF December, 2011.**



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk to the Board of County Commissioners

By: *Martha O. Haynie*  
Deputy Clerk

**APPENDIX “A”**  
**FUTURE LAND USE MAP**  
**AMENDMENTS**

## **Appendix A\***

### *Privately Initiated Future Land Use Map Amendments*

Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2011-2-S-3-1 (fka 2011-1-S-3-1)	Planned Development - Office (PD-O)	Planned Development - Commercial/Office (PD-C/O)
2011-2-S-3-4	Office (O)	Commercial (C)
2011-2-S-3-5	Medium Density Residential (MDR) & Planned Development - Commercial (PD-C)	Commercial (C)
2011-2-S-4-1	Commercial (C)	Medium Density Residential (MDR)
2011-2-S-6-1	Low Density Residential (LDR)	Commercial (C)
*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.		
ABBREVIATIONS: LDR - Low Density Residential; LMDR - Low Medium Density Residential; MDR - Medium Density Residential; O - Office; C - Commercial; IND - Industrial; PD - Planned Development; R - Rural / Agricultural; RS - Rural Settlement; GC- Growth Center; REL - Religious; ALF - Assisted Living Facility; EDU - Education; PR/OS - Parks and Recreation/Open Space; PRES - Preservation; USA - Urban Service Area; FLUM - Future Land Use Map		

**INTEROFFICE MEMORANDUM**

**Date:** January 17, 2012

**To:** Barbara Snell, Document Coordinator  
Comptroller Clerk of the BCC

**From:** R. Wayne Bennett, Chief Planner *RWB*  
Comprehensive Planning Section

**Subject:** Effective Date of 2011-2 Small Scale Development  
Comprehensive Plan Amendments

**Attachment:** DEO Letter of Receipt

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On **December 6, 2011** the Board of County Commissioners adopted the 2011-2 Small Scale Development Amendments to the Orange County Comprehensive Plan.

The Florida Department of Economic Opportunity (DEO) notified the Planning Division that a compliance review would not be conducted for the 2011-2 Small-Scale Development Future Land Use Map amendments. Therefore, in accordance with the 31-day appeal period, the effective date for the 2011-2 Small Scale Amendments adopted by **Ordinance #2011-18** is **January 6, 2012**.

Please contact me if you have any questions or need additional information.

RWB/bd

cc: Susan E. Caswell, AICP, Manager, Planning Division  
2011-2 Small Scale Development Amendment File  
Read File



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

*"Dedicated to making Florida a better place to call home"*

RICK SCOTT  
Governor

BILLY BUZZETT  
Secretary

July 14, 2011

RECEIVED  
JUL 18 2011  
Planning Manager

Ms. Susan Caswell  
Planning Manager  
Orange County Planning Division  
201 S. Rosalind Ave., 2nd Floor  
Orlando, Florida 32802-1393

Dear Ms. Caswell:

Thank you for submitting copies of the Small Scale Development Plan Amendment for ORANGE COUNTY adopted by Ordinance No(s). 2011-07 on June 21, 2011 for our records. The reference number for this amendment package is 11S01.

The State Land Planning Agency **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Donna Harris of my staff by phone at 850.922.1768 or by e-mail at [donna.harris@dca.state.fl.us](mailto:donna.harris@dca.state.fl.us).

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/dh

2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦  
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦