



# **ORANGE COUNTY**

PLANNING DIVISION

## **2024-2-B-CP-3**

# **REGULAR CYCLE STAFF- INITIATED TEXT AND MAP AMENDMENT**

2010 - 2030 COMPREHENSIVE PLAN

## **BOARD OF COUNTY COMMISSIONERS**

**FEBRUARY 11, 2025  
TRANSMITTAL PUBLIC HEARING**

**PREPARED BY:**  
ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION

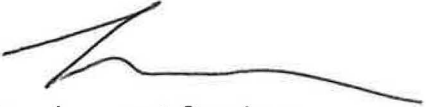




## Interoffice Memorandum

DATE: January 21, 2025

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Tanya Wilson, AICP, Director  
Planning, Environmental, and Development Services  
Department 

CONTACT PERSON: **James Resta, AICP, Chief Planner**  
**407-836-5624**

SUBJECT: Transmittal Public Hearing – February 11, 2025, Regular Cycle  
Staff-Initiated Text and Map Amendment 2024-2-B-CP-3, Rural  
Boundary/Rural Area  
Countywide

The proposed Rural Boundary Amendment satisfies Section 506 of the Orange County Charter as initiated by approval of Amendment 9 during the November 5, 2024 elections. As such, 2024-2 Regular Cycle Staff-Initiated Text and Map Amendment 2024-2-B-CP-3 is scheduled for a Board of County Commissioners (Board) transmittal public hearing on February 11, 2025. 2024-2-B-CP-3 establishes a rural area and boundary on unincorporated lands located outside the County's Urban Service Area with certain exceptions to exclude Joint Planning Areas and Growth Centers. It also establishes restrictions for proposals that seek to increase the density and intensity in said areas.

The above-referenced 2024-2 Regular Cycle Amendment is a staff-initiated text and map amendment to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, amending policies to reflect the adoption of Section 506. – Rural Boundary and Rural Area, of the Orange County Charter establishing the Rural Boundary / Rural Area and adopting Map 5b, to the Future Land Use Map Series.

The amendment request was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on January 16, 2025, where the request was unanimously recommended for approval after several statements in support of the Amendment.

Following the Board transmittal public hearing, the proposed amendment will be transmitted to the Florida Department of Commerce ("DOC") and other State agencies for review and comment. Staff expects to receive comments from DOC and/or the other

State agencies in March 2025. Pursuant to 163.3184, Florida Statutes, the proposed amendment must be adopted within 180 days of receipt of the comment letter.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or James Resta, AICP, Chief Planner at (407) 836-5624 or [James.Resta@ocfl.net](mailto:James.Resta@ocfl.net).

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and TRANSMIT Staff-Initiated Text and Map Amendment 2024-2-B-CP-3. Countywide**

AAV/JHS/sw

c: Jon V. Weiss, P.E., Deputy County Administrator  
Georgiana Holmes, Deputy County Attorney  
Whitney Evers, Senior Assistant County Attorney  
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services  
Jason Sorensen, AICP, Chief Planner, Planning Division  
Jim Resta, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division  
Read File

# **2024 SECOND REGULAR CYCLE STAFF-INITIATED TEXT AND MAP AMENDMENT**

## **AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS TRANSMITTAL BOOK**

### **INTRODUCTION**

This is the Board of County Commissioners (Board) transmittal public hearing staff report for the Second Regular Cycle State Expedited Review Amendment 2024-2-B-CP-3 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The transmittal public hearing for the amendment was conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on January 16, 2025. The amendment is scheduled for a transmittal public before the Board on February 11, 2025.

The 2024-2 Regular Cycle Amendment is a staff-initiated text and map amendment. Since this is the transmittal stage for the amendment, there will be a second round of public hearings for adoption after the DOC and other State agencies complete their review of the proposed amendment and provide comments, expected in March 2025. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the DOC comment letter. The adoption public hearings are tentatively scheduled before the LPA on March 20, 2025, and before the BCC on April 22, 2025.

Once the Regular Cycle Amendment has been adopted by the BCC, the amendment will become effective 31 days after the DOC notifies the County that the plan amendment package is complete, provided no challenges are brought forth for the amendment. The amendment is, therefore, expected to become effective in June 2025.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or James Resta, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [James.Resta@ocfl.net](mailto:James.Resta@ocfl.net).

2024-2-B-CP-3 Regular Cycle Comprehensive Plan Amendment							
Staff-Initiated Comprehensive Text and Map Amendment							
Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Rezoner	Staff Rec	LPA Rec	
2024-2-B-CP-3 (Rural Boundary and Rural Area)	Planning Division	Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, amending policies to reflect the adoption of Section 506. – Rural Boundary and Rural Area, of the Orange County Charter establishing the Rural Boundary / Rural Area and adopting Map 5b to the Future Land Use Map Series.	Maria Cahill	N/A	Transmit	Transmit (6-0)	

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective

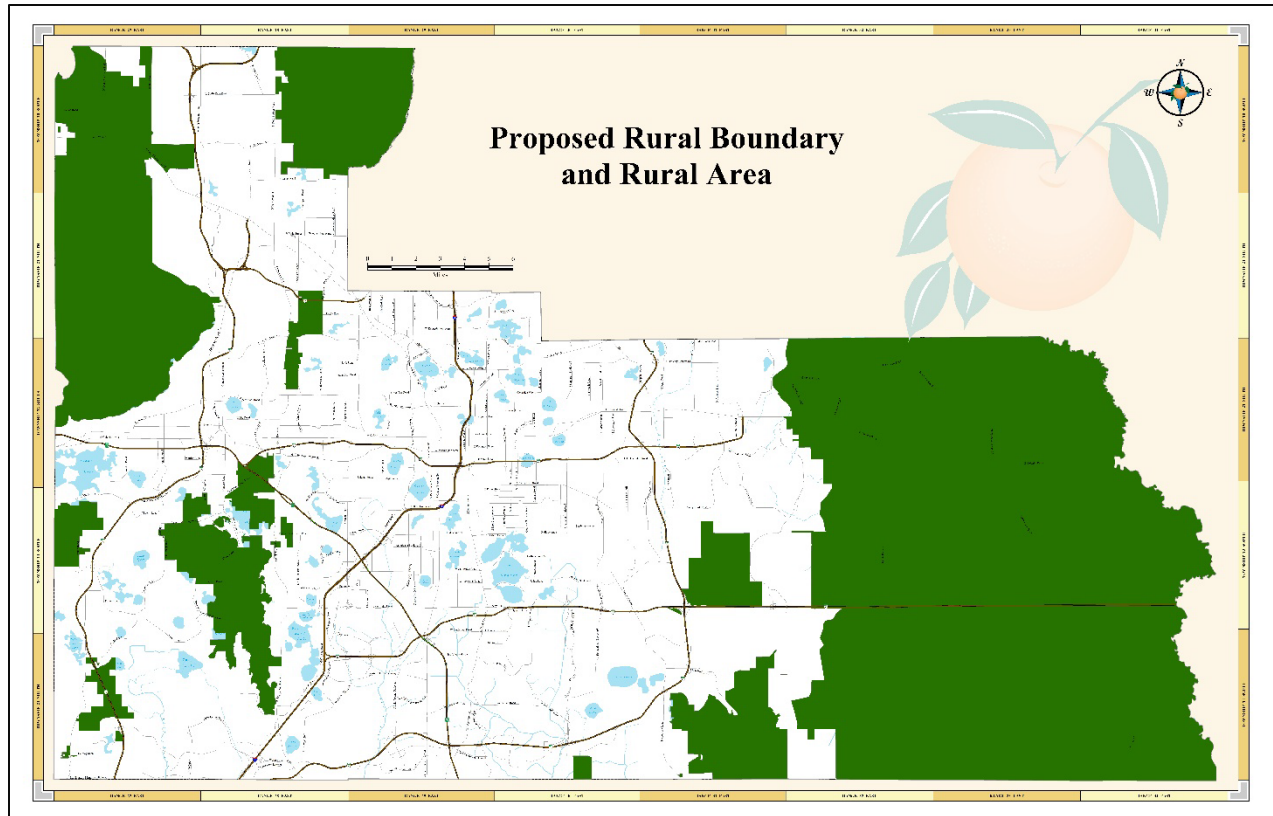
# TABLE OF CONTENTS

**INTRODUCTION.....Tab 1**

**REGULAR CYCLE AMENDMENT.....Tab 2**

***Staff-Initiated Text and Map Amendment***

Amendment			Page
1.	2024-2-B-CP-3 Rural Boundary and Rural Area	Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, amending policies to reflect the adoption of Section 506. – Rural Boundary and Rural Area, of the Orange County Charter establishing the Rural Boundary / Rural Area and adopting Map 5b, to the Future Land Use Map Series.	1



The following meetings and hearings have been held for this proposal:			Project Information	
Report/Public Hearing		Outcome	Title: Amendment 2024-2-B-CP-3, Rural Boundary and Rural Area	
✓	Orange County 2024 Charter Review Commission - multiple public hearings and meetings	Resolution No.2024-M-25, directed Rural Boundary and Rural Area Referendum to be placed on the November 5, 2024, ballot, was approved by the voters of Orange County on November 5, 2024, and certified by the Canvassing Board on November 15, 2024.	Division: Planning	
✓	Staff Report	Recommend Transmittal		
✓	LPA Transmittal	January 16, 2025 Recommended Transmittal (6-0)	Request: This proposed amendment formally establishes a Rural Boundary for the Charter-designated Rural Area which consists of a portion of the County's Rural Service Area. More specifically, the amendment creates new Map 5b of the Future Land Use Map Series ("Rural Boundary and Rural Area") and modifies and establishes related policies in the Future Land Use Element. Affected policies include Objective FLU6.1; proposed Policy FLU6.1.1.1 that defines the "Rural Area" and introduces Map 5b along with a majority-plus-one Board approval process for Rural Area amendments; and existing Policy FLU8.8.1 by adding new subsection "D" addressing the requirement for a majority-plus-one Board	



			approval of any amendments that increase allowable density or intensity of uses, or that remove lands from the Rural Area.
	BCC Transmittal	February 11, 2025	<b>Revision:</b> Future Land Use Element Objective FLU6.1, and Policy FLU8.8.1 (the addition of new section D). <b>Addition:</b> Proposed Policy FLU6.1.1.1 and proposed Map 5b of the Future Land Use Map Series, Rural Boundary and Rural Area.
	State Comments	March 2025	
	LPA Adoption	March 20, 2025	
	BCC Adoption	April 22, 2025	

### **STAFF RECOMMENDATION**

Staff recommends that the Local Planning Agency find **Amendment 2024-2-B-CP-3** related to the designation of a Rural Boundary for the Charter-designated Rural Area sufficiently complete, has the potential to be found in compliance, and recommend **TRANSMITTAL** for state and regional agency review.

### **ANALYSIS**

#### **1. Background**

Orange County voters adopted the charter form of government in 1986. Every four years, a new charter review is conducted by the Charter Review Commission (CRC) appointed by the Board of County Commissioners (BCC). The CRC provides recommended changes to the charter, while the Board of County Commissioners ultimately determines when charter amendments are placed on a general election ballot.

The 2024 CRC conducted a comprehensive review of the Charter and had chosen to place eight proposed Charter amendments on the ballot for consideration by Orange County voters. The 2024 CRC reached this decision after holding numerous public hearings and after receiving testimony from County officials, staff, constitutional officers, representatives of community organizations, members of the public, and other interested parties. The 2024 CRC Final Report contained a summary of the approach followed and actions taken by the 2024 CRC, and the text of the eight proposed Charter amendments to be placed on the ballot in the November 2024 general election.

Two additional Charter amendments, the first related to the establishment of a Rural Boundary and Rural Area (Charter Amendment 9) and the second related to Voluntary Municipal Annexations in Rural Areas (Charter Amendment 10), were also placed on the November 5, 2024, General Election referendum after approval of **Ordinance No. 2024-17** (Charter Amendment 9) and **Ordinance No. 2024-23** (Charter Amendment 10) by the Board of County Commissioners.



### Overview of Revised Charter Amendment establishing a Rural Boundary

The approved Rural Boundary Charter Amendment establishes a Rural Area, which consists of unincorporated lands located outside the Urban Service Area, municipal joint planning areas, Growth Centers, the Innovation Way Overlay, Horizon West Villages and the Boggy Creek Urban Service Area Expansion Area on the effective date. The Amendment provides that within the Rural Area, County comprehensive plan amendments increasing density or intensity, and ordinances removing lands from the Charter-designated Rural Area, must be approved by majority-plus-one of the entire Board of County Commissioners.

In contrast to an initial Rural Area / Rural Boundary charter amendment draft, the approved charter amendment does not preempt municipal authority to regulate land use if a municipality annexes property within the Rural Area, in contrast to provisions in the Seminole County and Alachua County Charters upon which the Committee's original proposal was based. The approved amendment maintains similarity with provisions of the Sarasota County Charter, which imposes supermajority voting requirements to increase density or intensity in specified geographic areas. In further contrast to the original Rural Boundary Amendment proposal, the approved amendment's definition of the Rural Area excludes all municipal joint planning areas, and the "Growth Centers," "Innovation Way Overlay," and "Horizon West Villages" specified in the County's Comprehensive Plan. All areas excluded from the proposed Rural Area are depicted on a GIS map created by County Planning Division staff, attached as **Exhibit "C"**. Finally, the approved charter amendment establishes a majority-plus-one (5 out of 7 Commissioners) Board approval process for any related changes to the approved Rural Area.

### Overview of Board of County Commissioners Action

At the July 30, 2024, Meeting of the Board of County Commissioners, the Board voted unanimously in favor of the ballot measures for the voters of the County to weigh in on the Rural Boundary Charter Amendment 9 and approved **Ordinance No. 2024-17**. The ordinance made two changes to the initially drafted Rural Area Ballot language. This consisted of adding the "Boggy Creek Urban Service Area (USA) Expansion Area" to a list of other areas that are excluded from the Rural Area, and to clarify that the effective date of the Charter amendment would be the date the Canvassing Board certifies the election results. Therefore, the effective date of Charter Amendment 9 was November 15, 2024 - the date the Canvassing Board certified the election results. A copy of the approved **Ordinance No. 2024-17** and subsequent **Resolution No. 2024-M-25** approved by the Board of County Commissioners on August 27, 2024, related to the Rural Boundary Referendum is attached.

## 2. Amendment Analysis

Section 506 of the Orange County Charter establishes a Rural Area and Rural Boundary consisting of all lands lying within unincorporated Orange County as of the effective date of the Ordinance that are located outside municipal joint planning areas adopted by joint planning agreement or interlocal agreement and located outside the following areas specified in the Orange County Comprehensive Plan: the Urban Service Area, Growth Centers, Innovation Way Overlay, Horizon West Villages, and the Boggy Creek Urban Service Area (USA) Expansion Area.

After the effective date of Section 506 of the Orange County Charter, any ordinance amending the Orange County Comprehensive Plan increasing the allowable density or intensity within the Charter-designated Rural Area or ordinance removing lands from the Charter-designated Rural Area may only be approved by an affirmative vote of not less than a majority-plus-one vote of the entire membership of the Orange County Board of County Commissioners (5 out of 7 Commissioners).

The proposed amendment formally establishes a Rural Area and Boundary for a portion of the County's Rural Service Area. More specifically, the amendment creates new Map 5b of the Future Land Use Map Series ("Rural Area / Rural Boundary") and modifies / establishes related policies in the Future Land Use Element. Affected policies include Objective FLU6.1; proposed Policy 6.1.1.1 that defines the "Rural Area" and introduces Map 5b along with a majority-plus-one Board approval process for Rural Area amendments; and existing Policy FLU8.8.1 which has been modified by adding new subsection "D" addressing the requirement for a majority-plus-one Board approval of any amendments that increase allowable density or intensity of uses, or that remove lands from the Rural Area.

### 3. Amendments to establish the Rural Boundary

Listed below are the revised objective and corresponding policies proposed through this amendment and the addition of proposed Map 5b of the Future Land Use Map Series, Rural Boundary and Rural Area to establish the Charter-designated Rural Area, as delineated by the Rural Boundary.

Affected language is shown in underline/strikethrough format, with asterisks (\*\*\*) representing breaks between unchanged policies.

OBJ FLU6.1 RURAL SERVICE AREA. Orange County shall designate that portion of the County outside the Urban Service Area as the Rural Service Area, which includes the Charter-designated Rural Area as delineated by Map 5b of the Future Land Use Map Series, Rural Boundary and Rural Area. The intended rural character and assets of the Rural Service Area shall be promoted through the following policies. (Obj. 2.3)

#### New FLU Policy FLU6.1.1.1

Map 5b of the Future Land Use Map Series, "Rural Boundary and Rural Area", is hereby adopted to delineate a portion of the Rural Service Area as the Charter-designated Rural Area. The Rural Area, as delineated by Map 5b, encompasses approximately 345,000 acres and includes unincorporated lands located outside the County's Urban Service Area, municipal joint planning areas, Growth Centers, the Innovation Way Overlay, Horizon West Villages, and the Boggy Creek Expansion Area. Comprehensive plan amendments increasing density or intensity or removing the property from the Rural Area shall require a majority-plus-one vote of the entire membership of the Orange County Board of County Commissioners.

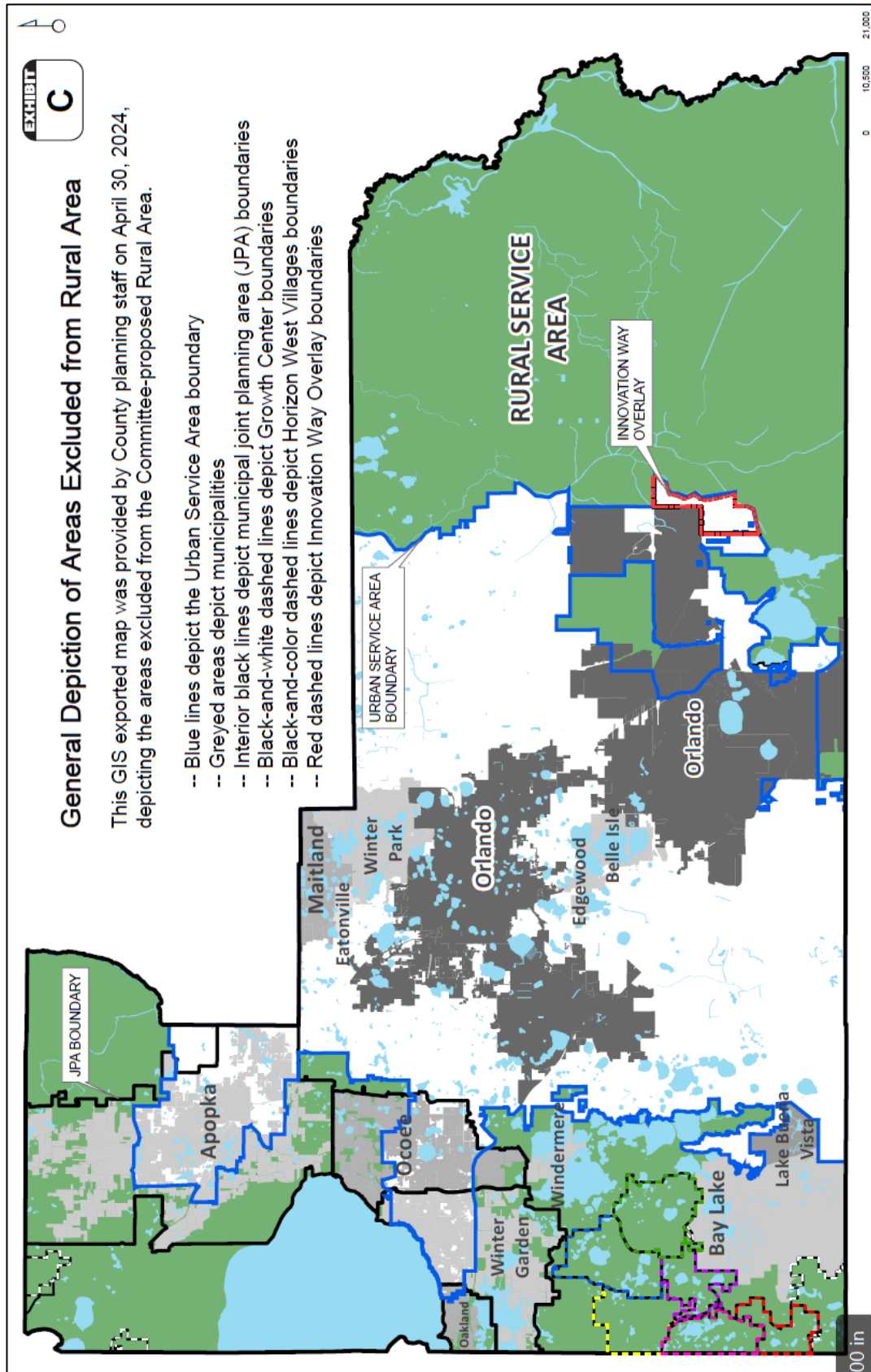
Policy FLU8.8.1 (addition of new section D.) as follows:

Policy FLU8.8.1

\*\*\*

D. As provided by the Orange County Charter, Section 506, Comprehensive Plan amendments increasing the density or intensity of use within the Charter-designated Rural Area as delineated by Map 5b of the Future Land Use Map Series, Rural Boundary and Rural Area, and ordinances removing the property from the Charter-designated Rural Area shall require a majority-plus-one vote of the entire membership of the Orange County Board of County Commissioners.





**PLANNING AND ZONING COMMISSION (PZC)/LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING  
SYNOPSIS (January 16, 2024)**

Staff presented the staff-initiated **Amendment 2024-2-B-CP-3** related to the designation of a Rural Boundary for the Charter-designated Rural Area with the recommendation of **TRANSMITTAL**. Following the staff presentation, one member of the public spoke in support of the amendment. The Local Planning Agency found that the amendment has the potential to be found in compliance and recommended to the Board of County Commissioners **TRANSMITTAL** for state and regional agency review.

**Motion / Second**

*Eric Gray / Michael Arrington*

**Voting in Favor**

*Camille Evans, George Wiggins, Nelson Pena, Michael Arrington,  
David Boers, and Eric Gray*

**Voting in Opposition**

*None*

**Absent**

*Evelyn Cardenas and Eddie Fernandez*

BCC Mtg. Date: July 30, 2024

Effective Date: August 12, 2024; except  
Section 1 which shall take effect only  
if and when approved by a majority of  
the voters voting in the referendum  
called by the Board of County  
Commissioners of Orange County,  
Florida in Section 2 to be held on  
November 5, 2024

**ORDINANCE NO. 2024-17**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA SUBMITTING TO REFERENDUM A PROPOSED AMENDMENT TO THE CHARTER OF ORANGE COUNTY, FLORIDA; PROVIDING FOR THE ESTABLISHMENT OF A RURAL BOUNDARY AND RURAL AREA; PROVIDING FOR VOTING REQUIREMENTS; CALLING A REFERENDUM ON THE PROPOSED CHARTER AMENDMENT; PROVIDING THE BALLOT TITLE AND BALLOT SUMMARY FOR THE REFERENDUM; CONDITIONING THE EFFECTIVENESS OF THE CHARTER AMENDMENT ON VOTER APPROVAL AT THE REFERENDUM; PROVIDING FOR OTHER RELATED MATTERS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATES.**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE  
COUNTY, FLORIDA:

***Section 1. Charter Amendment.*** Section 506 of the Orange County Charter is created  
to read:

***Sec. 506. – Rural Boundary and Rural Area.***

**A. Establishment of Rural Area and Rural Boundary.** There is hereby established a Rural Area initially consisting of all lands lying in the unincorporated County as of the effective date of this section that are located outside of the following areas as of the effective date of this section: (1) the Urban Service Area specified in the Orange County comprehensive plan; (2) municipal joint planning areas adopted by joint planning agreement or interlocal agreement; (3) Growth Centers specified in the Orange County comprehensive plan; (4) the Innovation Way Overlay specified in the Orange County comprehensive plan; (5) the Horizon West Villages specified in the Orange County comprehensive plan; and (6) the Boggy Creek Expansion Area specified in the Orange County comprehensive plan. There is hereby established a Rural Boundary, consisting



of the boundary lines of the Rural Area as more delineated on that certain map titled Rural Boundary and dated July 30, 2024.

**B. Legal Effect of Rural Area.**

(1) After the effective date of this section, any ordinance amending the Orange County comprehensive plan that increases the allowable density or intensity within the Rural Area or any portion thereof, may be approved only by an affirmative vote of not less than a majority plus one vote of the entire membership of the board.

(2) After the effective date of this section, the board of county commissioners may remove lands from the Rural Area only by ordinance approved by an affirmative vote of not less than a majority plus one vote of the entire membership of the board.

**C. This charter amendment shall become effective upon the date of canvassing board certification of approval by a vote of the electors of Orange County.**

***Section 2. Referendum Called.*** A referendum election is hereby called and ordered to be held in Orange County at the time of the next general election on November 5, 2024, to determine whether the Rural Area and Rural Boundary charter amendment is approved by the voters.

***Section 3. Notice of Referendum.*** Pursuant to Section 100.342, Florida Statutes, a Notice of Referendum shall be published twice in the *Orlando Sentinel*, a newspaper of general circulation in the County. The publications shall occur once in the fifth week and once in the third week prior to the week which includes November 5, 2024, and contain a link to the map of the proposed Rural Boundary.

**Section 4. Official Ballot.** Ballots to be used in the referendum shall contain a statement of the description of the proposed issue in substantially the following form:

<p style="text-align: center;">Orange County Charter Amendment Establishing Rural Boundary and Rural Area ("Area")</p> <p>Establishing a Rural Area (unincorporated lands located outside the County's Urban Service Area, municipal joint planning areas, Growth Centers, Innovation Way Overlay, Horizon West Villages, and Boggy Creek Expansion Area on the effective date) where County comprehensive plan amendments increasing density or intensity, and ordinances removing lands from the Rural Area, must be approved by a majority-plus-one vote of the entire membership of the County Commission.</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
--

**Section 5. Spanish Translation.** The above ballot question shall additionally appear on the ballot in Spanish and the County Attorney and Supervisor of Elections are requested to authorize, and directed to prepare, an accurate Spanish translation to be included on the ballot.

**Section 6. Payment of Referendum Expenses.** The Board authorizes the payment of lawful expenses associated with conducting the referendum, as well as the cost of providing information as permitted by Section 106.113, Florida Statutes. The Orange County Comptroller is hereby authorized and directed to disburse the funds necessary to pay such expenses.

**Section 7. Severability.** If any section, subsection, sentence, clause, or provision of this ordinance or the application thereof to any person or circumstance is held invalid for any reason, the invalidity shall not affect any other provision or application of this ordinance, and to this end the provisions of this ordinance are declared severable.

**Section 8. Effective Date.** This ordinance shall take effect pursuant to general law. However, Section 1 of this ordinance, Charter Amendment, shall take effect only if and when approved by a majority of the voters voting in the referendum called by the Board of County Commissioners of Orange County, Florida in Section 2 of this ordinance.

ADOPTED THIS 30 DAY OF July, 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 of the Board of County Commissioners

By: *Jennifer Ann Kinney*  
Deputy Clerk

# RESOLUTION

*of the*  
**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**  
*regarding*

**SUBMITTING TO REFERENDUM A PROPOSED  
AMENDMENT TO THE CHARTER OF ORANGE COUNTY,  
FLORIDA; PROVIDING FOR THE ESTABLISHMENT OF A  
RURAL BOUNDARY AND RURAL AREA; PROVIDING FOR  
VOTING REQUIREMENTS; CALLING A REFERENDUM ON  
THE PROPOSED CHARTER AMENDMENT; PROVIDING THE  
BALLOT TITLE AND BALLOT SUMMARY FOR THE  
REFERENDUM; CONDITIONING THE EFFECTIVENESS OF  
THE CHARTER AMENDMENT ON VOTER APPROVAL AT  
THE REFERENDUM; PROVIDING FOR OTHER RELATED  
MATTERS; PROVIDING FOR SEVERABILITY; AND  
PROVIDING FOR EFFECTIVE DATES.**

**Resolution No. 2024-M- 25**

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF ORANGE COUNTY:

***Section 1. Charter Amendment.*** Section 506 of the Orange County Charter is created  
to read:

**Sec. 506. Rural Boundary and Rural Area**

**A. Establishment of Rural Area and Rural Boundary.**  
There is hereby established a Rural Area initially consisting of all  
lands lying in the unincorporated County as of the effective date of  
this section that are located outside of the following areas as of the  
effective date of this section: (1) the Urban Service Area specified  
in the Orange County comprehensive plan; (2) municipal joint

planning areas adopted by joint planning agreement or interlocal agreement; (3) Growth Centers specified in the Orange County comprehensive plan; (4) the Innovation Way Overlay specified in the Orange County comprehensive plan; (5) the Horizon West Villages specified in the Orange County comprehensive plan; and (6) the Boggy Creek Expansion Area specified in the Orange County comprehensive plan. There is hereby established a Rural Boundary, consisting of the boundary lines of the Rural Area as more delineated on that certain map titled Rural Boundary and dated July 30, 2024.

**B.     *Legal Effect of Rural Area.***

- (1)     After the effective date of this section, any ordinance amending the Orange County comprehensive plan that increases the allowable density or intensity within the Rural Area or any portion thereof, may be approved only by an affirmative vote of not less than a majority plus one vote of the entire membership of the board.**
- (2)     After the effective date of this section, the board of county commissioners may remove lands from the Rural Area only by ordinance approved by an affirmative vote of not less than a majority plus one vote of the entire membership of the board.**

**C.     This charter amendment shall become effective upon the date of canvassing board certification of approval by a vote of the electors of Orange County.**

***Section 2.     Referendum Called.*** A referendum election is hereby called and ordered to be held in Orange County at the time of the next general election on November 5, 2024, to determine whether the Rural Area and Rural Boundary charter amendment is approved by the voters.

***Section 3.     Notice of Referendum.*** Pursuant to Section 100.342, Florida Statutes, a Notice of Referendum shall be published twice in the *Orlando Sentinel*, a newspaper of general circulation in the County. The publications shall occur once in the fifth week and once in the third

week prior to the week which includes November 5, 2024, and contain a link to the map of the proposed Rural Boundary.

**Section 4. Official Ballot.** Ballots to be used in the referendum shall contain a statement of the description of the proposed issue in substantially the following form:

Orange County Charter Amendment  
Establishing Rural Boundary  
and Rural Area ("Area")

Establishing a Rural Area (unincorporated lands located outside the County's Urban Service Area, municipal joint planning areas, Growth Centers, Innovation Way Overlay, Horizon West Villages, and Boggy Creek Expansion Area on the effective date) where County comprehensive plan amendments increasing density or intensity, and ordinances removing lands from the Rural Area, must be approved by a majority-plus-one vote of the entire membership of the County Commission.

☐ Yes  
☐ No

**Section 5. Spanish Translation.** The above ballot question shall additionally appear on the ballot in Spanish and the County Attorney and Supervisor of Elections are requested to authorize, and directed to prepare, an accurate Spanish translation to be included on the ballot.

**Section 6. Payment of Referendum Expenses.** The Board authorizes the payment of lawful expenses associated with conducting the referendum, as well as the cost of providing information as permitted by Section 106.113, Florida Statutes. The Orange County Comptroller is hereby authorized and directed to disburse the funds necessary to pay such expenses.

**Section 7. Severability.** If any section, subsection, sentence, clause, or provision of this resolution or the application thereof to any person or circumstance is held invalid for any

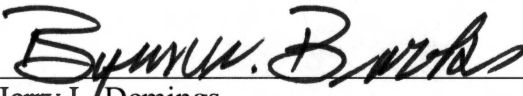
reason, the invalidity shall not affect any other provision or application of this resolution, and to this end the provisions of this resolution are declared severable.

**Section 8. Effective Date.** This resolution shall take effect immediately. However, Section 1 of this resolution, Charter Amendment, shall take effect only if and when approved by a majority of the voters voting in the referendum called by the Board of County Commissioners of Orange County, Florida in Section 2 of this resolution.

ADOPTED THIS 27th DAY OF August, 2024.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By:   
Jerry L. Demings  
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

By: 

~~Deputy~~ Clerk