

WHAT IS A PD?

A Planned Development (PD) is a district created with a specific project in mind. Typically, these involve a mix of different uses, with specific development standards that have been negotiated between the property owner/developer and the County.

HOW DO PDS WORK?

When PDs are created, a list of allowed uses is created for the subject properties. These uses may include the number of apartment units, number of single-family homes, commercial square-footage, number of hotel rooms, industrial square footage, and more. In addition, PDs can also have rules regarding the design and phasing of communities. All rules established for a PD are referred to as its "Vested Rights."

WHAT'S AN EXAMPLE OF A PD IN ORANGE COUNTY?

The mixed-use community O-Town West, home to the world's largest White Castle near Universal Studios in Dr. Phillips, is one example of a Planned Development. Other examples include Avalon Park, Meadow Woods, Hunter's Creek, the Foothills of Mt. Dora, Eagle Creek, Orange Lake Country Club, and the Universal Boulevard PD (also known as "Epic Universe / Universal").

WHAT CHANGES ARE ON THE WAY?

Orange County is currently updating its Comprehensive Plan (Vision 2050) and Zoning Code (Orange Code). Vision 2050 will direct growth in Orange County for the next 30 years. With the County's adoption of Orange Code and Vision 2050, no new PDs will be created while existing PDs will be able to develop in compliance with their already approved land use plans.

CONTACT US:

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THE SCOOP ON PLANNED DEVELOPMENTS (PD)



HOW WILL VISION 2050/ ORANGE CODE AFFECT PLANNED DEVELOPMENTS?

NEW PLANNED DEVELOPMENTS

PRE-V2050

Normal PD process. If not approved prior to V2050 applicant may have to revise plans.

V2050 LIVE

PDs not allowed if not approved prior to Vision 2050 adoption.
*Horizon West, Innovation Way, Avalon Park, & Lake Pickett Study Areas are the only exceptions.

AFTER V2050

No new PD applications will be approved.

EXISTING PLANNED DEVELOPMENT

PRE-V2050

May continue to develop in accordance with approved Land Use Plan (LUP), PD regulations, & Future Land Use (FLU) densities & intensities

V2050 LIVE

Approved ON or BEFORE V2050 & Orange Code adoption can develop in compliance with approved LUP

AFTER V2050

A substantial change request must be submitted within 1 year of Orange Code adoption, consistent with FLU intensities/densities in effect on approval, & receive final approval within 1 year

ORANGE CODE OPT-IN

PRE-V2050

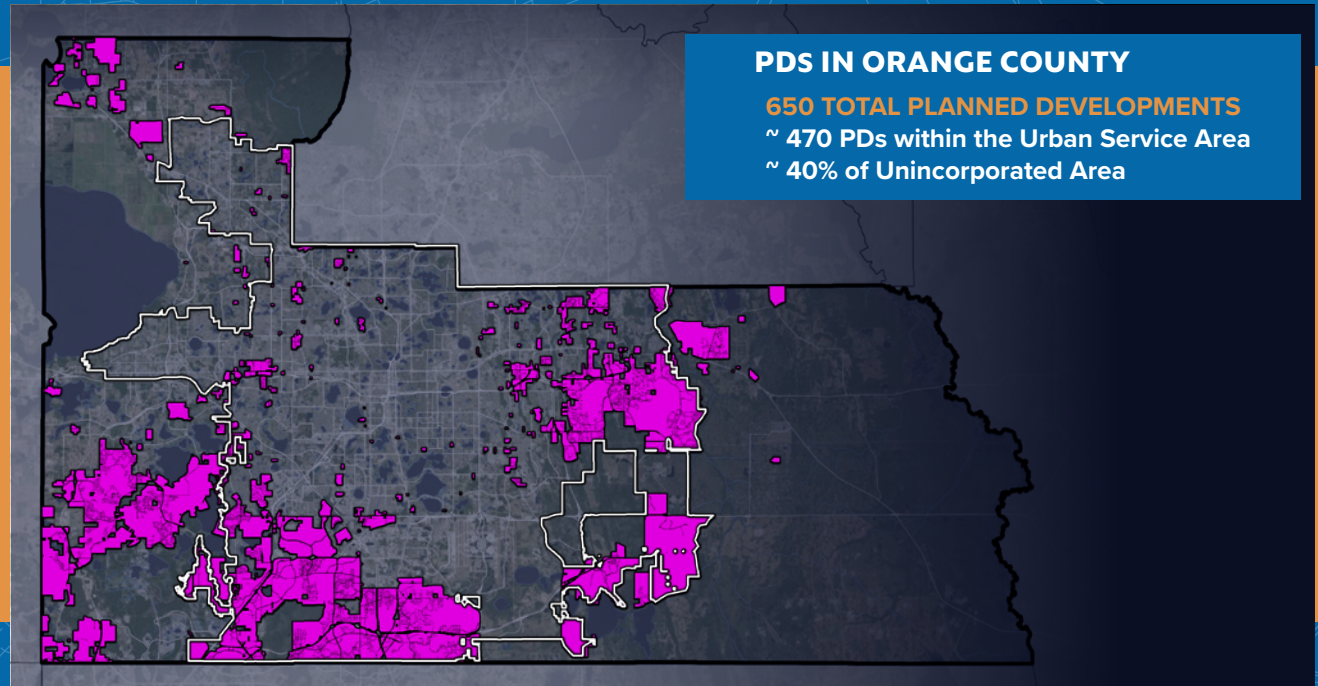
Cannot opt into V2050 prior to vote and adoption.

V2050 LIVE

Any owner(s) of all or a portion of an existing PD may choose to develop in accordance with Orange Code subject to Staff/Development Review Committee (DRC) review of impact on remaining (unchanged) portions of PD

AFTER V2050

PD's that choose to opt-in will be subject to DRC/Planning and Zoning Committee (PZC) review if rezoning is necessary



CURRENT PD PROCESS

