



Interoffice Memorandum

June 4, 2024

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

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

CONTACT PERSON: Alberto A. Vargas, M.Arch., Manager
Planning Division
(407) 836-5354

SUBJECT: June 18, 2024 — Work Session
Charter Rural Area CRC Recommendation

A handwritten signature in black ink, appearing to read "Tanya Wilson", written over a horizontal line.

At a regularly held public hearing on June 4, 2024, the Board voted unanimously directing staff to develop charter language for a proposed rural boundary amendment to be included on the 2024 General Election ballot. As such, staff conducted an analysis and will engage the Board and the public in a series of Work Sessions in order to develop a draft ordinance with recommended ballot language.

The Board Work Session scheduled for June 18, 2024, will provide an update regarding the Charter Review Commission (CRC) recommendation to amend the County Charter to establish a rural area and boundary on unincorporated lands located outside the County's Urban Service Area (USA) with certain exceptions to exclude Joint Planning Areas (JPA) and Growth Centers. Additionally, will discuss restrictions for proposals that seek to increase the density and intensity in said areas.

Based on the Board feedback, staff will provide draft policy language and a proposed map that will define and geographically depict the rural area boundary. The Work Session presentation will introduce the procedural mechanism of how the rural area will address existing developments and how a change to an existing Future Land Use or a property rezoning with the boundary of the proposed rural area will require a proposed "*majority plus one*" Board approval for land use amendments.

Below is a timeline of the upcoming Work Session dates:

1. Rural Boundary Work Session 1 (Presentation of Analysis) - June 18, 2024
2. Draft Ordinance Work Session 2 (Draft Ordinance) - July 9, 2024
3. Rural Boundary Ordinance Public Hearing (Adoption of Ordinance) - July 30, 2024

This item is for informational purposes only and no action is being requested.

TW/AV/kh