


PROPOSED REVISIONS

03/19/2024

 ORANGE COUNTY ADMINISTRATIVE REGULATIONS	No.: 8.09
	Date: 09/19/97
	Approved By: BCC Revised: 6/27/06
Title: DEVELOPMENT OF FACILITIES EXEMPT FROM COUNTY ZONING REGULATIONS; PUBLIC MEETING PROCEDURES	Page 1 of 2

I. POLICY

- A. In order to ensure that Orange County governmental facilities can be developed by Orange County and developed in a timely and cost efficient manner, the Orange County Board of County Commissioners adopted Section 38-5 of the Orange County Code on April 29, 1997 exempting those facilities from the zoning regulations set forth in Chapter 38 of the Orange County Code.
- B. Nevertheless, in accordance with Section 38-5, the County Commissioners and the County Mayor can annually review the County's capital improvements program to decide which proposed governmental facilities, if any, a District Commissioner and/or the County Mayor believes should be discussed at a public meeting in accordance with the procedures set forth in this Administrative Regulation.
- C. The sole purpose behind establishing a process whereby a District Commissioner or the County Mayor may call for a public meeting regarding a proposed governmental facility is to afford affected property owners an opportunity to appear at the public meeting to express their views and opinions regarding zoning related issues. Notwithstanding that a public meeting may not be called and held, may be called and held, or may be called but not held pursuant to the notice procedures set forth below, Orange County governmental facilities being exempt from Orange County zoning regulations, no person shall have standing to judicially challenge the development of a governmental facility pursuant to Section 38-5.

II. PROCEDURES

- A.
 - 1. If a governmental facility is proposed to be located in a single County Commission District, the District Commissioner, and/or County Mayor shall decide whether a public meeting should be held.
 - 2. If a governmental facility is proposed to be located in more than one County



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Commission District, any District Commissioner in whose district the facility would be partially located and/or the County Mayor shall decide whether a public meeting should be held.

B. If the County Mayor and/or a District Commissioner decides that a public meeting should be held, the notice of and agenda for the public meeting shall include the information and statements provided in Section 2.09.01.II.B. for special meetings of advisory boards; and the County Mayor and/or the District Commissioner shall designate such project for a public meeting under one of the following three categories described below:

1. *Category "1."* A Category "1" public meeting is a neighborhood meeting held in the affected community. At least ten (10) days before the meeting, the owners of property located adjacent to the boundary of the proposed governmental facility shall be mailed notice of the meeting. The District Commissioner or his/her designee shall host the meeting.
2. *Category "2."* A Category "2" public meeting is a meeting held at the Orange County Administration Center at 201 South Rosalind Avenue in downtown Orlando. At least ten (10) days before the meeting, the owners of property located within three hundred (300) feet of the boundary of the proposed governmental facility shall be mailed notice of the meeting. The District Commissioner or his/her designee shall host the meeting.
3. *Category "3."* A Category "3" public meeting is a meeting held before the Board of County Commissioners in the Board's chambers at the Orange County Administration Center. At least ten (10) days before the meeting, the owners of property located within five hundred (500) feet of the boundary of the proposed governmental facility shall be mailed notice of the meeting, a legal notice shall be published in *The Orlando Sentinel*, and a conspicuous notice shall be posted on the property where the facility is planned for development.

FOR MORE INFORMATION CONTACT:

~~Zoning Division, Growth Management
Department~~Planning, Environmental, and
Development Services Department

REFERENCES:

Orange County Code, Section 38-5