

ORANGE COUNTY PLANNING DIVISION BCC WORK SESSION

November 9, 2021



ORANGE COUNTY PLANNING DIVISION
PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



BCC WORK SESSION

PRESENTATION OUTLINE

PART 1

Transmitted Property Rights Element

PART 2

Public Participation Practices

1000 Friends of Florida Suggestions

PART 3

Comprehensive Plan Amendments

Amendment Review Cycles & Criteria

PART 1 – TRANSMITTED PROPERTY RIGHTS ELEMENT

PROPERTY RIGHTS ELEMENT

FLORIDA STATUTES

HB 59, amending s. 163.3177, Florida Statutes

Each local government must adopt a property rights element in its comprehensive plan by the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021.

Requires that local governments “respect judicially acknowledged and constitutionally protected private property rights,” by including in their comprehensive plans “a property rights element to ensure that private property rights are considered in local decision-making.”

PROPERTY RIGHTS ELEMENT

ORANGE COUNTY AMENDMENT PROCESS

2021-2 Out-of-Cycle Amendment Process

Transmittal public hearings

LPA – August 19, 2021

BCC – September 14, 2021

State and regional agency comments

November 2021

Board Work Session on Public Engagement

November 9, 2021

Adoption public hearings

LPA – November 18, 2021

BCC – November 30, 2021

PROPERTY RIGHTS ELEMENT

ORANGE COUNTY PROPOSED PROPERTY RIGHTS ELEMENT

Amendment 2021-2-C-PRE-1

Property Rights Element - Goals, Objectives, and Policies

GOAL PRE1 Orange County shall ensure that private property rights are considered in its local decision-making.

OBJ PRE1.1 In order to comply with the legislative intent expressed in Section 163.3161(10), F.S., that governmental entities respect private property rights, and the requirements of Section 163.3177(6), F.S., that each local government include a property rights element in its comprehensive plan, Orange County shall consider private property rights in its local decision-making in accordance with the policies herein.

PROPERTY RIGHTS ELEMENT

ORANGE COUNTY PROPOSED PROPERTY RIGHTS ELEMENT

Amendment 2021-2-C-PRE-1

Property Rights Element - Goals, Objectives, and Policies

PRE1.1.1 Orange County shall consider constitutionally-protected private property rights in its local decision-making.

PRE1.1.2 Orange County shall consider judicially-acknowledged private property rights in its local decision-making.

PRE1.1.3 Orange County shall consider statutorily-protected private property rights in its local decision-making.

PROPERTY RIGHTS ELEMENT

ORANGE COUNTY PROPOSED PROPERTY RIGHTS ELEMENT

Amendment 2021-2-C-PRE-1

Property Rights Element - Goals, Objectives, and Policies

PRE1.1.4 To the extent Orange County may be unaware of a private property right, such as an easement, lease, or mineral interest, the owner shall be responsible for informing Orange County of such private property right so that Orange County can consider it in its local decision-making.

PART 2 – PUBLIC PARTICIPATION PRACTICES

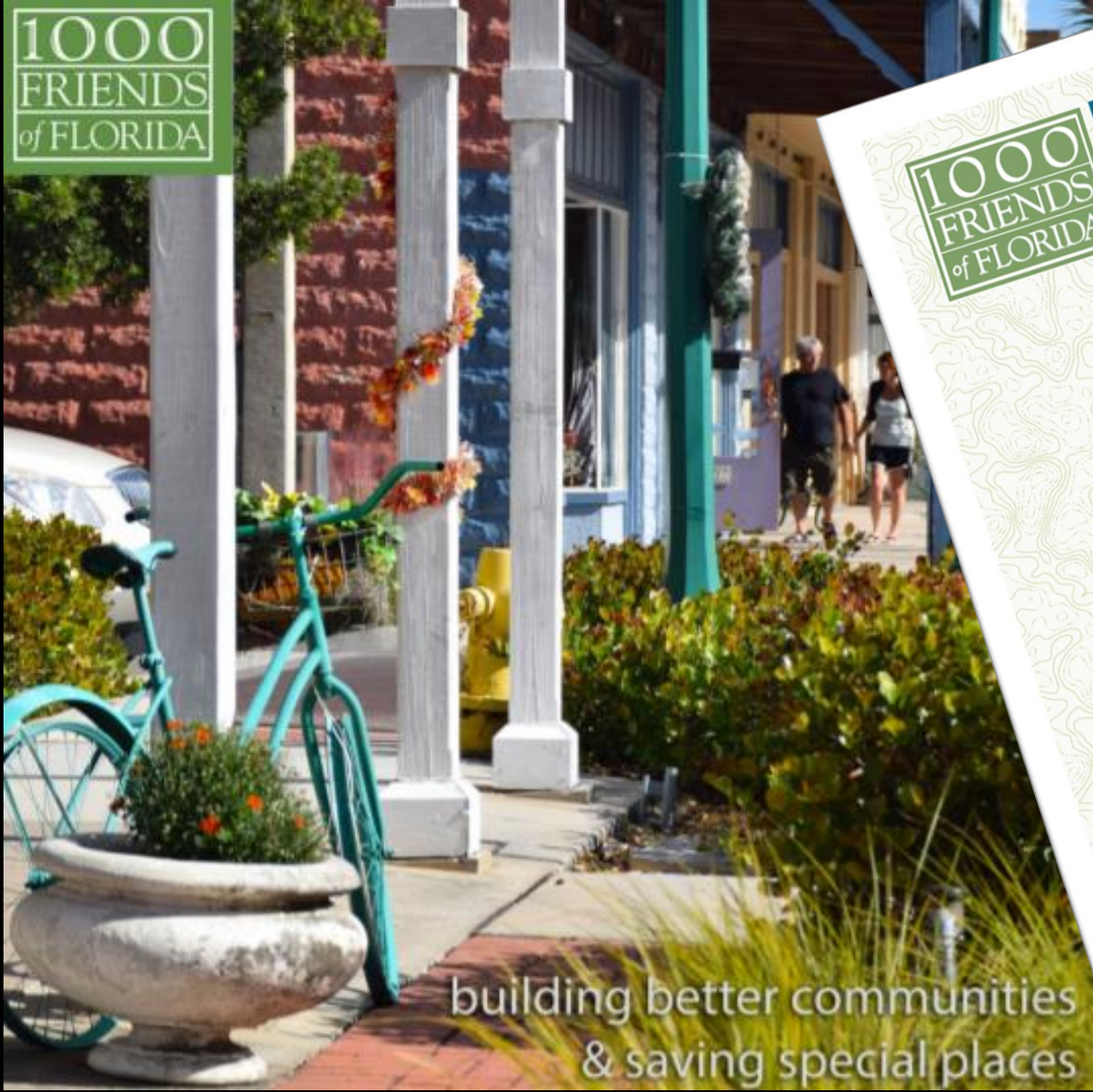
PUBLIC PARTICIPATION PRACTICES

INTRODUCTION



PUBLIC PARTICIPATION PRACTICES

INTRODUCTION



building better communities
& saving special places



PUBLIC PARTICIPATION PRACTICES

FLORIDA STATUTES OVERVIEW

Florida Statutes

Directives for Public Participation

s. 125.66, F.S. Adoption of ordinances

Interested parties may appear and be heard

s. 163.3181, F.S. Local governments to adopt

procedures for effective public participation, including:

- broad dissemination of information,
- opportunity for written comment,
- public hearings,
- consideration of public comment

PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Participation - Comprehensive Plan

OBJ FLU8.4 Public Participation.

FLU8.4.1 Timely notice of hearings: 2 weeks before hearing; Staff reports 7 days before hearing.

FLU8.4.2 Community meetings may be required for privately initiated FLUM and text changes.

FLU8.4.4 Outreach to diverse communities, e.g. Spanish, Creole populations.

FLU8.4.8 Applicant provided studies, data to be available at least 7 days prior to LPA and BCC hearings.

PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Notification Task Force (2001)

- Board directed a review of public engagement practices
- 16-member citizen task force
- Five-month effort, 8 public meetings

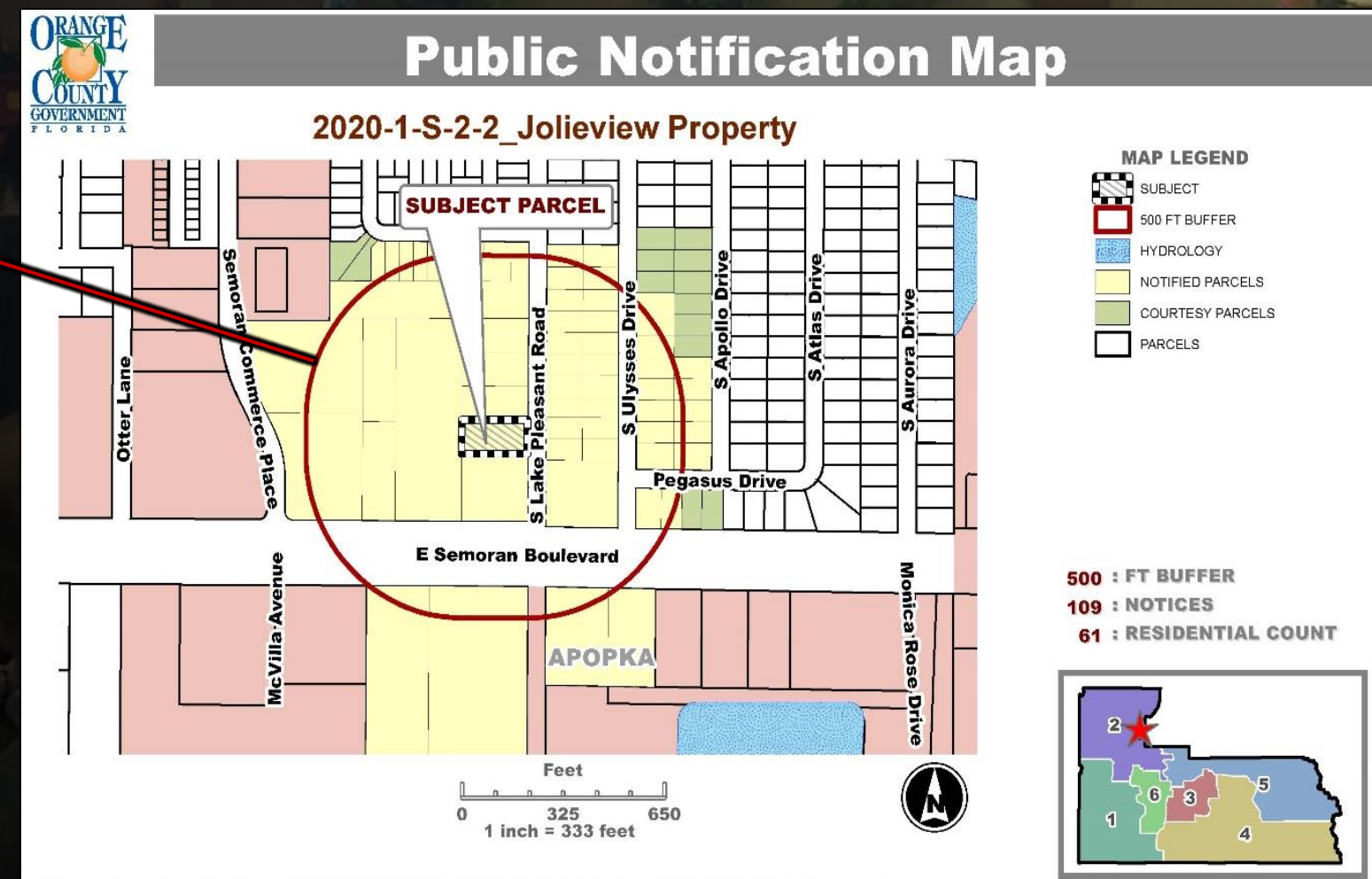


PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile

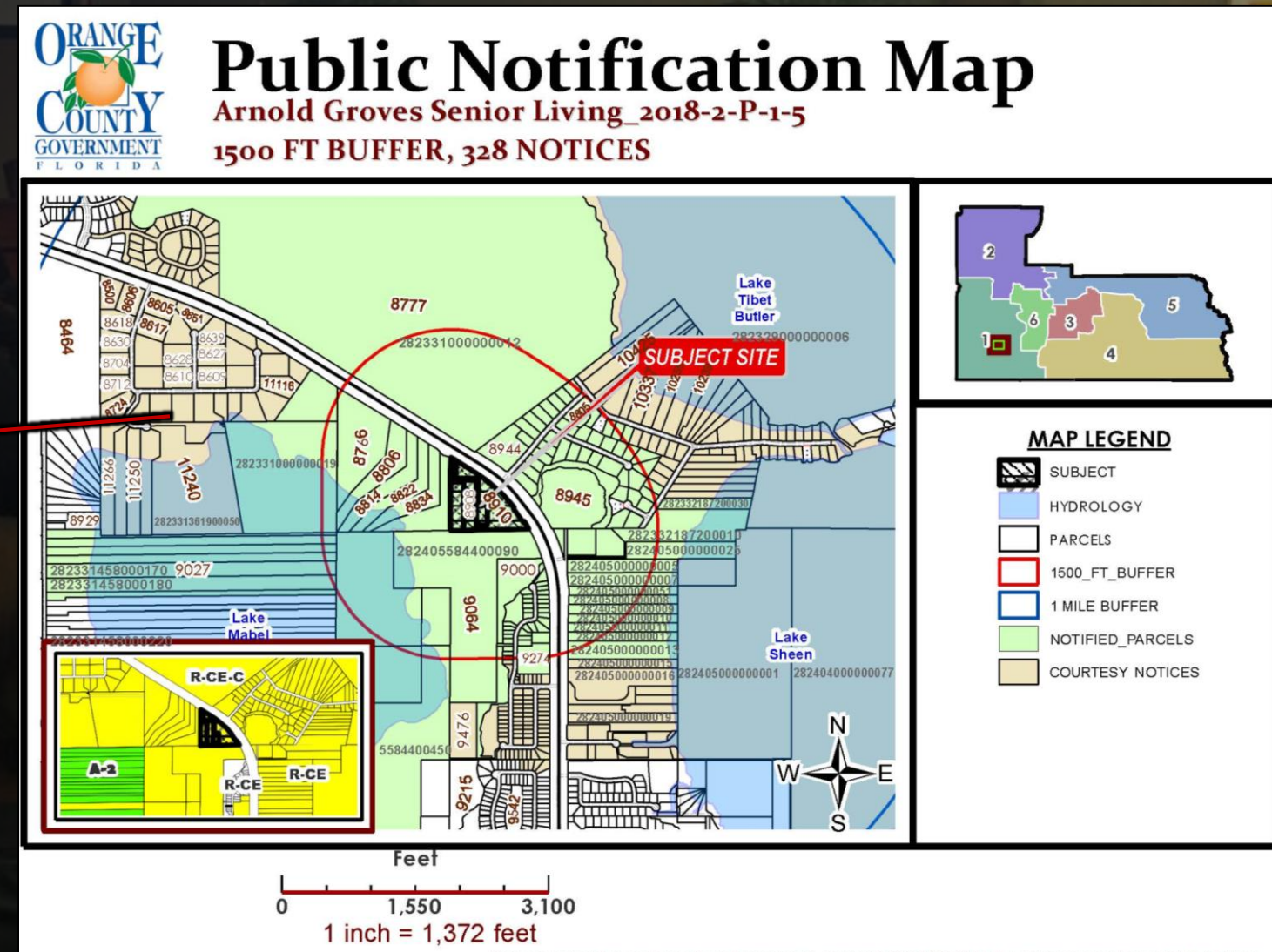


PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile
- Can be adjusted to promote engagement



PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile
- **Content of Notice**



VIRTUAL COMMUNITY MEETING NOTICE

2020-2 REGULAR CYCLE
FUTURE LAND USE MAP AMENDMENT

Thursday, August 6, 2020 – 6:30 to 7:30 PM

To pre-register and join this LIVE event, please visit
www.bit.ly/ocmeetings and select the item:

**Amendment 2020-2-A-2-1
Bailey's Community**

Commission District #2|
Christine Moore, Commissioner

Case Planner:
Jennifer DuBois, Planner
407-836-5396
Jennifer.DuBois@ocfl.net

Please join the District Commissioner, Orange County staff, and your neighbors at a virtual community meeting where the applicant will present their request and answer your questions. We encourage you to pre-register for this event via the link above in order to receive priority status for public comment during the virtual community meeting.

REQUEST

Future Land Use Map (FLUM) Amendment: 2020-2-A-2-1

From: Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5)

To: Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS)

Project Name: Bailey's Community

Owner: Bailey's Real Estate, LLP

Applicant: Montaz Barq, P.E., Terra-Max Engineering, Inc.

Parcel ID: 34-21-28-0000-00-084/090/097/100/108/110

Acreage: 43.38 gross/net developable acres

Location: 8001 Clarcona-Ocoee Road and 5850 and 5854 Gilliam Road; generally located north of Clarcona-Ocoee Road, west of Gilliam Road, and east of N. Apopka-Vineland Road.

SUBJECT PROPERTY LOCATION



SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation of the subject property, located within the Clarcona Rural Settlement, from Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5) to Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS) to allow for the development of an adult care community with a maximum development program of a 250-bed assisted living facility, a 68,000-square-foot adult independent living facility, 50 adult independent living cottages, a 12,320-square-foot community clubhouse, and equestrian amenities.

Public hearings for this request will be held before the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC). Each public hearing will be advertised in the *Orlando Sentinel*. Please note that the hearing dates shown on the second page of this announcement are tentative and subject to change.

PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile
- Content of Notice

ORANGE COUNTY

FREQUENTLY ASKED QUESTIONS

Q: Will there be a traditional, in-person community meeting?
Due to the COVID-19 health emergency, Orange County is unable to conduct traditional community meetings at this time. In lieu of such a meeting, we are conducting a live, virtual community meeting to allow the presentation of information on the amendment proposal, the public review process, and to receive and respond to questions from those attending. A recording of the meeting will subsequently be made available for viewing for a limited period through a web folder available at www.bit.ly/ocpublic. Questions or comments may also be submitted through the feedback form which is included with the case materials at that address, or via email to the Case Planner(s) listed on the first page of this notice.

Q: How can I participate in the development review process?

Residents are encouraged to pre-register for the live virtual community meeting where an opportunity for limited public comment and questions will be provided. If you are unable to participate in the Virtual Community Meeting or access the web folder listed above, written comments or requests may be mailed or emailed to the Case Planner. Please note that the dates of the transmittal and adoption hearings listed above are tentative and are subject to change. However, if you received this mailed notice, similar notice will be provided in advance of each transmittal and adoption hearing date. More specific property information can also be obtained by accessing the Orange County Property Appraiser's website at www.ocpafl.org or the OCFL Atlas at www.OCFL.net/Atlas.

Q: Where will the public hearings be held?
To comply with the CDC's Social Distancing Guidelines and keep our citizens safe, the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and the Board of County Commissioners (BCC) will conduct public hearings virtually until further notice. However, Orange County remains committed to providing alternative public comment platforms. All comments directed to the LPA/PZC may be submitted through feedback forms which are included with the case materials (shared folders are located at www.bit.ly/ocpublic), or by mailing or emailing the Case Planner listed on the first page of this notice. Comments directed to the BCC may be emailed to the Mayor and/or District Commissioners (mayor@ocfl.net; District1@ocfl.net; District2@ocfl.net; District3@ocfl.net; District4@ocfl.net; District5@ocfl.net; and District6@ocfl.net).

Q: What is the difference between Future Land Use and Zoning?
Future Land Use Map designations indicate the general use or "vision" for a property, and regulate the types of activity or development that may ultimately be allowed on it, including maximum allowable residential and non-residential development. Future Land Use Map designations are adopted as part of the County's Comprehensive Plan, with oversight by the State. Zoning districts are more descriptive planning classifications, but must be consistent with Future Land Use Map designations. Zoning districts regulate more specific development aspects, such as allowed uses, building sizes, setbacks, or parking.

Q: What type of activity or development could take place on the subject site today?
The County's adopted 2010-2030 Future Land Use Map designates the subject property, located within the Clarcona Rural Settlement, as Rural Settlement 1/2 (RS 1/2) and Rural Settlement 1/5 (RS 1/5), which provide for a rural residential lifestyle and development at a maximum density of one (1) dwelling unit per two (2) net acres and one (1) dwelling unit per five (5) net acres, respectively. The site currently possesses the consistent agricultural zoning classifications of A-1 (Citrus Rural District) and A-2 (Farmland Rural District).

Q: What type of activity could be considered if the Board of County Commissioners adopted the request?
If approved, the requested Planned Development-Commercial/Assisted Living Facility (Rural Settlement) (PD-C/ALF) (RS) future land use designation will allow for the development of an adult care community with a maximum development program of a 250-bed assisted living facility, a 66,000-square-foot adult independent living facility, 50 adult independent living cottages, a 12,320-square-foot community clubhouse, and equestrian amenities, with a corresponding rezoning to PD (Planned Development District) required.

Any party requesting additional information regarding the proposed amendment should contact the Orange County Planning Division at 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, (407) 836-5600, or via email at planning@ocfl.net. In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this proceeding should contact the Orange County Communications Division no later than two (2) business days prior to the proceeding at 201 S. Rosalind Ave., 3rd Floor, Orlando, FL, 32801, (407) 836-6568.

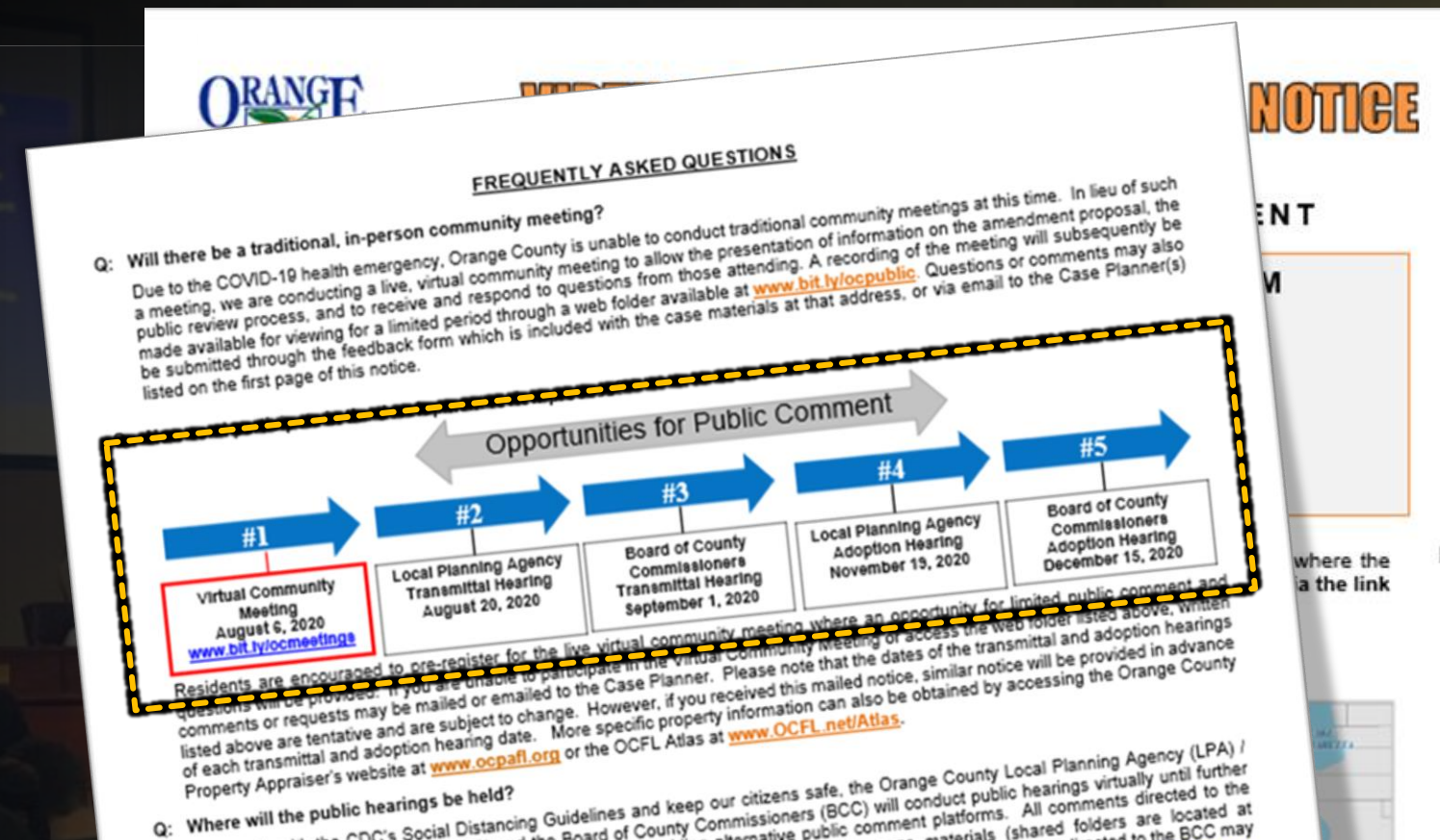
Información favor de comunicarse con la División de Planificación, al número (407) 836-3111.

PUBLIC PARTICIPATION PRACTICES

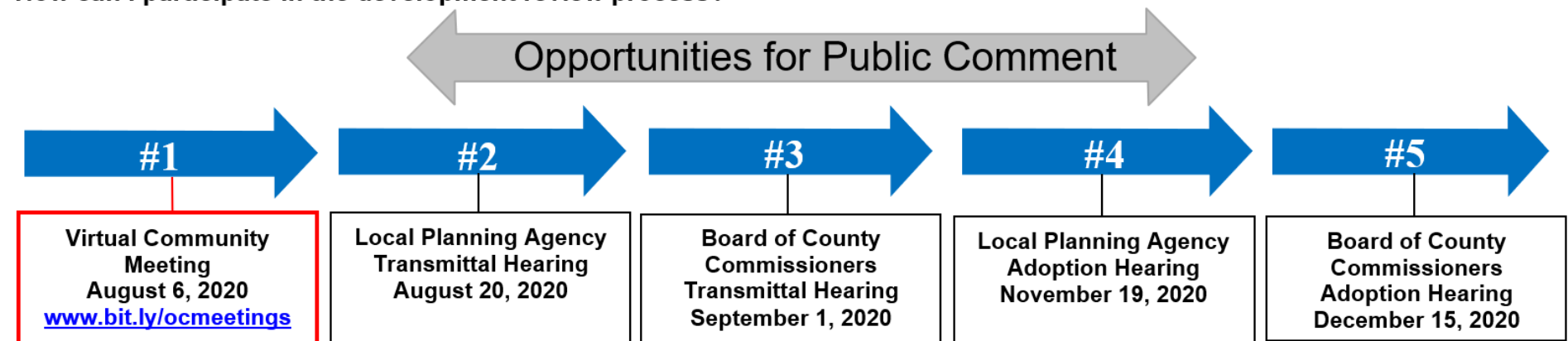
ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile
- Content of Notice



Q: How can I participate in the development review process?



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PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile
- Content of Notice
- **Posting Property**



PUBLIC HEARING NOTICE

Planning
Planning
Planning

FUTURE LAND USE MAP AMENDMENT & CONCURRENT REZONING

ADOPTION HEARING

LOCAL PLANNING AGENCY (LPA) HEARING*

Date: June 5, 2020

Time: 9:00 AM

BOARD OF COUNTY COMMISSIONERS (BCC) HEARING*

Date: July 28, 2020

Time: 2:00 PM

Amendment: 2020-1-S-6-2

Parcel ID #: 10-23-29-6152-04-110

**The Applicant: Rafael Santiago Casallas for
Adriana I. Hincapie**

**Existing Future Land Use: Low Density Residential
(LDR)**

**Proposed Future Land Use: Low-Medium Density
Residential (LMDR)**

Rezoning: RZ-20-04-067

Change in Zoning: From: R-1A (Single-Family Dwelling District)

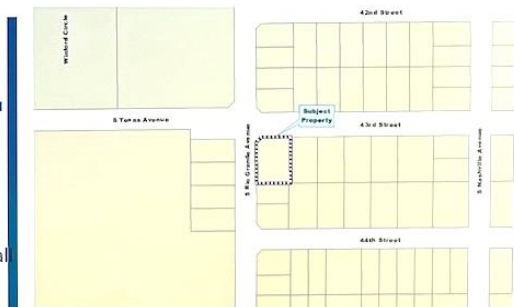
To: R-1 (Single-Family Dwelling District)

**Which Allows: for the division of the 0.30-acre subject
property into two (2) single-family residential lots.**

Case Planner: Jennifer Dubois

Para mas informacion referente a esta vista publica,
favor de comunicarse con la Division de Planificacion
al numero (407) 836-5600.

Public hearings will be held either in person at 201 S.
Rosalind Avenue, Orlando, FL, in the Orange County
Commission Chambers, or virtually via WebEx.
Please see the County Calendar for more information:
<https://www.ocfl.net/Home/CountyCalendar.aspx>
For further information or a copy of the application, please call
the Orange County Planning Division at (407) 836-5600 and
reference the amendment number listed above.



*Hearing dates are tentative and subject to change

www.orangecountyfl.net

PUBLIC PARTICIPATION PRACTICES

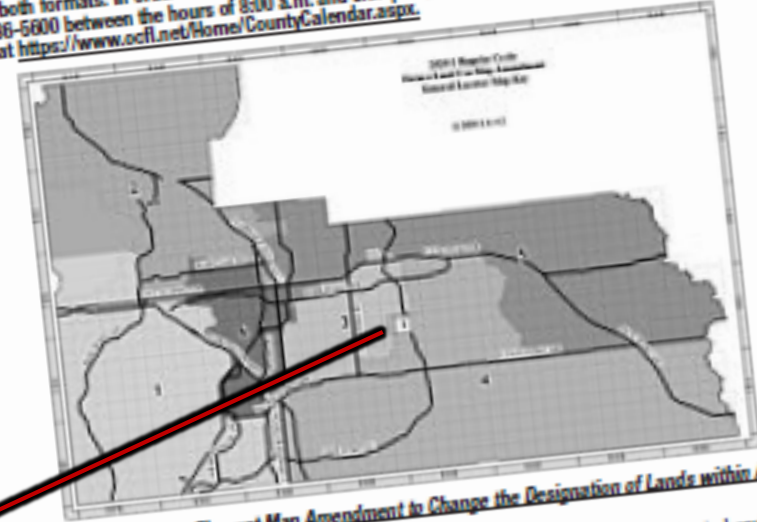
ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile
- Content of Notice
- Posting Property
- Add Maps to Legal Ads

NOTICE OF CHANGE TO THE ORANGE COUNTY COMPREHENSIVE PLAN – PUBLIC HEARINGS

I. On Tuesday, July 7, 2020, beginning at 2:00 P.M., or as soon thereafter as the matter may be heard, the Orange County Board of County Commissioners (BCC) will hold a public meeting regarding the adoption of the 2020-1 Regular Cycle Amendment to the Orange County Comprehensive Plan ("CP"), as it has been amended, as authorized by Chapter 163, Florida Statutes, for the matters listed below. This public meeting will occur either "in person" at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in downtown Orlando, Florida, or "virtually" utilizing communications media technology, with the latter made permissible pursuant to Governor Ron DeSantis's Emergency Executive Order No. 20-89 related to the Covid-19 state of emergency, as amended, or a combination of both formats. During the meeting, the BCC will hold public hearings on the items listed below. At the time of the publishing of this notice, it could not be known by Orange County whether this public meeting would be an in person meeting, a virtual meeting, or a combination of both formats. In order to determine the format of this public meeting, please call the Orange County Planning Division at 407-836-6600 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.



Privately Initiated Future Land Use Element Map Amendment to Change the Designation of Lands within Areas Identified on Map Set Forth Below.

1. 2020-1-A-4-2: LDR to LMDR - Parcel ID#: 07-23-31-0000-00-002; 9580 Curry Ford Rd.; Generally located south of Curry Ford Rd., east of S. Econlockhatchee Trl., and west of SR 417 - 39.55 gross ac.

In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:
AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA: AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2020 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING AN EFFECTIVE DATE

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Residential; EDU-Educational; CONS-Wetland/Conservation; PR/DS-Parks/Recreation/Open Space; OS-Open Space; CONS-Conservation; PRES-Preservation; R-Rural/Agricultural; RS-Rural Settlement; RS 1/1-Rural Settlement 1/1; RS 1/2-Rural Settlement 1/2; ACMU-Activity Center Mixed Use; ACR-Activity Center Residential; GC-Growth Center; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; LUP-Land Use Plan; RZ-Rezoning; A-1-Citrus Rural District; R-1A-Single-Family Dwelling District; R-CE-Country Estate District; PD-Planned Development District; C-1-Retail Commercial District; R-2-Residential District; R-O-W-Right-of-Way; SR-State Road; AC-Acres

Attending or Observing the Meeting:

If the meeting is held virtually, the members of the BCC will participate from different locations via WebEx. (See <https://www.webex.com> for more information.) The meeting will be hosted by the Orange County Mayor or Vice-Mayor, a quorum will be maintained during the meeting, and the meeting will be conducted and operated by Orange County Government.

Regardless of whether the meeting is held virtually or in person, the meeting may be viewed on Orange TV via the internet or television.

Online: <http://orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>
Televised: Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse.

If the meeting is held in person, the meeting may also be observed by appearing in person at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in downtown Orlando, Florida. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

Providing Testimony and Evidence or Participating in a Hearing:

Members of the public who would like to provide testimony and evidence during a particular hearing may utilize one of two options:

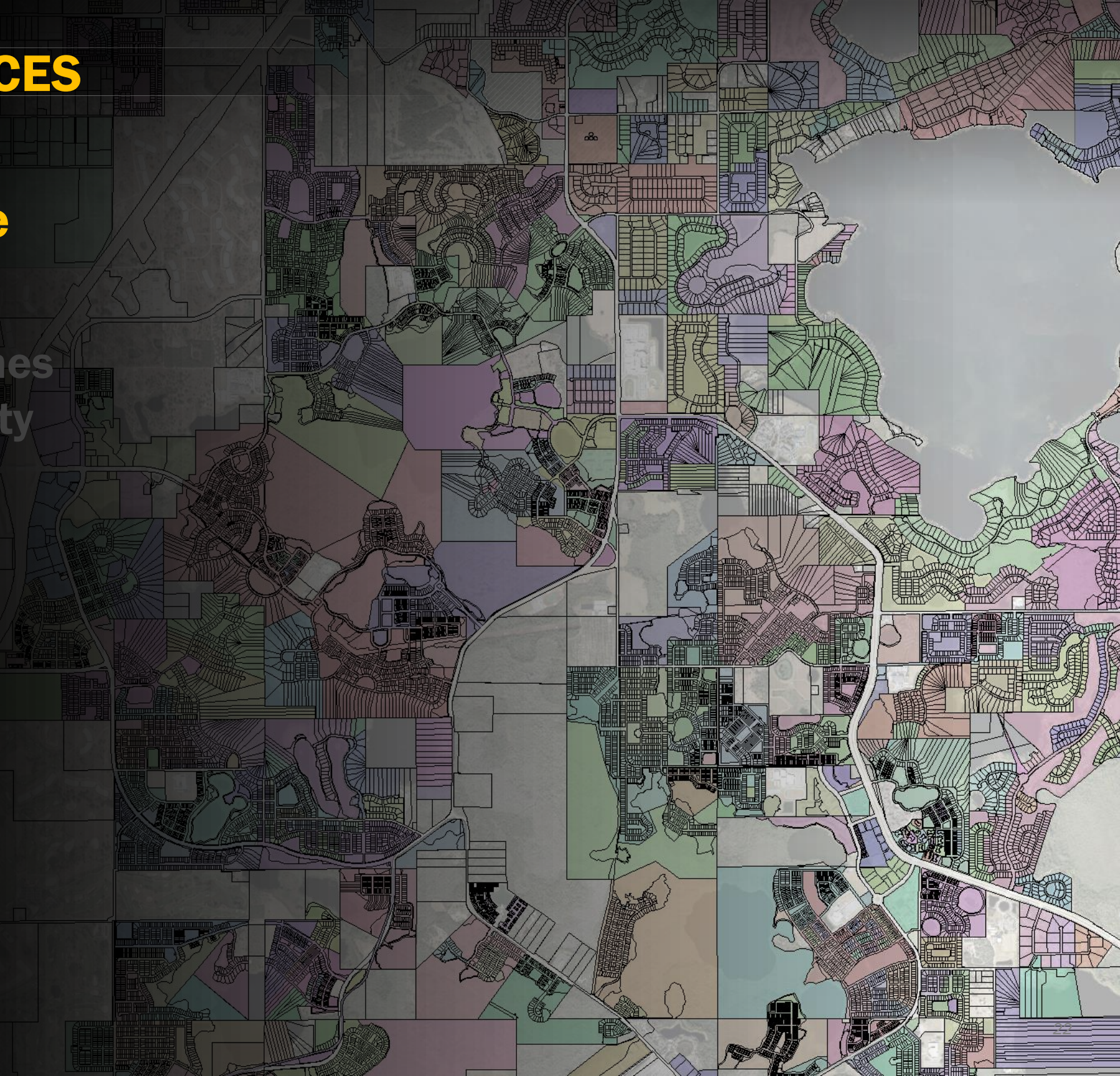
- If the meeting is held virtually, the person may join and participate in the meeting from a remote location through the video section of WebEx found in link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>; or
- If the meeting is held virtually or in person, the person may attend the meeting in person at the First Floor of the Orange County Administration Center in downtown Orlando, Florida. The person will communicate virtually with the BCC members and the BCC.

PUBLIC PARTICIPATION PRACTICES

ORANGE COUNTY

Public Notification Task Force Recommendations

- Create 4 Noticing Buffer Zones based on land use complexity
- Minimum notice buffers range from 500' to 1 mile
- Content of Notice
- Posting Property
- Add Maps to Legal Ads
- **Maintain HOAs Directory**



PUBLIC PARTICIPATION PRACTICES

DISCUSSION TOPICS

PARTIES TO LAND USE HEARINGS

1000 FRIENDS OF FLORIDA SUGGESTIONS

“Affected person” may have an impact that is shared in common with the community at large, e.g. transportation facilities, emergency services, natural resources, etc.

Includes applicant, associations, citizens, with each having equal time to be heard.

ORANGE COUNTY PRACTICE

Applicant, Associations, Citizens, may participate in hearings.

“Affected person” to challenge a decision must be person within the county; abutting owners; adjoining local governments (s. 163.3184, (1)(a), Fla. Stat.)

PUBLIC PARTICIPATION PRACTICES

DISCUSSION TOPICS

MAILED NOTICES – NOTIFICATION AREA

1000 FRIENDS OF FLORIDA SUGGESTIONS

Mailed notice to every Resident and Property Owner within 1,320' of site.

ORANGE COUNTY PRACTICE

Notices are mailed to Property Owners.

Buffers for mailed notices are variable, based on project character: 500' – 1500' or more (min. 25 - 50 contacts)

HOAs within one mile.

Additional notices, in consultation with District Commissioner.

PUBLIC PARTICIPATION PRACTICES

DISCUSSION TOPICS

MAILED NOTICES - TIMING

1000 FRIENDS OF FLORIDA SUGGESTIONS

Mail to residents and owners at least 30 days before hearing.

ORANGE COUNTY PRACTICE

Announced at Community Meeting.

Mail to owners at least 14 days before hearing.

Sentinel Advertisement 10-15 days before hearing.

Site posted at least 10 business days before hearing.

County Calendar, County Atlas App.

PUBLIC PARTICIPATION PRACTICES

DISCUSSION TOPICS

PRE-APPLICATION & COMMUNITY MEETINGS

1000 FRIENDS OF FLORIDA SUGGESTIONS

Potential applicant to mail notice of community meeting to residents and owners within 1,320' of site.

Conduct community meeting and provide meeting summary.

Application and fee received.

ORANGE COUNTY PRACTICE

Staff pre-app meeting held.

Application and fee received.

Found sufficient.

Notifications sent (by County staff).

Community meeting held.

Applicant may revise application.

PUBLIC PARTICIPATION PRACTICES

DISCUSSION TOPICS

DECISION-MAKING – MAJORITY REQUIREMENT

1000 FRIENDS OF FLORIDA SUGGESTIONS

**Majority plus 1 vote for every
Comprehensive Plan amendment and
every rezoning.**

ORANGE COUNTY PRACTICE

**Simple majority vote for every
Comprehensive Plan amendment and
every rezoning.**

PUBLIC PARTICIPATION PRACTICES

DISCUSSION TOPICS

EXAMPLES OF JURISDICTIONS WITH MAJORITY +1 REQUIREMENT

Collier County	Amending Tourist Development Plan
Sarasota	Any CP amendment except FLUM changes for annexed land
Sarasota County	CP amendments increasing density/intensity, Tourist Development Plan change, impact fee exemption (except for affordable housing)
Wellington	Any FLUM or density/intensity change. Any reduction in Equestrian Preserve District
Lauderhill	Special exception uses and variances
Loxahatchee Groves	Any changes to Urban Land Development Code
Ponce Inlet	Any changes to individual PUD plat or specified site restrictions

PUBLIC PARTICIPATION PRACTICES

DISCUSSION TOPICS

DECISION-MAKING – ADDITIONAL WRITTEN INFORMATION

1000 FRIENDS OF FLORIDA SUGGESTIONS

Any written materials submitted at the hearing require rescheduling to allow at least 10 days of public review.

ORANGE COUNTY PRACTICE

Applicant prepared studies, data must be available to allow at least 10 days of public review.

Other materials relevant to the decision may be submitted by staff, applicant, citizens at time of hearing.

PART 3 – AMENDMENT REVIEW CYCLES & CRITERIA

AMENDMENT CYCLE COMPARISONS

OVERVIEW

2021 Small Scale Development Amendment Legislation

HB 487, amending s. 163.3187, F.S.

Process for adoption of small-scale comprehensive plan amendment:

A small scale development amendment may be adopted under the following conditions:

The proposed amendment involves a use of 50 ~~10~~ acres or fewer ...

AMENDMENT CYCLES COMPARISONS

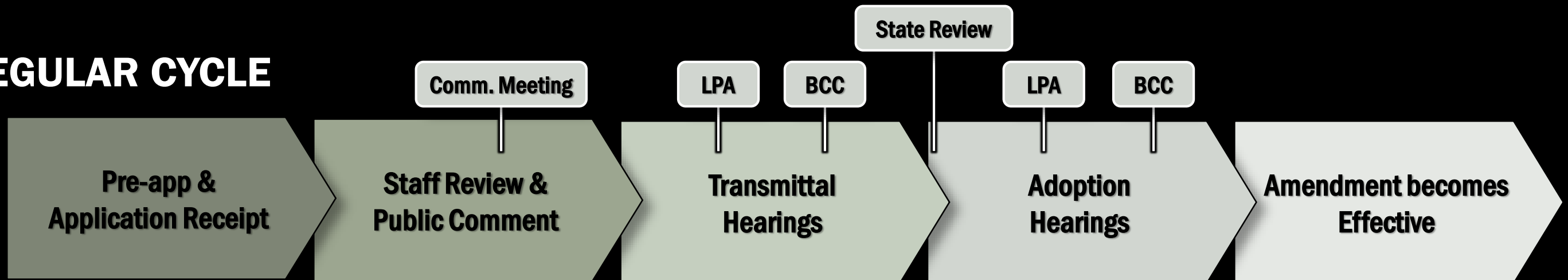
AMENDMENT PROCESS

COMPARISON OF REVIEW STEPS

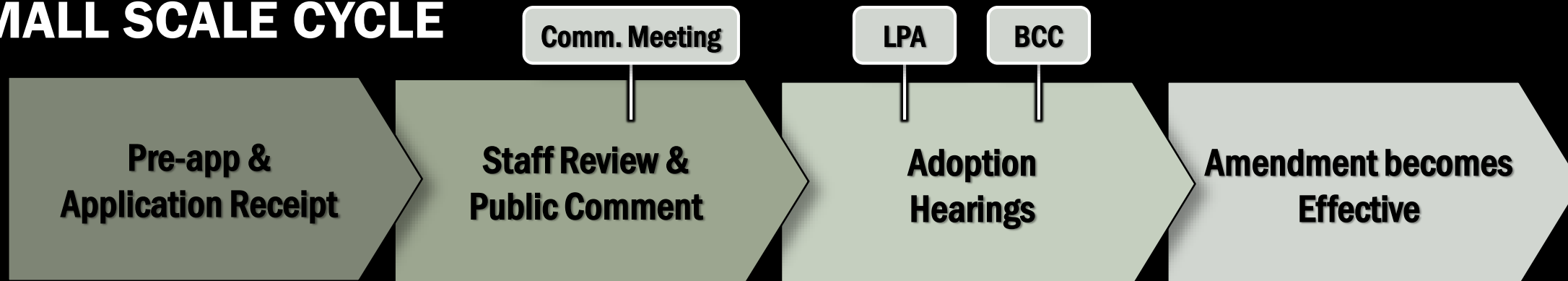
REGULAR CYCLE: Applications received twice/year

SMALL SCALE CYCLE: Applications received monthly (*since September of 2020*)

REGULAR CYCLE



SMALL SCALE CYCLE



AMENDMENT CYCLE COMPARISONS

CYCLE BENEFITS TO COUNTY

BENEFITS OF SMALL SCALE AND REGULAR CYCLE REVIEWS

SMALL SCALE DEVELOPMENT

**4 - 6 Month Review Period
vs 10 - 12 Months**

**Provides time incentive for advancing
County objectives**

Reduced processing costs

REGULAR CYCLE

Input from State & Regional Agencies

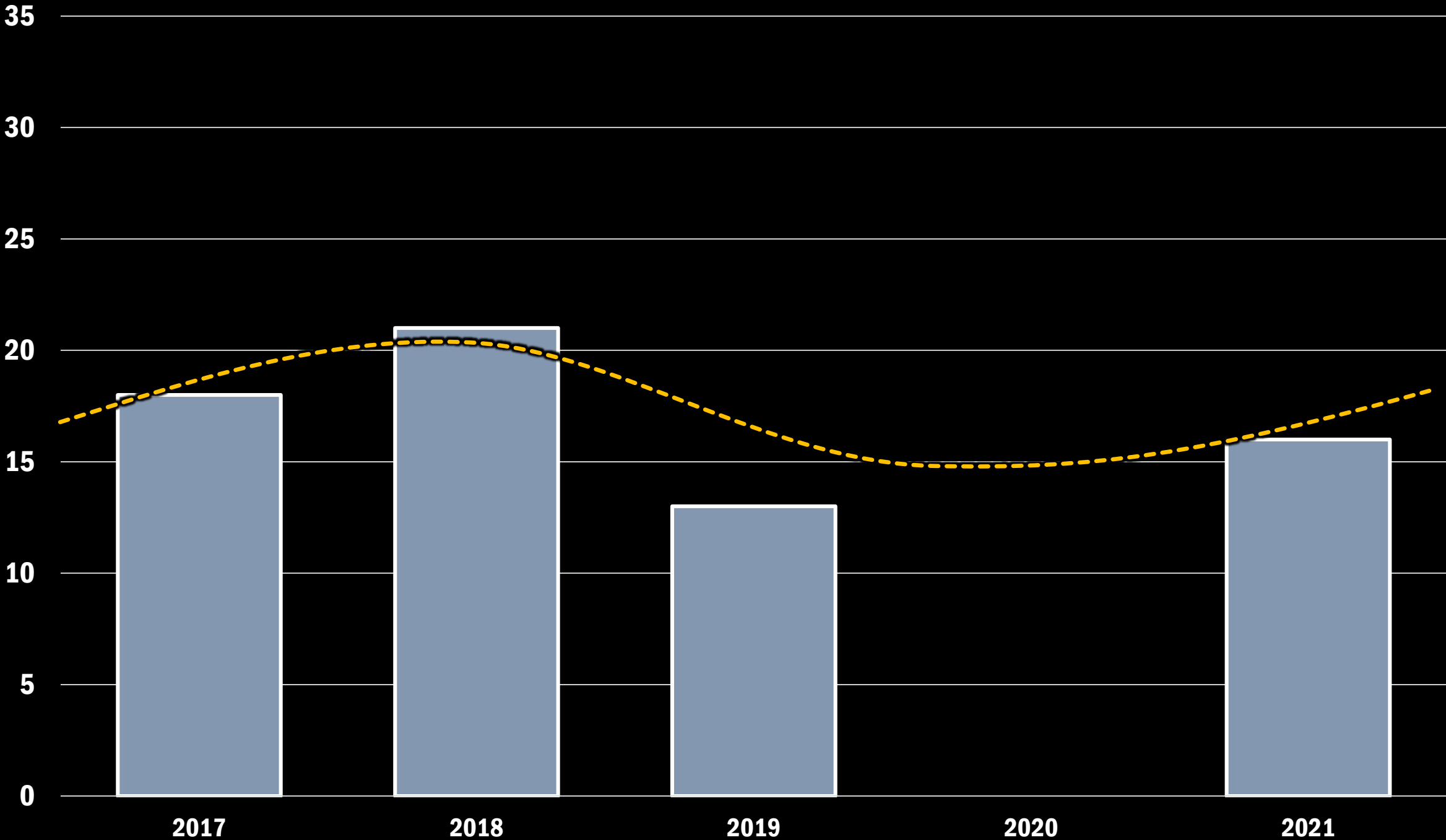
**Two Sets of Public Hearings – greater
public input & opportunity to improve
proposal**

**Time for more than one community
meeting**

Rezoning can be heard concurrently

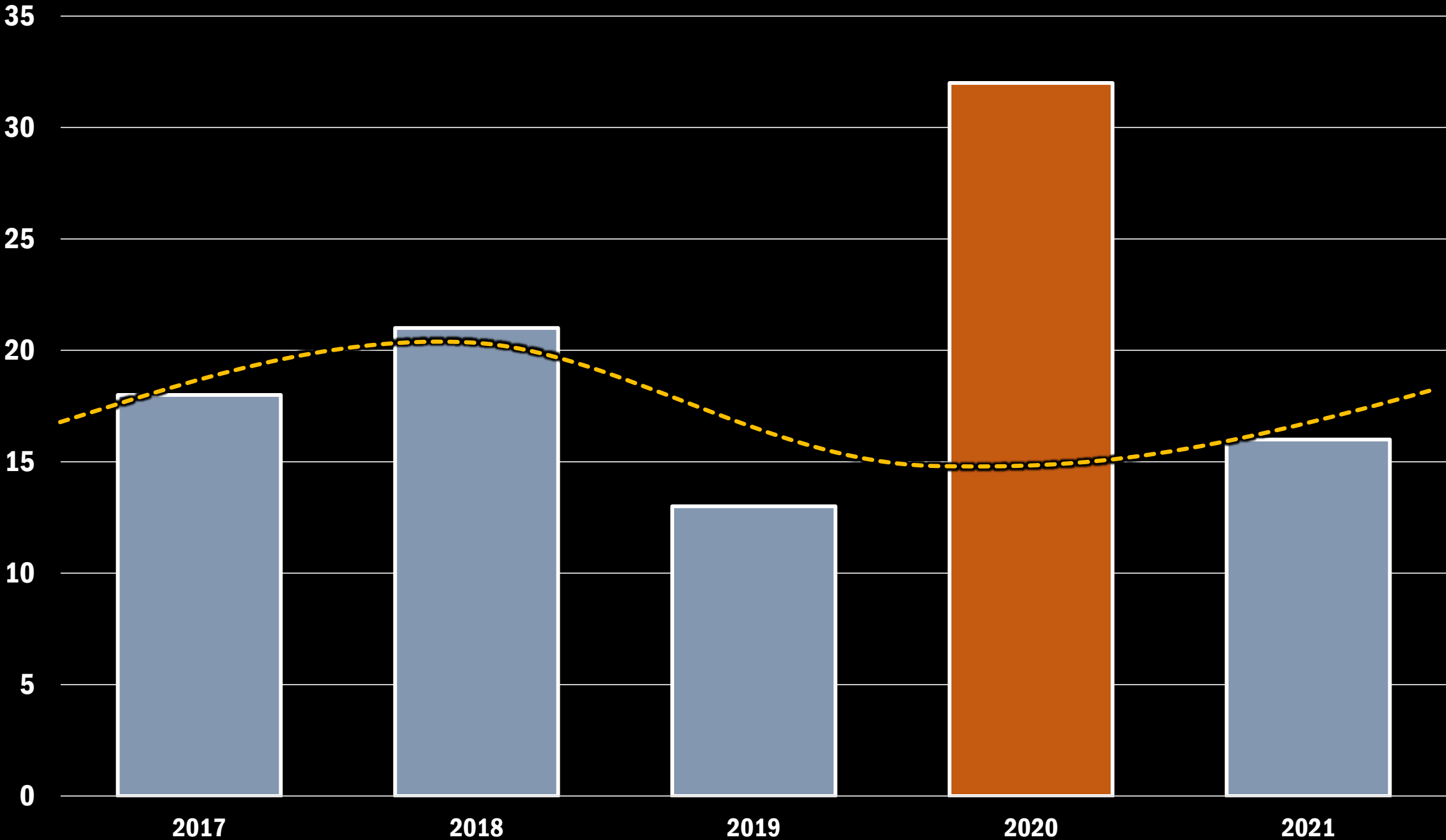
AMENDMENT CYCLES & CRITERIA

RECENT APPLICATIONS BY FISCAL YEAR



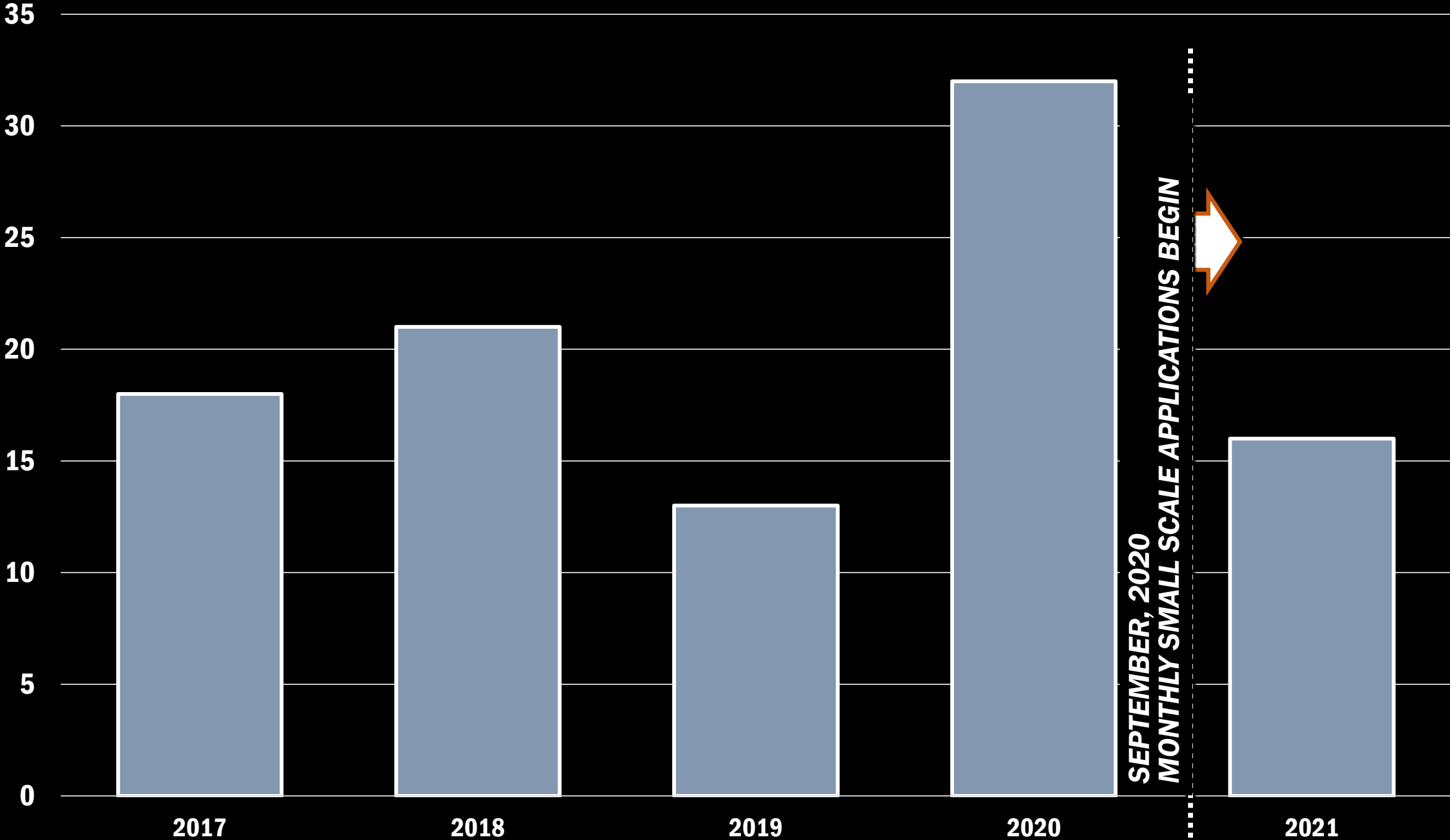
AMENDMENT CYCLES & CRITERIA

RECENT APPLICATIONS BY FISCAL YEAR



AMENDMENT CYCLES & CRITERIA

RECENT APPLICATIONS BY FISCAL YEAR



AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

RESPONSE TO SMALL SCALE LEGISLATION

Each local government may establish its own criteria for processing small scale development amendments

AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

CURRENT PRACTICE FOR SENDING SMALL SCALES TO THE REGULAR CYCLE

Planning Division may direct that an application of 10 acres or less will be reviewed in the regular cycle if:

- ***Has the potential for regional or state interest;***
- ***Involves an amendment to a Joint Planning Area Agreement or a Developer's Agreement;***
- ***Involves an expansion of the Urban Service Area; or***
- ***Has other complications or concerns***

AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

TRANSMITTED COMPREHENSIVE PLAN POLICY CRITERIA FOR SENDING REGULAR CYCLE AMENDMENTS TO THE SMALL SCALE REVIEW CYCLE

County will “continue its practice of processing those of larger acreage, including those up to 50 acres, as regular cycle amendments. However, when approved by the Board of County Commissioners on a recommendation by the Planning Manager, certain amendments ... may be processed instead as small scale development amendments when circumstances warrant.”

The Planning Division “shall develop publicly available criteria for making such determinations”.

AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

PROPOSED STAFF GUIDELINES:

AMENDMENTS THAT WILL ALWAYS BE REGULAR CYCLE:

Are judged by the Planning Division to have a potential for regional or state interest;

Involve a Joint Planning Area Agreement or Developer's Agreement;

Involve an Urban Service Area expansion;

Are located in the Rural Service Area, which includes Rural Settlements; or

Has other complications or concerns

AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

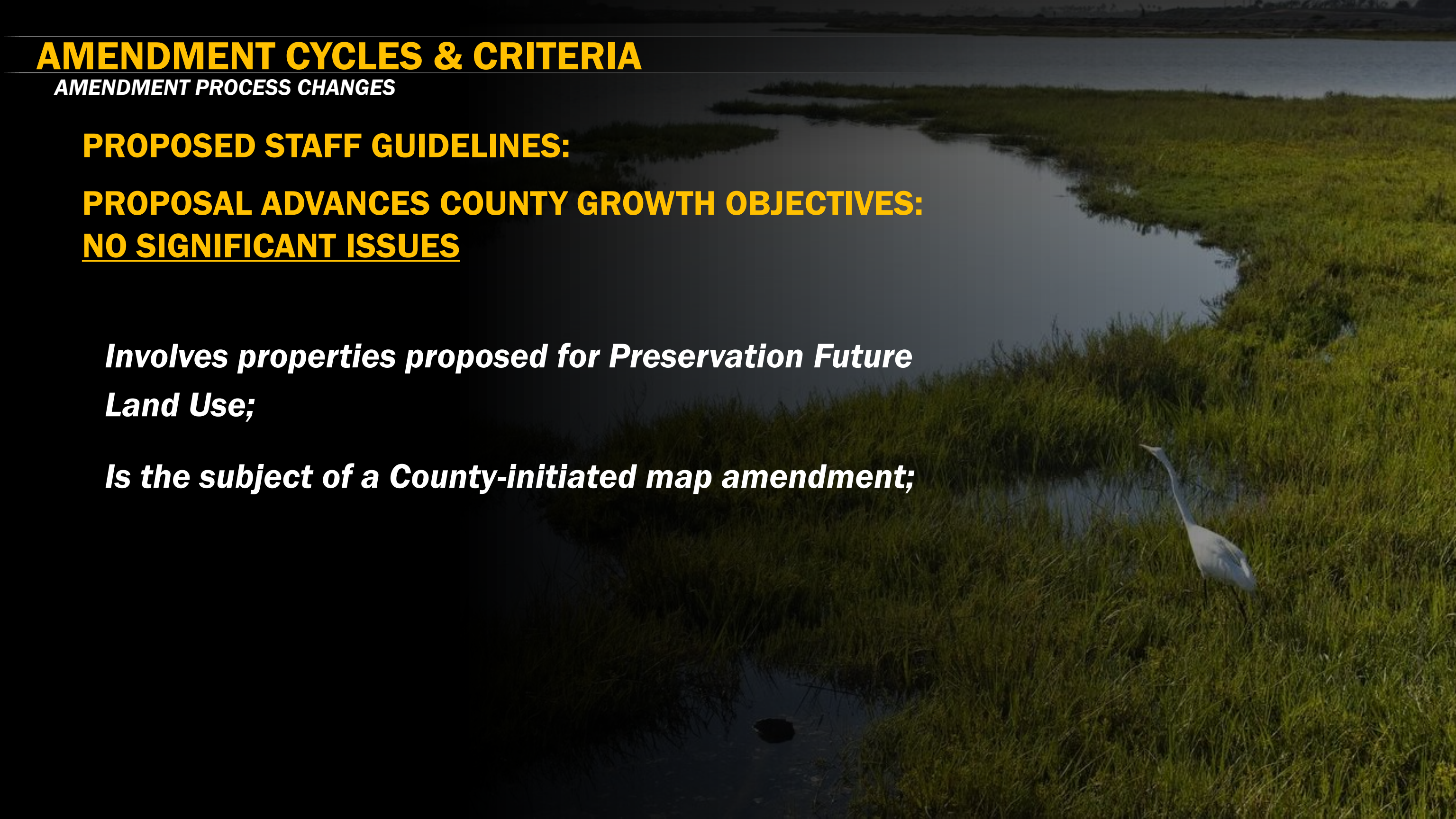
PROPOSED STAFF GUIDELINES:

PROPOSAL ADVANCES COUNTY GROWTH OBJECTIVES:

NO SIGNIFICANT ISSUES

Involves properties proposed for Preservation Future Land Use;

Is the subject of a County-initiated map amendment;



AMENDMENT CYCLES & CRITERIA

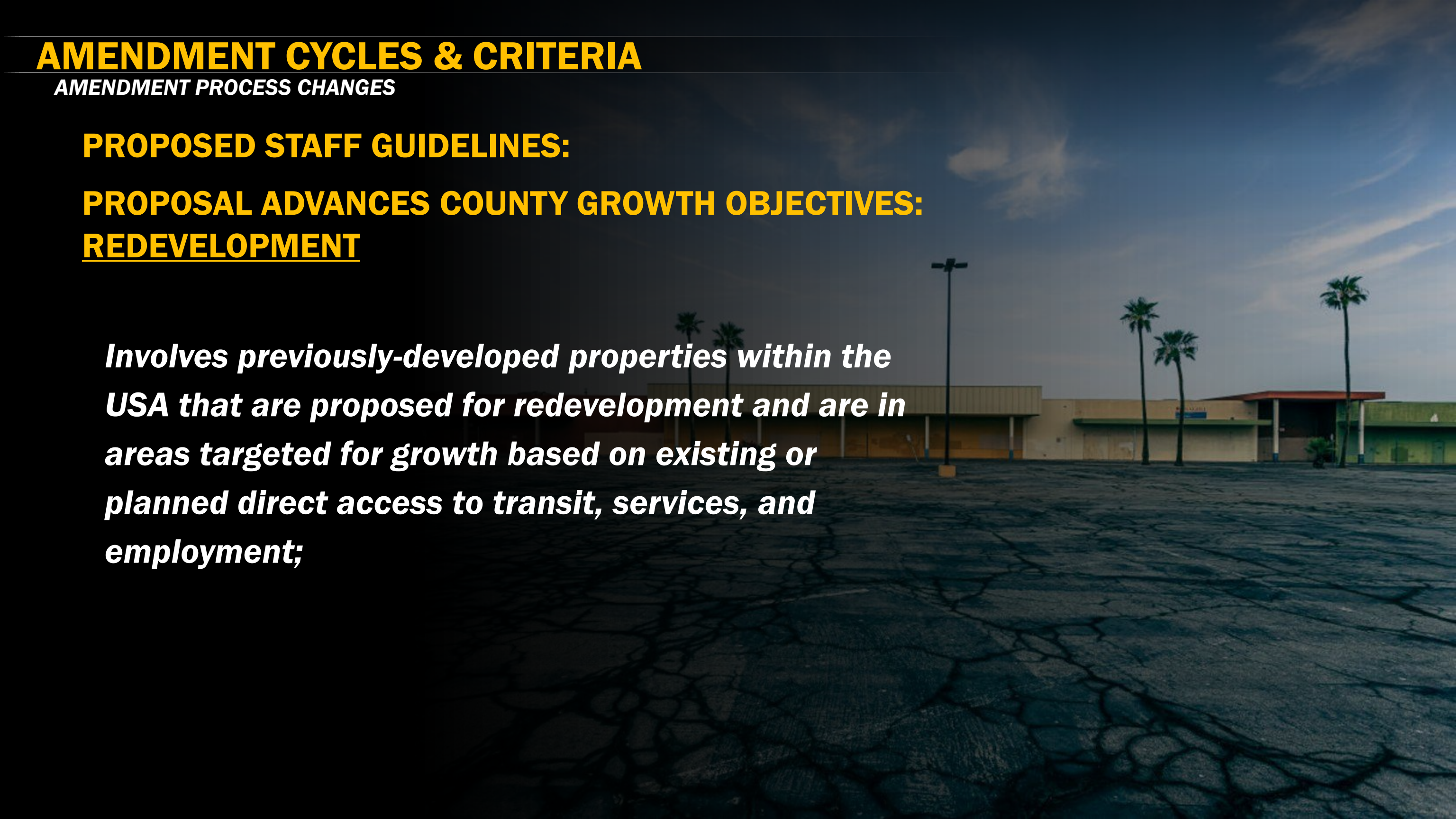
AMENDMENT PROCESS CHANGES

PROPOSED STAFF GUIDELINES:

PROPOSAL ADVANCES COUNTY GROWTH OBJECTIVES:

REDEVELOPMENT

Involves previously-developed properties within the USA that are proposed for redevelopment and are in areas targeted for growth based on existing or planned direct access to transit, services, and employment;



AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

PROPOSED STAFF GUIDELINES:

PROPOSAL ADVANCES COUNTY GROWTH OBJECTIVES: AFFORDABLE HOUSING

Is proposed for the development of a significant number of County-certifiable affordable housing units at locations that score high on the County Access and Opportunity Model or are in areas targeted for growth based on existing or planned direct access to transit, services, and employment;



AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

PROPOSED STAFF GUIDELINES:

PROPOSAL ADVANCES COUNTY GROWTH OBJECTIVES:

VERTICALLY MIXED USES

Is proposed for the creation of a vertical mix of uses within buildings in areas targeted for growth based on existing or planned direct access to transit, services, and employment;



AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

PROPOSED STAFF GUIDELINES:

PROPOSAL ADVANCES COUNTY GROWTH OBJECTIVES: SIGNIFICANT ECONOMIC GROWTH

- *Has clear economic benefits of county-wide significance, is time sensitive, is inside the Urban Service Area, is in an area targeted for growth based on existing or planned direct access to transit, services, and employment, and otherwise has no other complications or concerns.*

AMENDMENT CYCLES & CRITERIA

AMENDMENT PROCESS CHANGES

CONFIRMING CYCLE ASSIGNMENT:

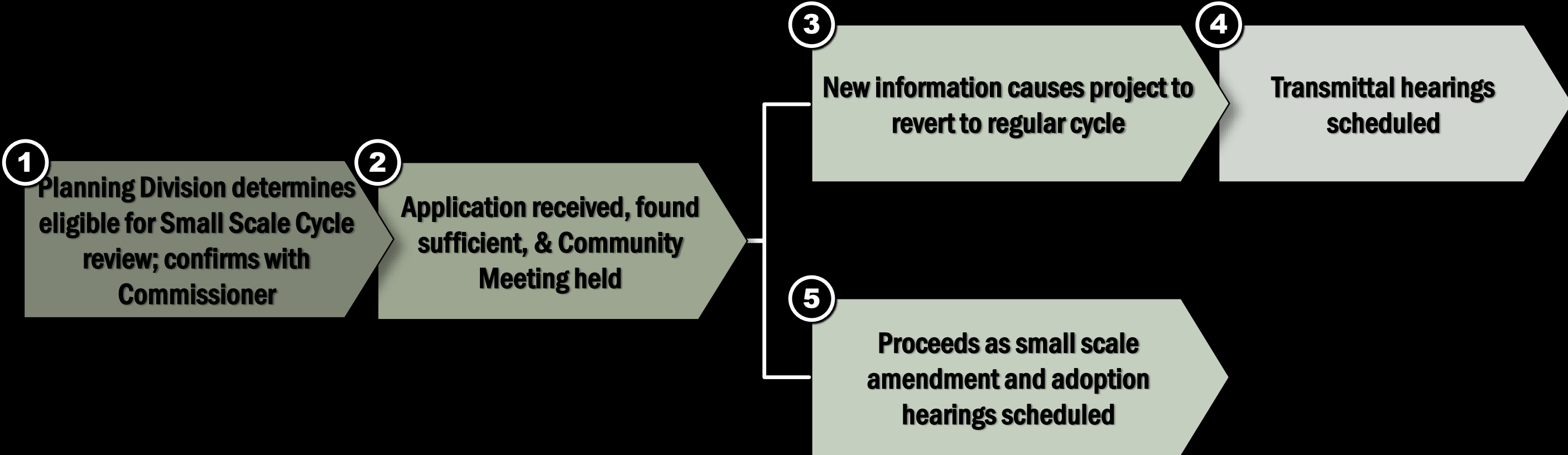
If judged eligible for small scale review then, after consultation with Commissioner:

- 1. Application submitted and found sufficient;***
- 2. Required community meeting held by Commissioner and staff;***
- 3. Following community meeting, application will be reviewed with the Commissioner to determine if small scale is still appropriate. If then determined that regular cycle review is more appropriate, the expected small scale adoption hearings will become the regular cycle transmittal hearings.***

AMENDMENT CYCLES & CRITERIA

REVIEW OPTIONS

ASSESSING COMMUNITY CONCERNS



WORK SESSION DISCUSSION

BOARD DISCUSSION

