

ARTICLE XII

ADMINISTRATION, AMENDMENT AND ENFORCEMENT

Sec. 12-10 AMENDMENTS TO THE COMPREHENSIVE PLAN

(2) The Plan Amendment Review Process.

(b) The Plan Amendment Process.

1. Expedited State Review Process (standard review process): All amendments except as provided in paragraph (2)(b)2 and (2)(b)3. This process requires minimum one (1) LPA public hearing and two (2) public hearings (a transmittal hearing and an adoption hearing before the Board of County Commissioners).
2. State Coordinated Review Process: Plan amendments that are in an area of critical state concern (380.05, F.S.); a rural land stewardship area (163.3248, F.S.); a sector plan (163.3245, F.S.); or a comprehensive plan based on an evaluation and appraisal (163.3191, F.S.). This process requires minimum one (1) LPA public hearing and two (2) public hearings (a transmittal hearing and an adoption hearing before the Board of County Commissioners).
3. Small Scale Amendment Process: Plan amendments that qualify as small-scale development amendments. This process requires minimum one (1) LPA Public hearing and one (1) public hearing (an adoption hearing before Board of County Commissioners). A small scale amendment may be adopted under the following conditions:

a. The proposed amendment involves a use of ~~4050~~ acres or fewer;

~~a.b.~~ If the proposed amendment site is located within a rural area of opportunity as defined under Florida Statute 288.0656 (2) (d) for the duration of such designation, the acreage limit is raised to a maximum of 100 acres.

~~b.c.~~ The cumulative annual effect of the acreage for all small scale development amendments does not exceed a maximum of 120 acres in a calendar year; and

~~e.d.~~ The proposed amendment does not involve a text change to the goals, objectives, and policies of the Plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment shall be permissible.

- (d) Sufficiency Review. ~~Three (3) copies (one original and two additional copies) of an application and required attachments are required at the time of submittal. Alternatively, one original and one electronic copy of the application package may be accepted.~~ One original paper copy and one electronic copy of an application and required attachments are required at the time of submittal. An application will be deemed either “sufficient” or “insufficient” for processing within 3 business days after receipt. This is to ensure inclusion of all required information. Applicants will be requested to provide missing information within 1 week from the receipt of county planning staff’s notification, should an application be determined insufficient at this time.