

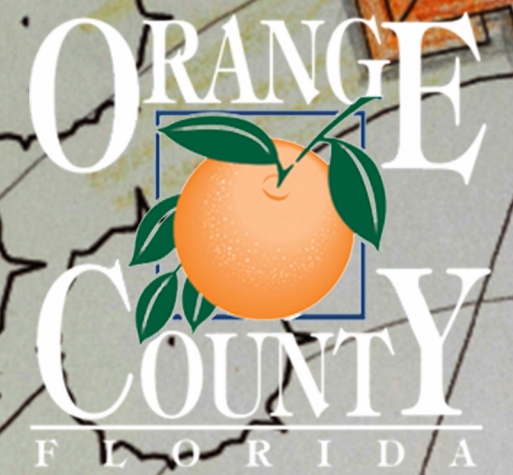
ORANGE COUNTY, FLORIDA

LAND

DEVELOPMENT

PROCESS

COMMUNITY, ENVIRONMENTAL &
DEVELOPMENT SERVICES DEPARTMENT



Land Development Process

Departments & Divisions

Community, Environmental & Development Services

- Building Safety
- Code Enforcement
- Environmental Protection
- Fiscal & Operational Support
- Parks and Recreation
- Planning
- Transportation Planning
- Zoning

County Attorney's Office

Family Services

- Neighborhood Preservation & Revitalization

Fire Rescue

- Office of the Fire Marshal

Office of Accountability

- 911 Communications

Public Works

- Development Review
- Public Works Engineering
- Stormwater Management
- Traffic Engineering
- Roads & Drainage

Utilities

- Utilities Customer Service
- Utilities Engineering

Administrative Services

- Real Estate Management

Orange County Health Department

Orange County Property Appraiser

Orange County Public Schools

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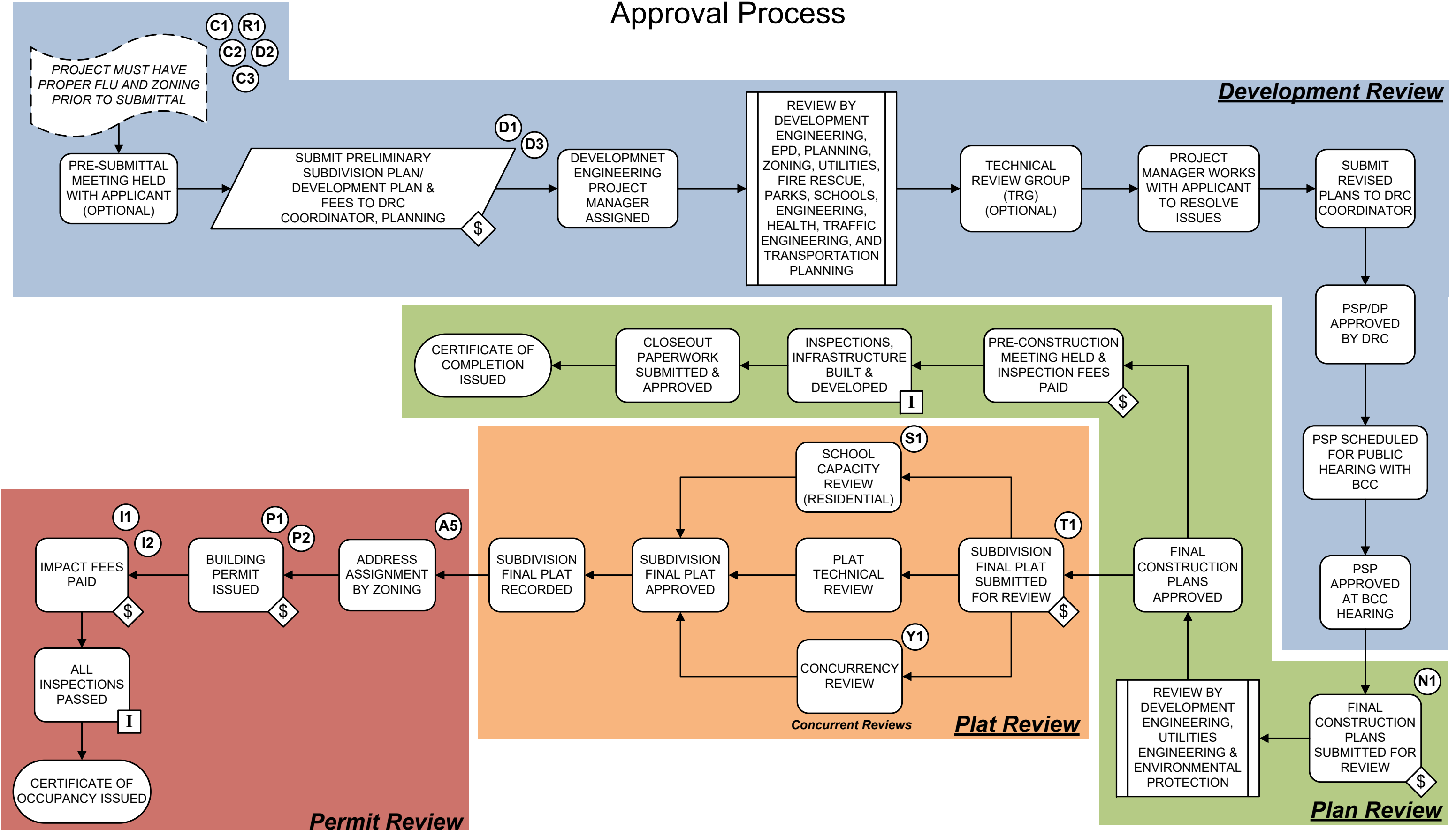
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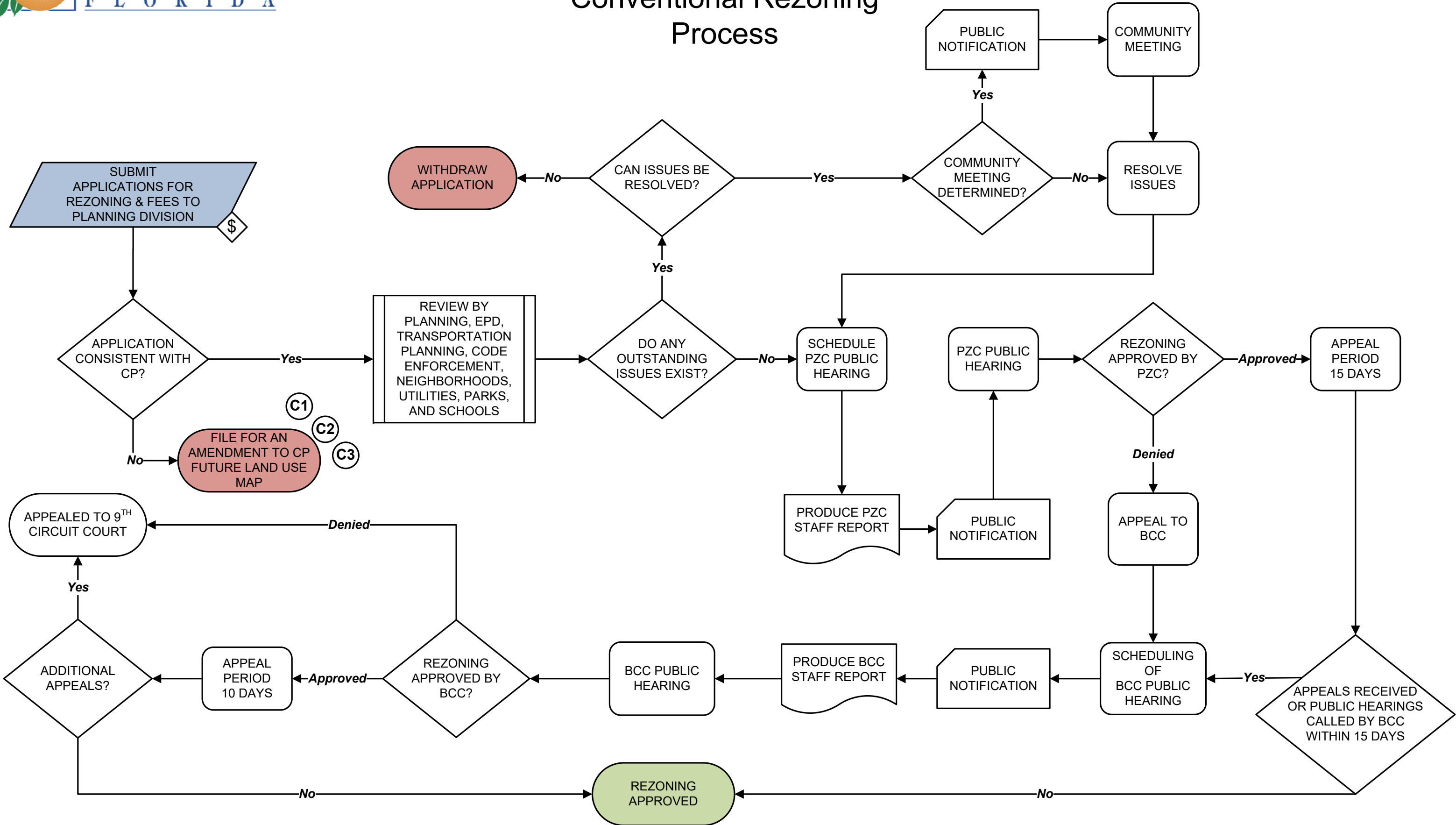
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Land Development Management

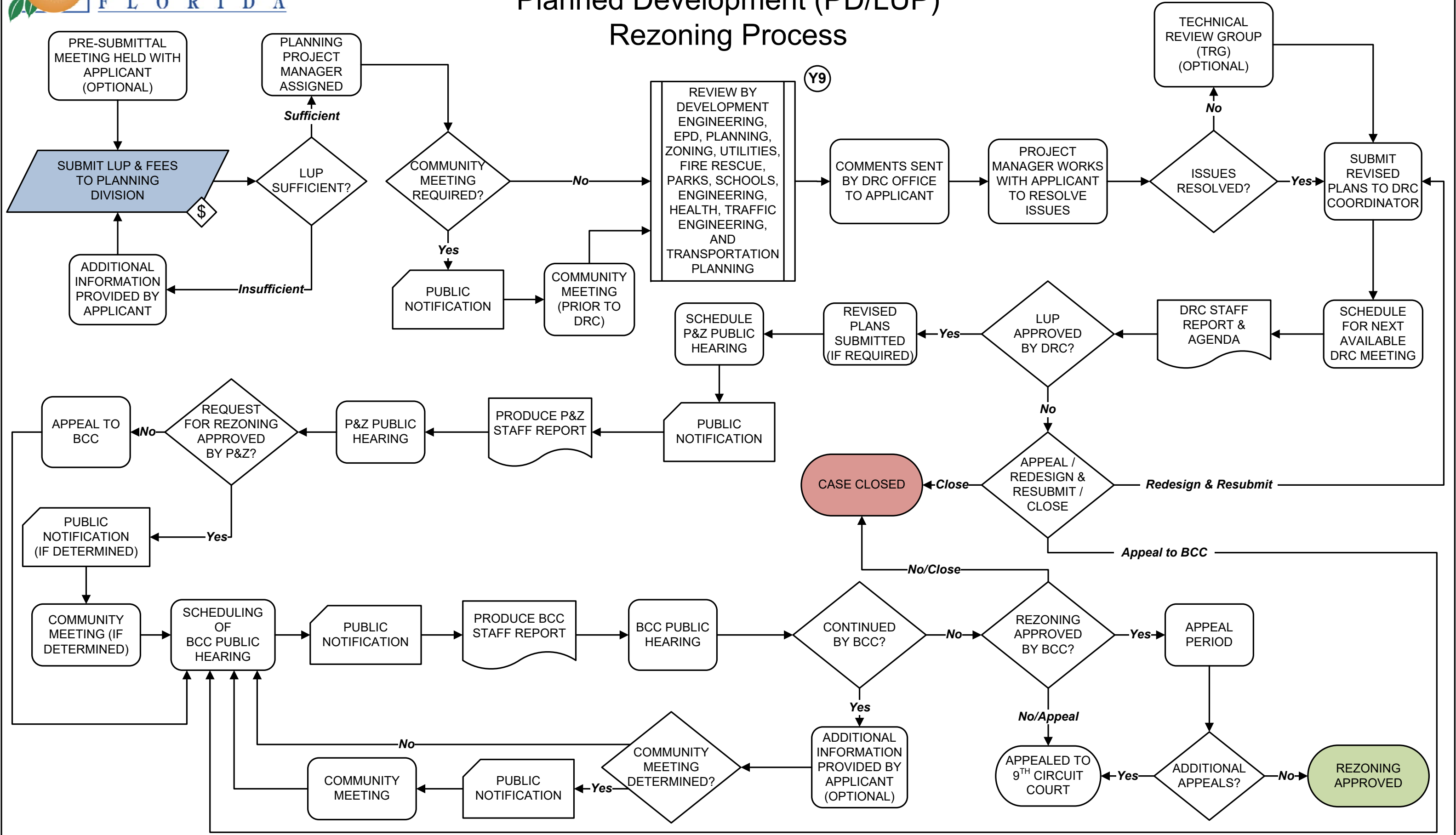
Overview of the Land Development Approval Process



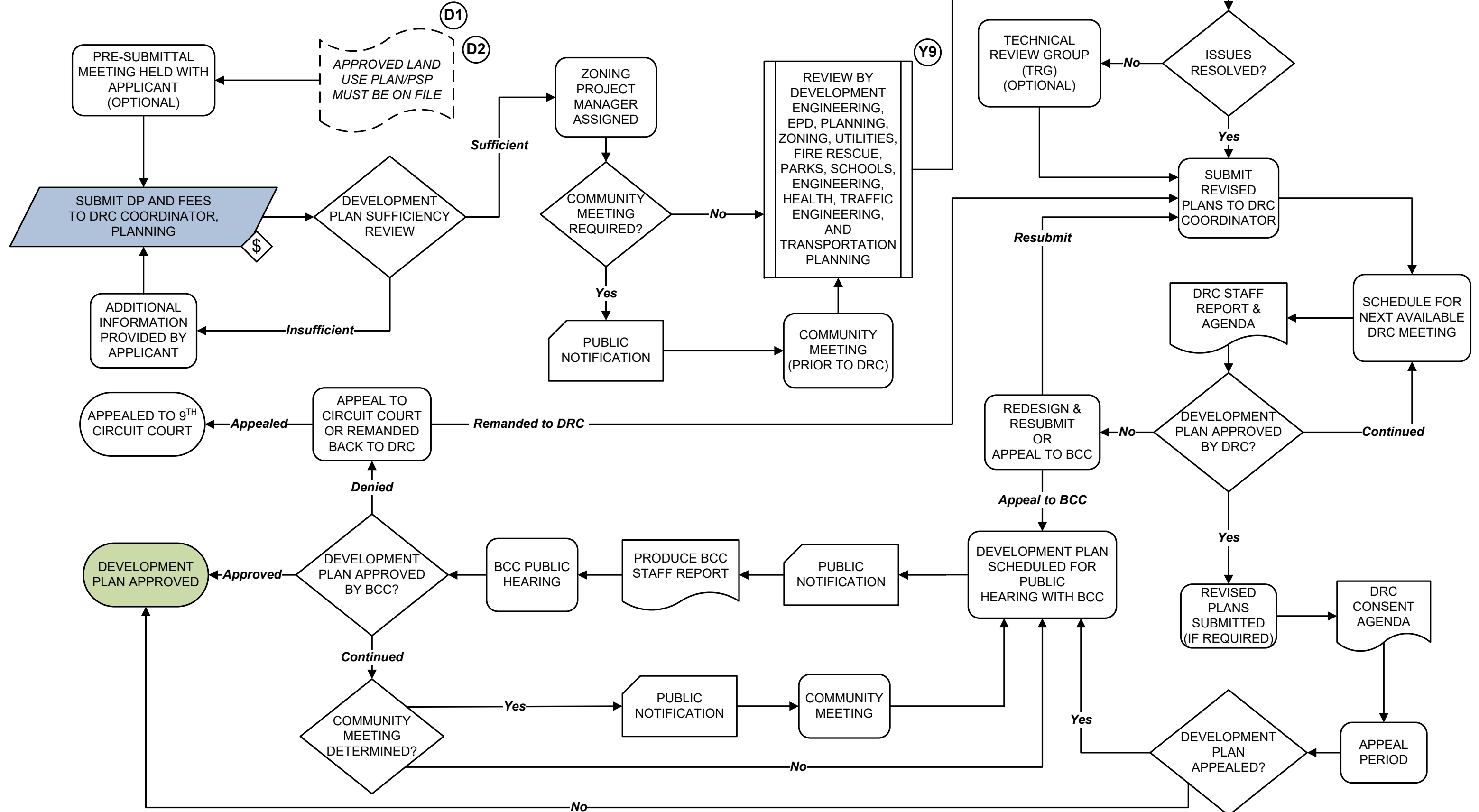
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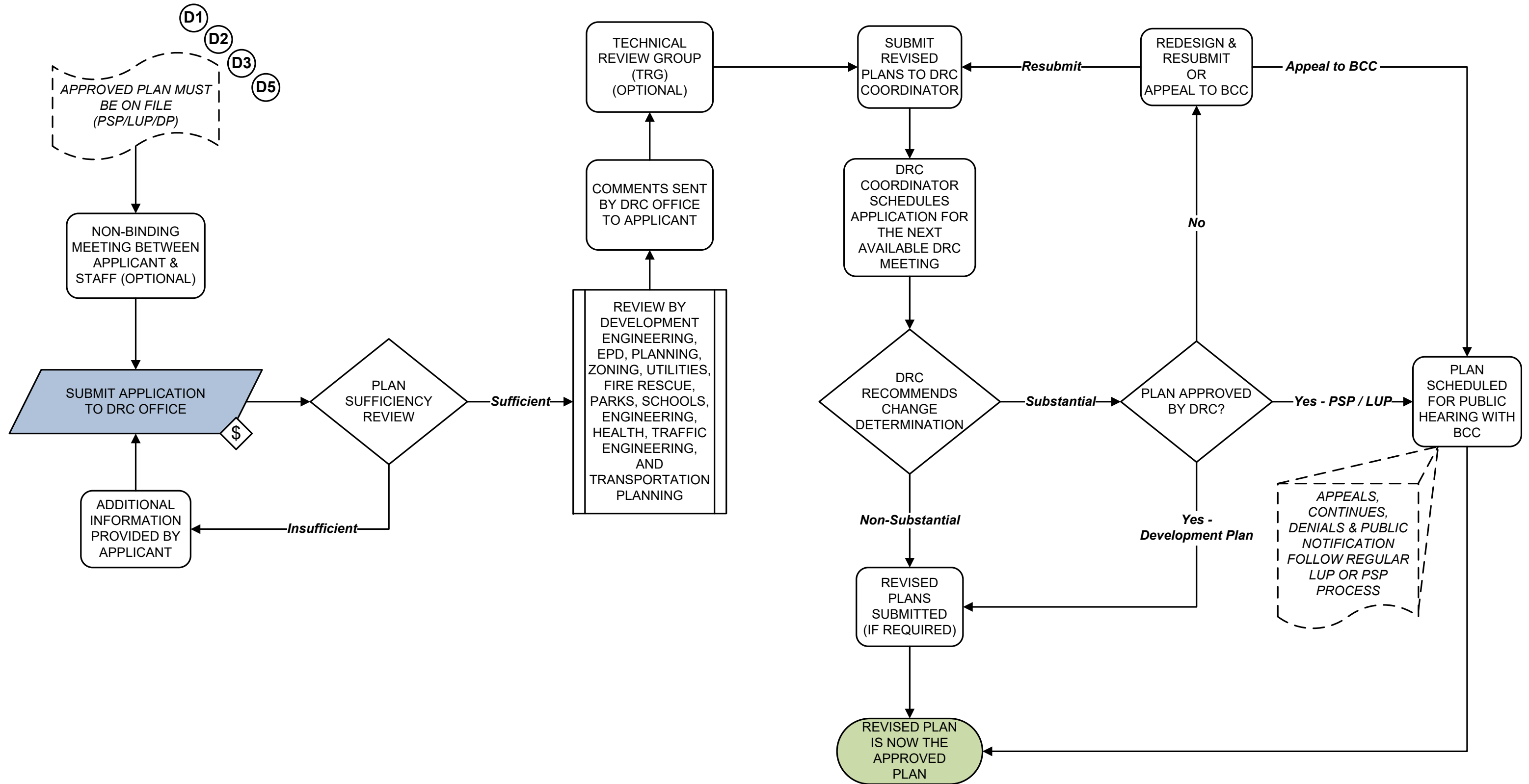
DRC Management Planned Development (PD/LUP) Rezoning Process



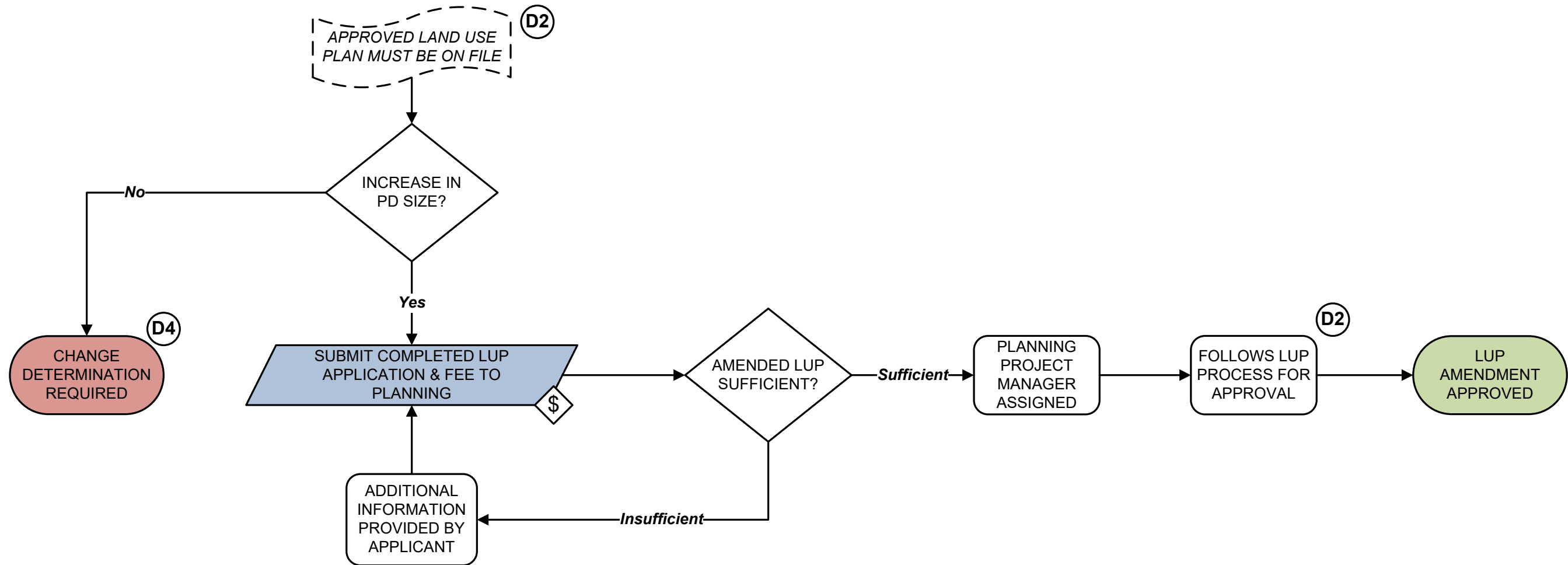
DRC Management PD Development Plan (DP) Review Process



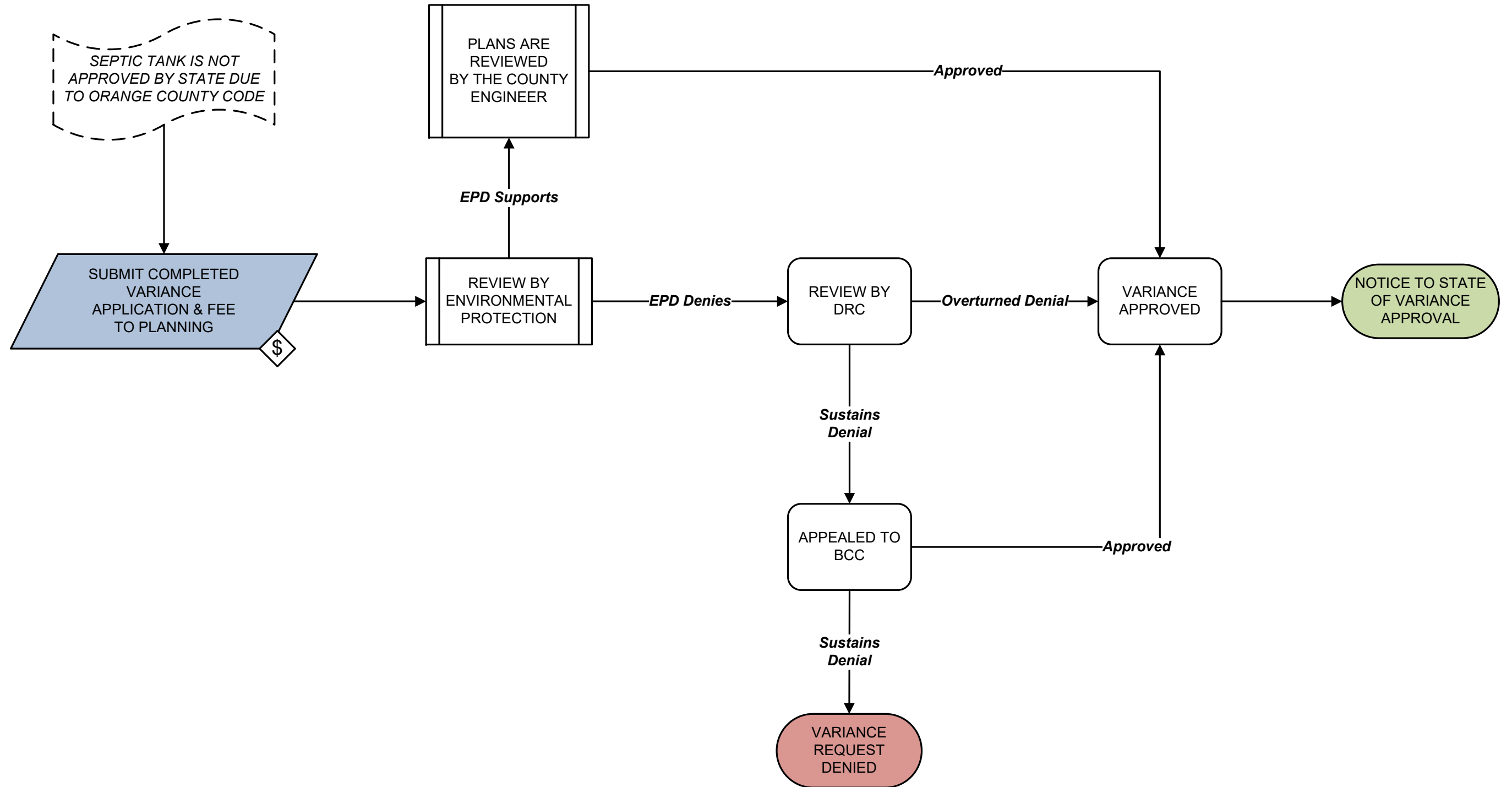
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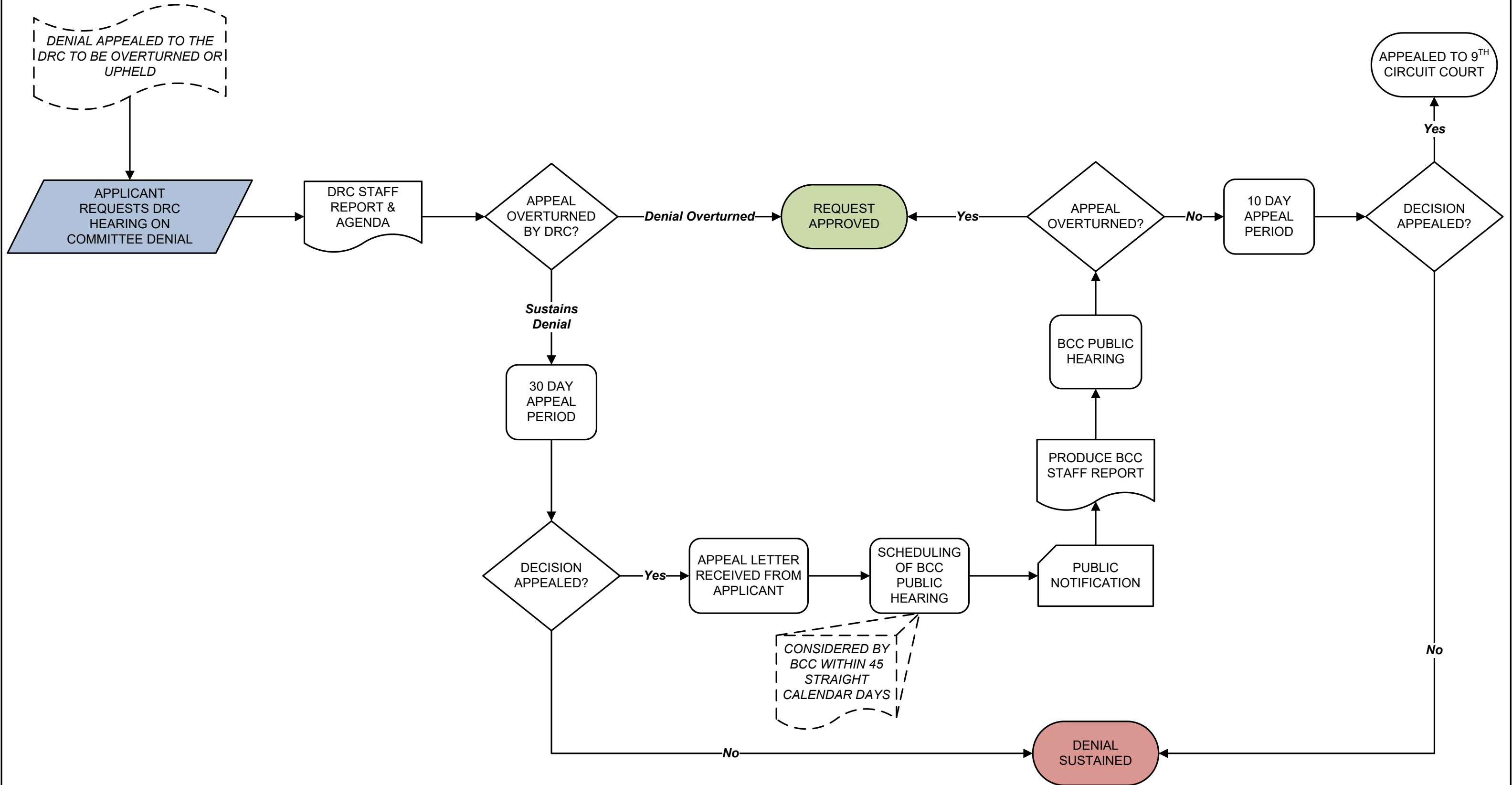
DRC Management PD Land Use Plan Amendment (LUPA) Process



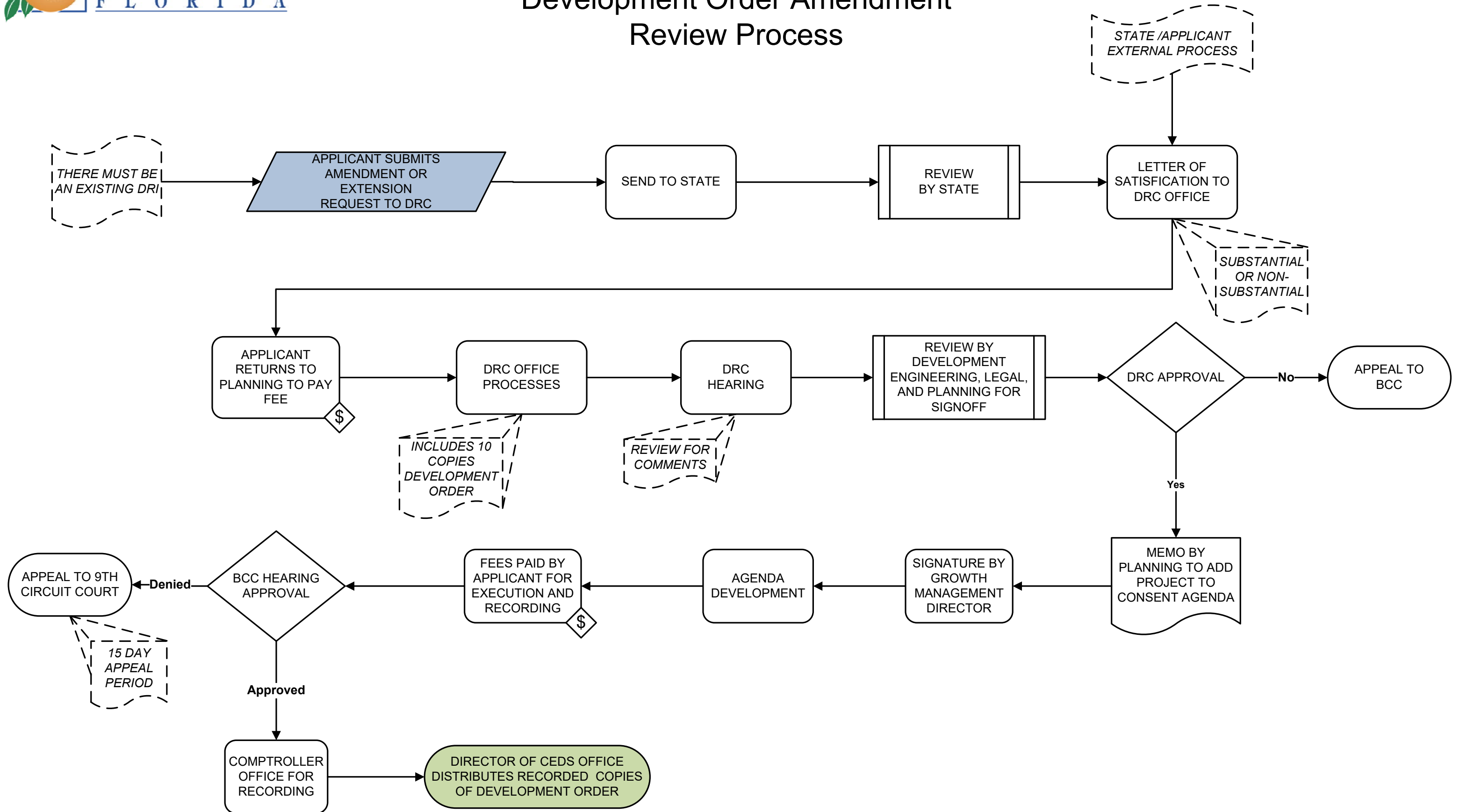
DRC Management Septic Tank Variance Process



DRC Management Management of Appeals to the DRC



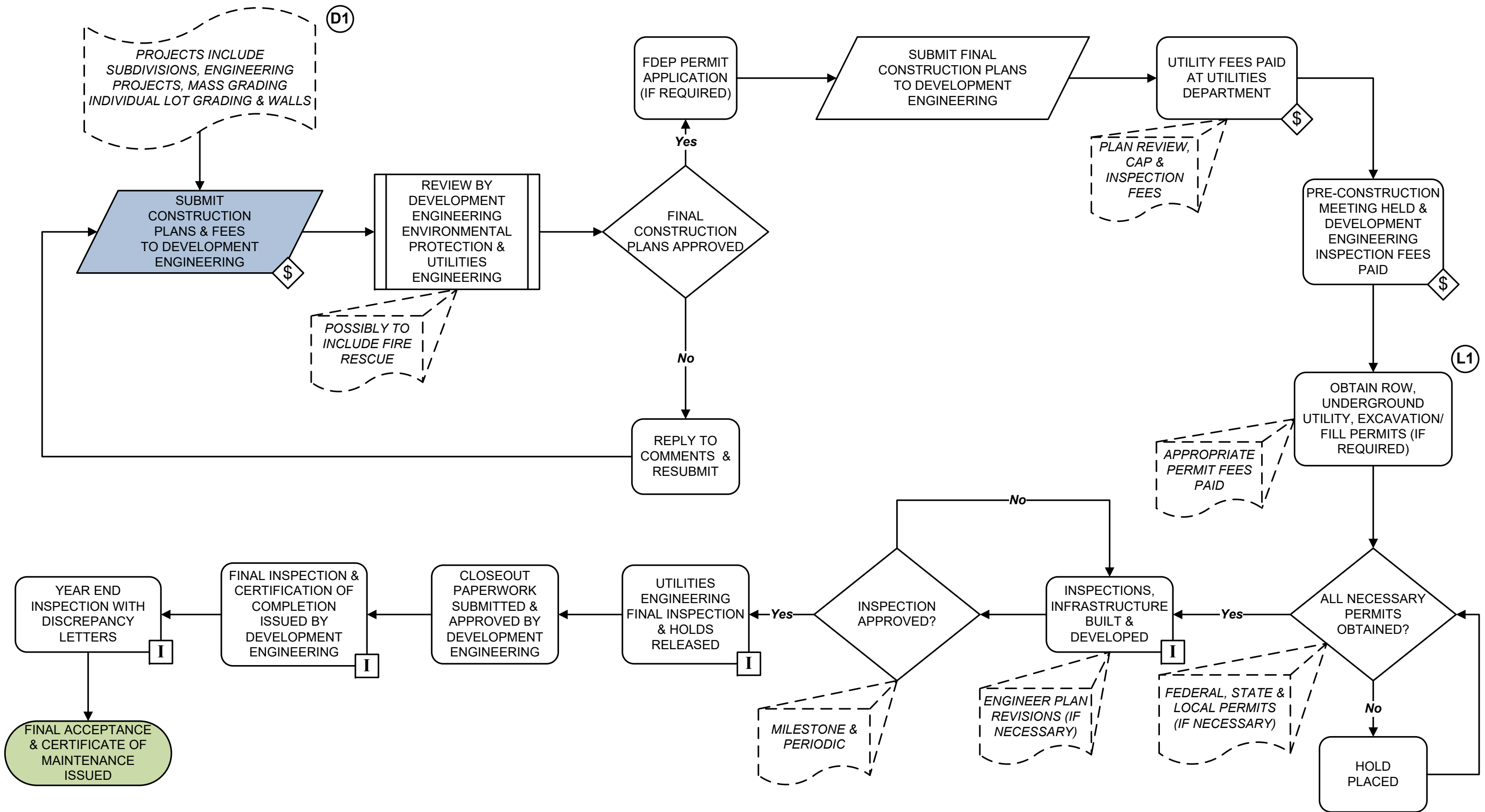
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Plan Review

Engineering Construction Plan (1)

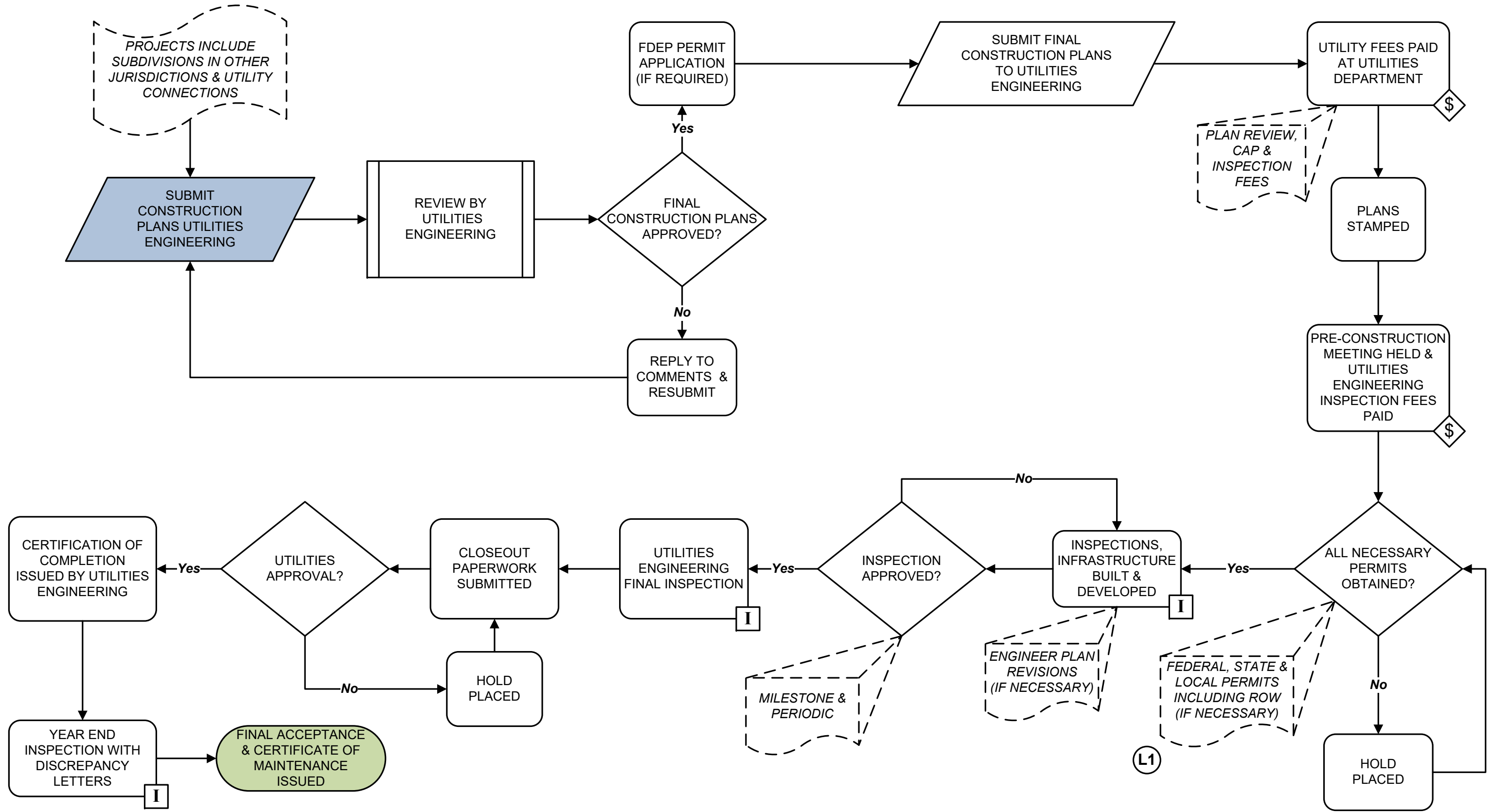
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Plan Review

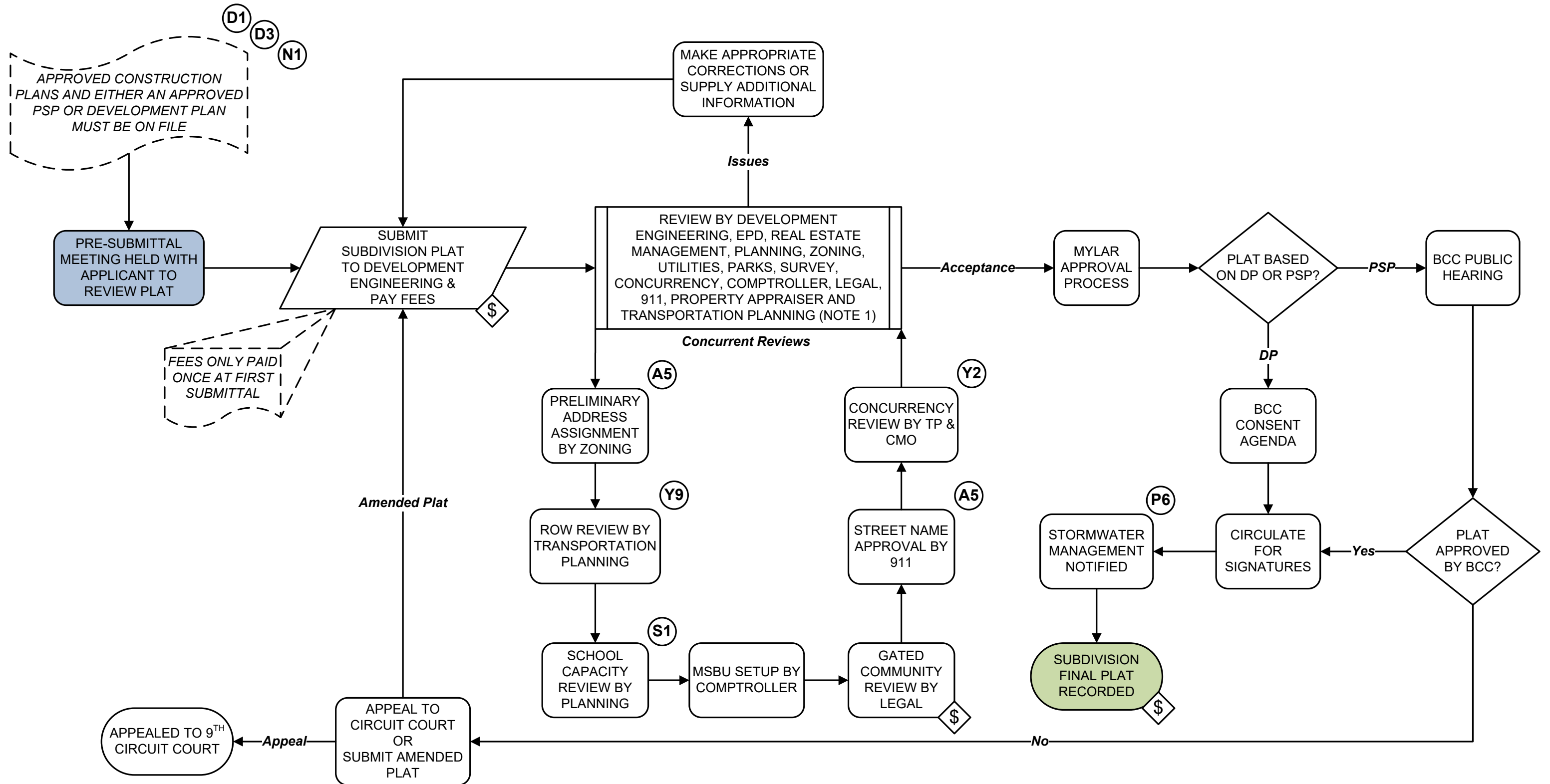
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Review Process



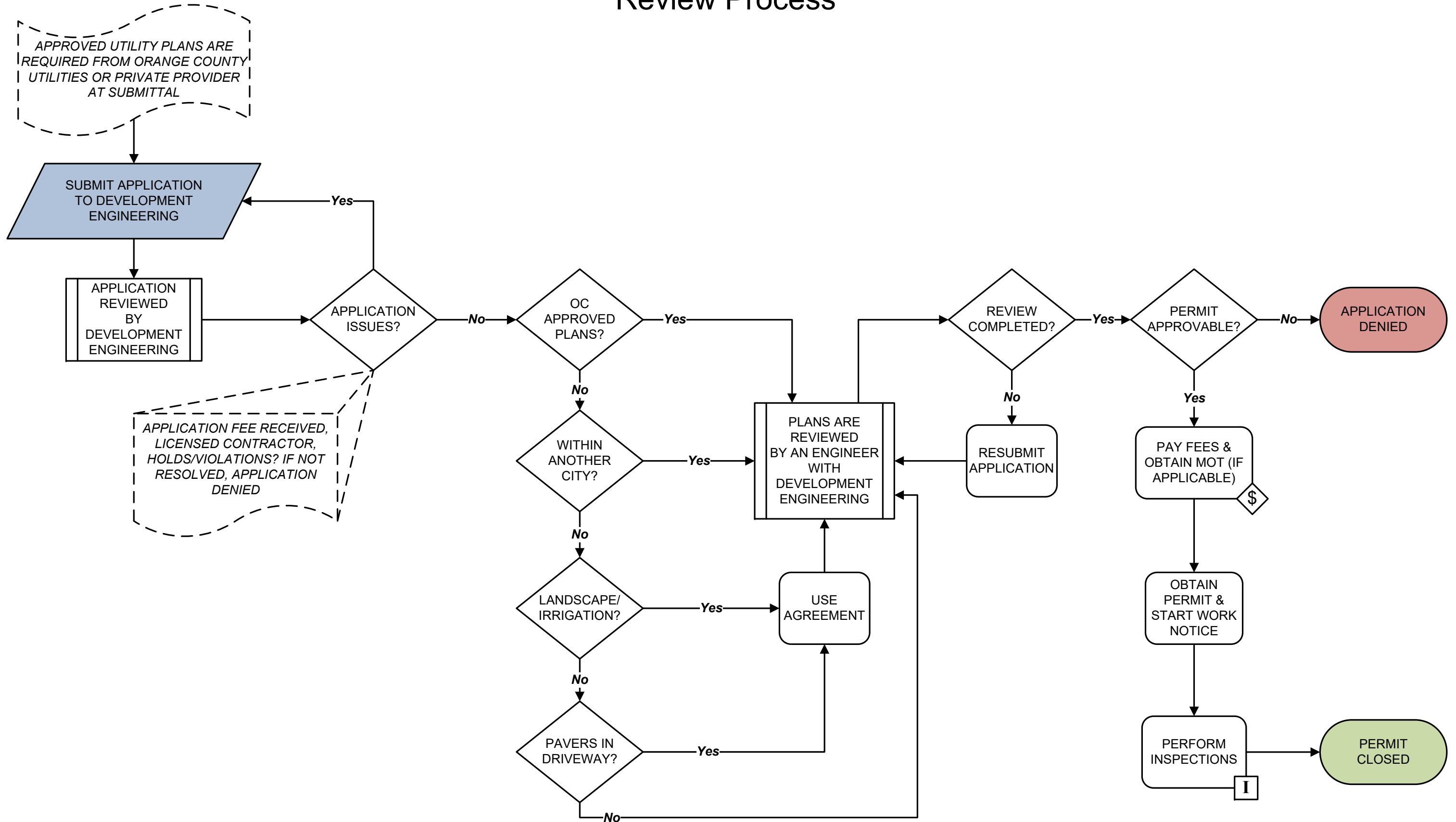
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NOTE 1: A CHANGE IN SUBDIVISION CONSTRUCTION PLANS, A CHANGE DETERMINATION TO A PSP, OR A REVISED DEVELOPMENT PLAN MAY STOP THE PLAT REVIEW PROCESS UNTIL THE CHANGE IS APPROVED OR DENIED. REVIEW CYCLES CONTINUE UNTIL PLAT IS APPROVED, WITHDRAWN OR CLOSED OUT AFTER A PERIOD OF INACTIVITY.



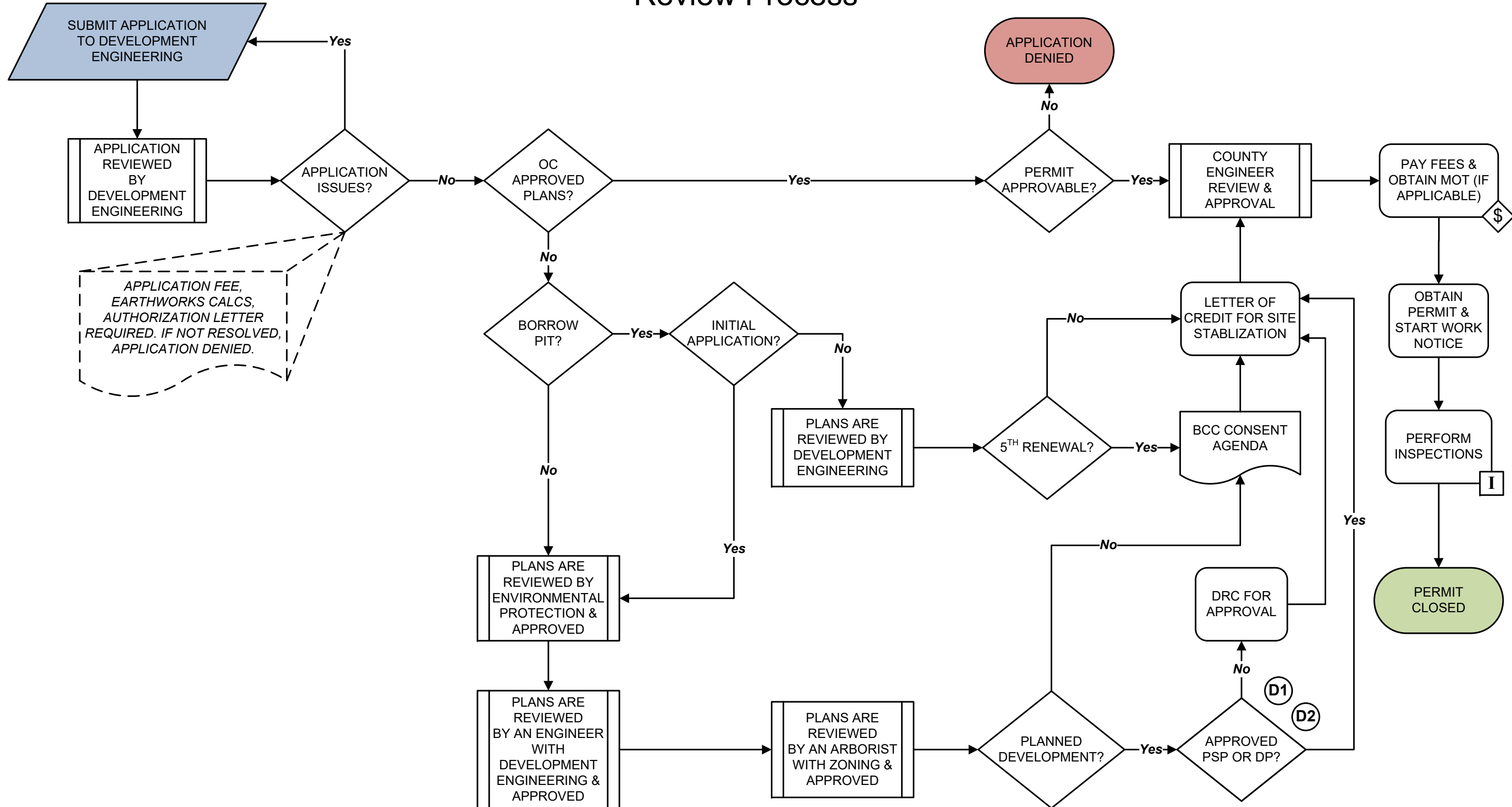
Site Work Permitting

Right of Way & Underground Utility Review Process

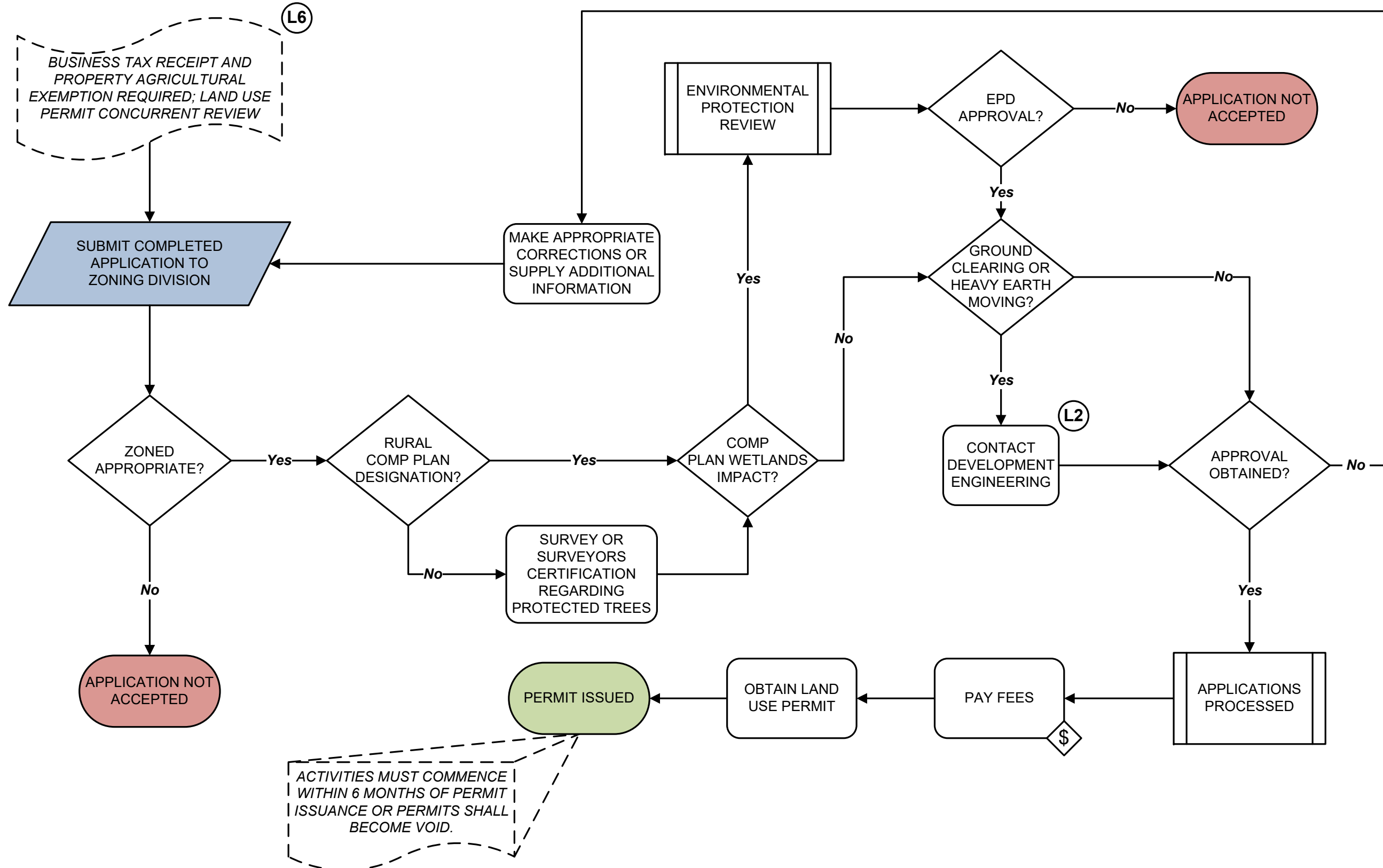


Site Work Permitting

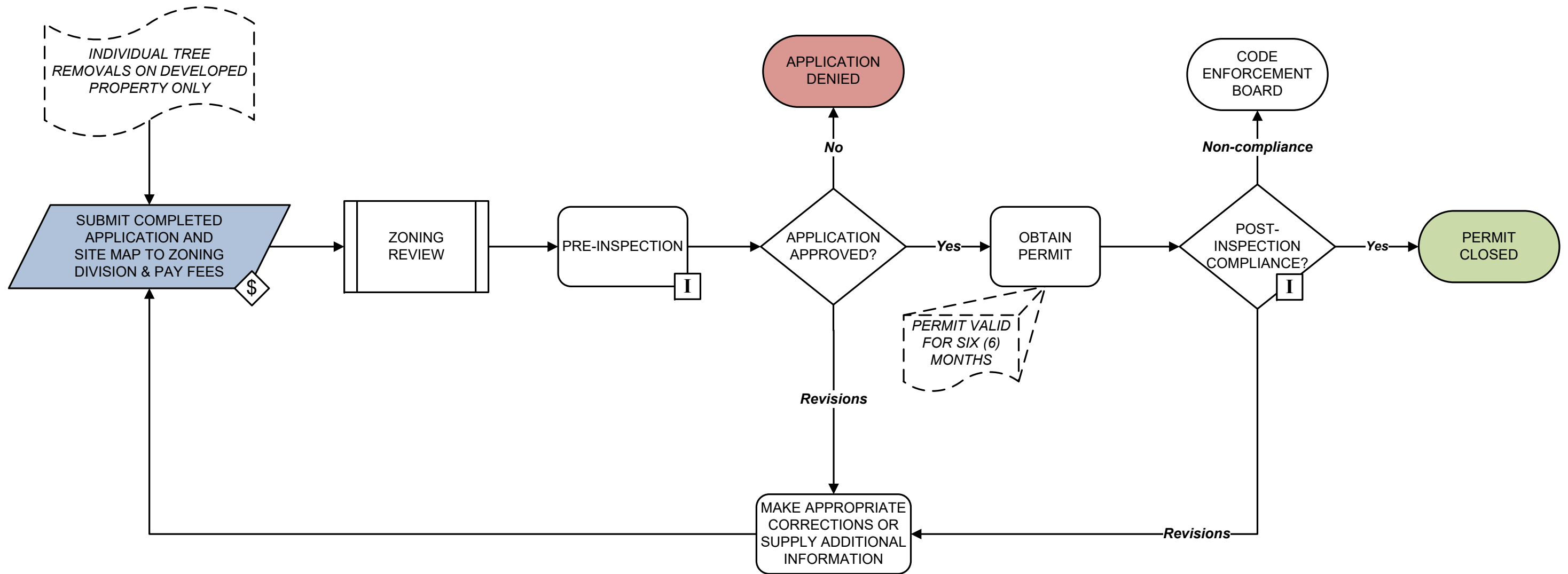
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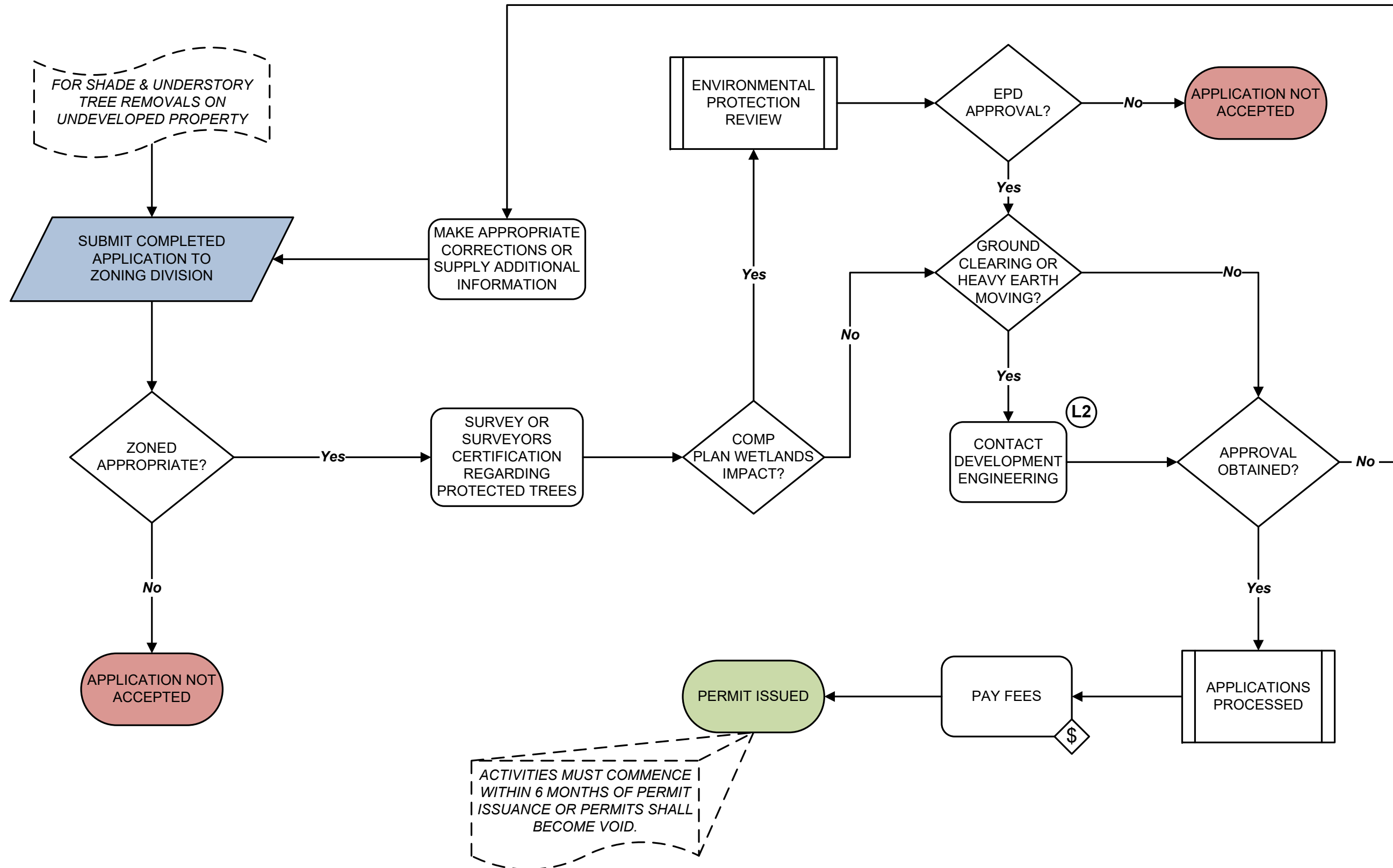
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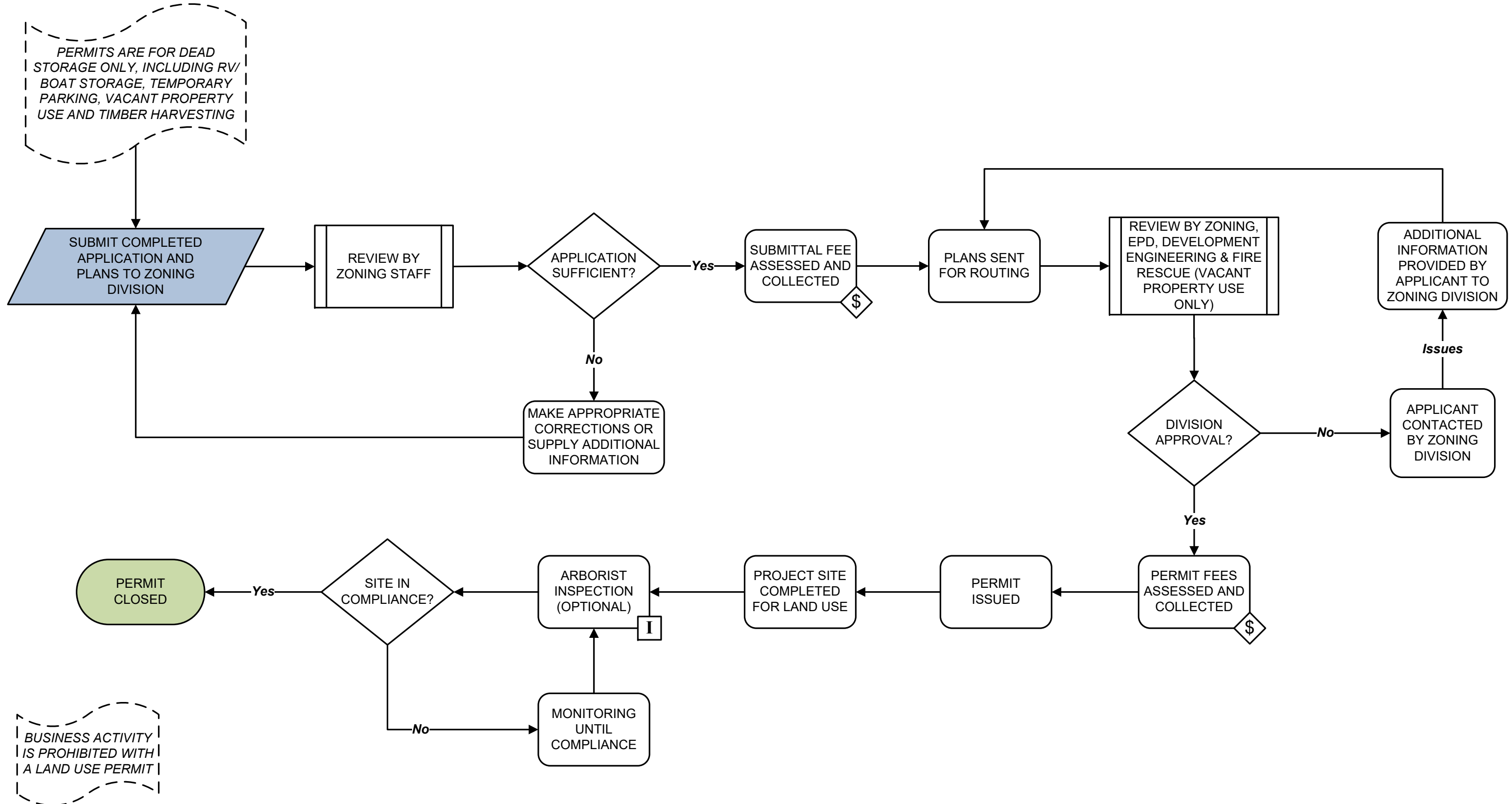
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Site Work Permitting

Land Use Permit Process

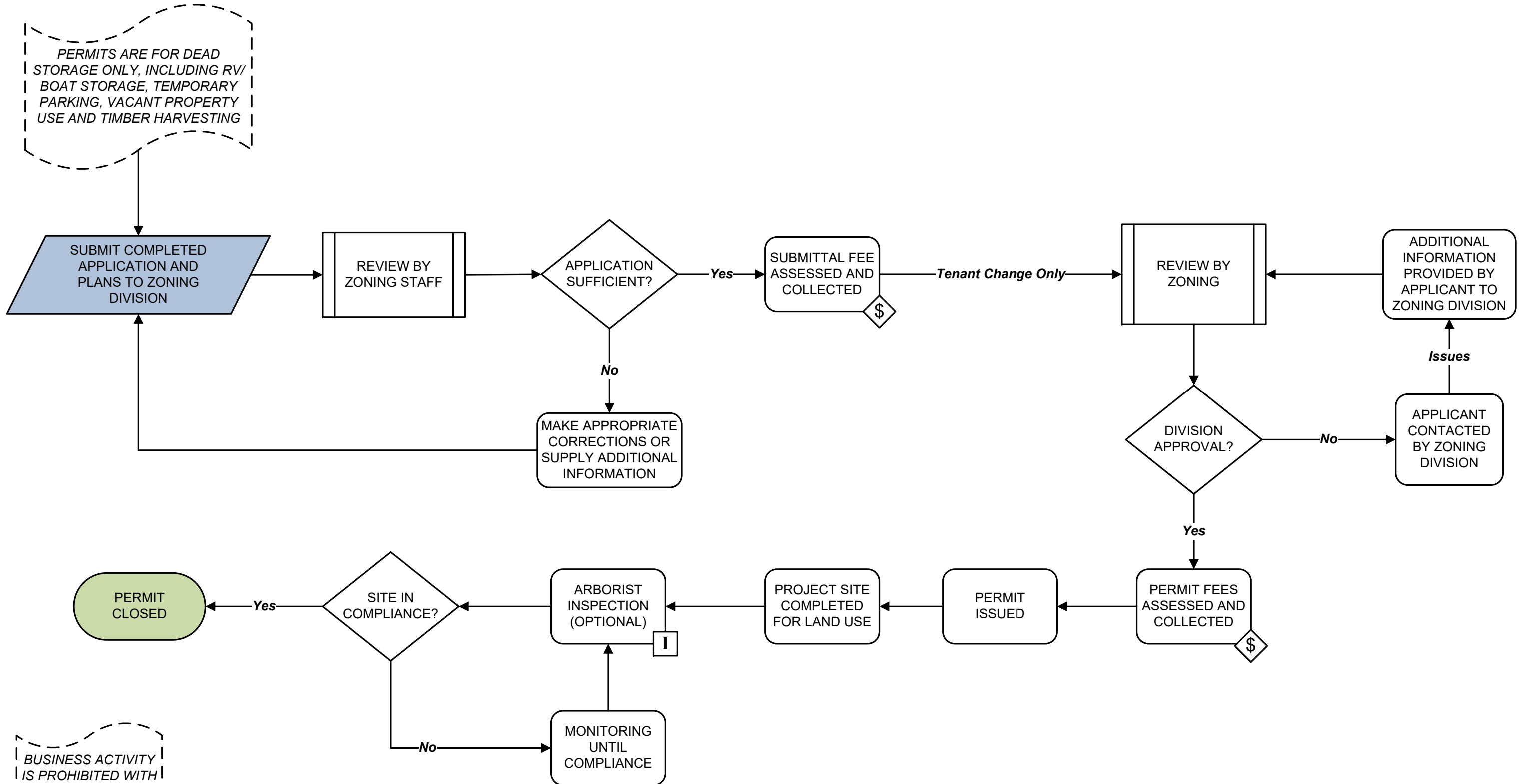
PERMITS ARE FOR DEAD STORAGE ONLY, INCLUDING RV/BOAT STORAGE, TEMPORARY PARKING, VACANT PROPERTY USE AND TIMBER HARVESTING



BUSINESS ACTIVITY IS PROHIBITED WITH A LAND USE PERMIT

Site Work Permitting Land Use Permit Process Tenant Change Only

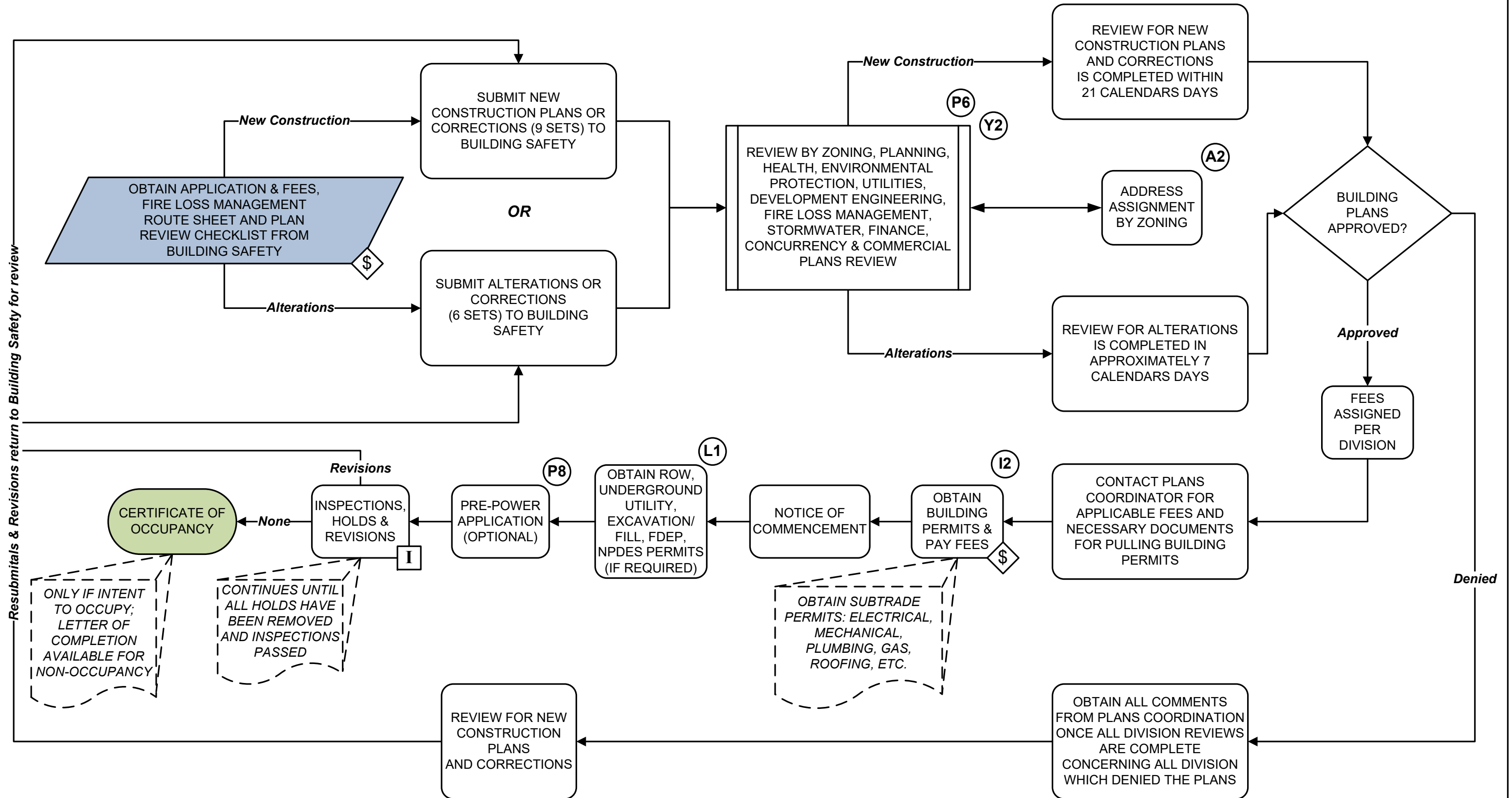
PERMITS ARE FOR DEAD STORAGE ONLY, INCLUDING RV/BOAT STORAGE, TEMPORARY PARKING, VACANT PROPERTY USE AND TIMBER HARVESTING



BUSINESS ACTIVITY IS PROHIBITED WITH A LAND USE PERMIT

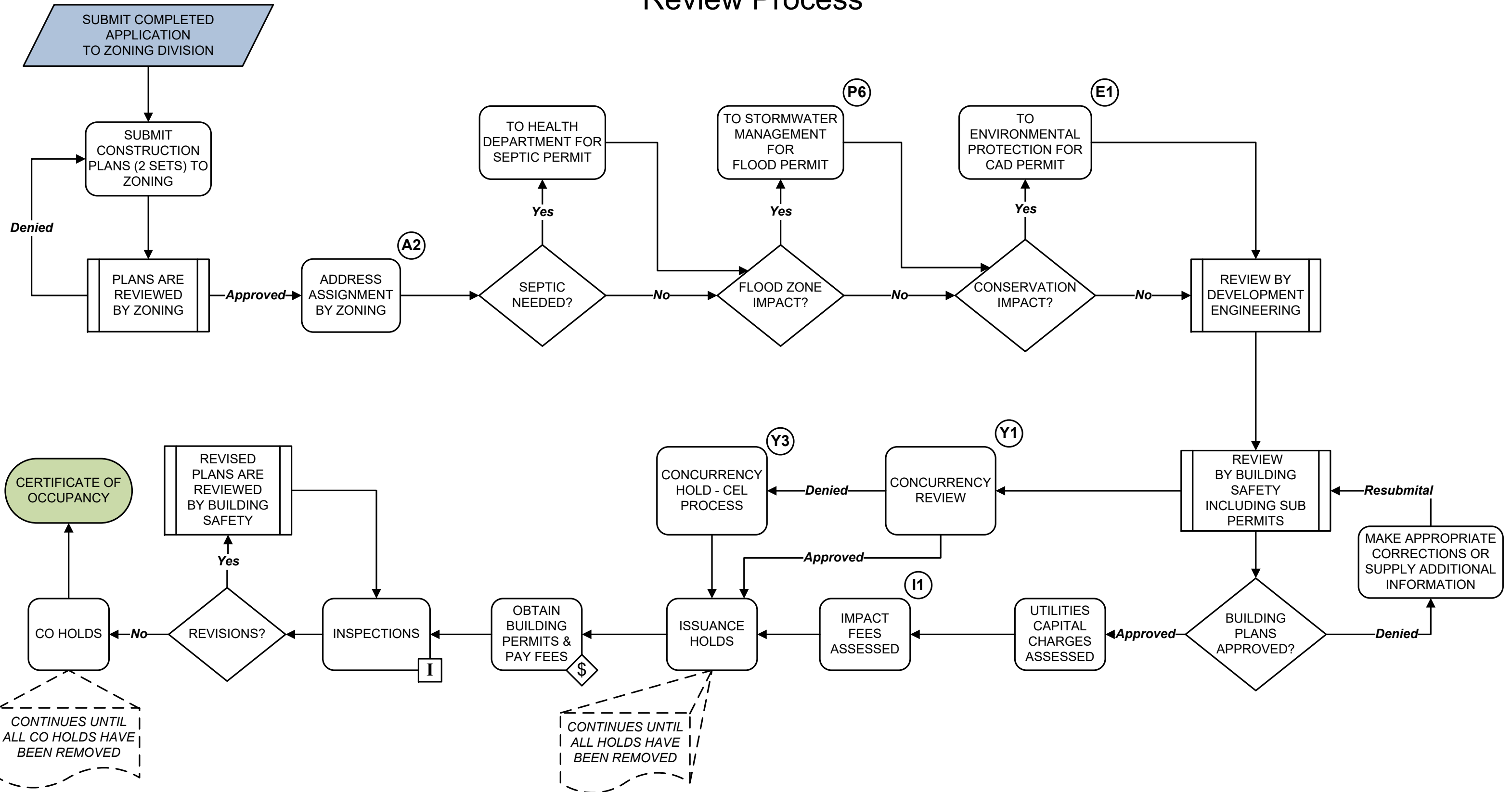
Structure Permitting

Commercial Plan Review Process

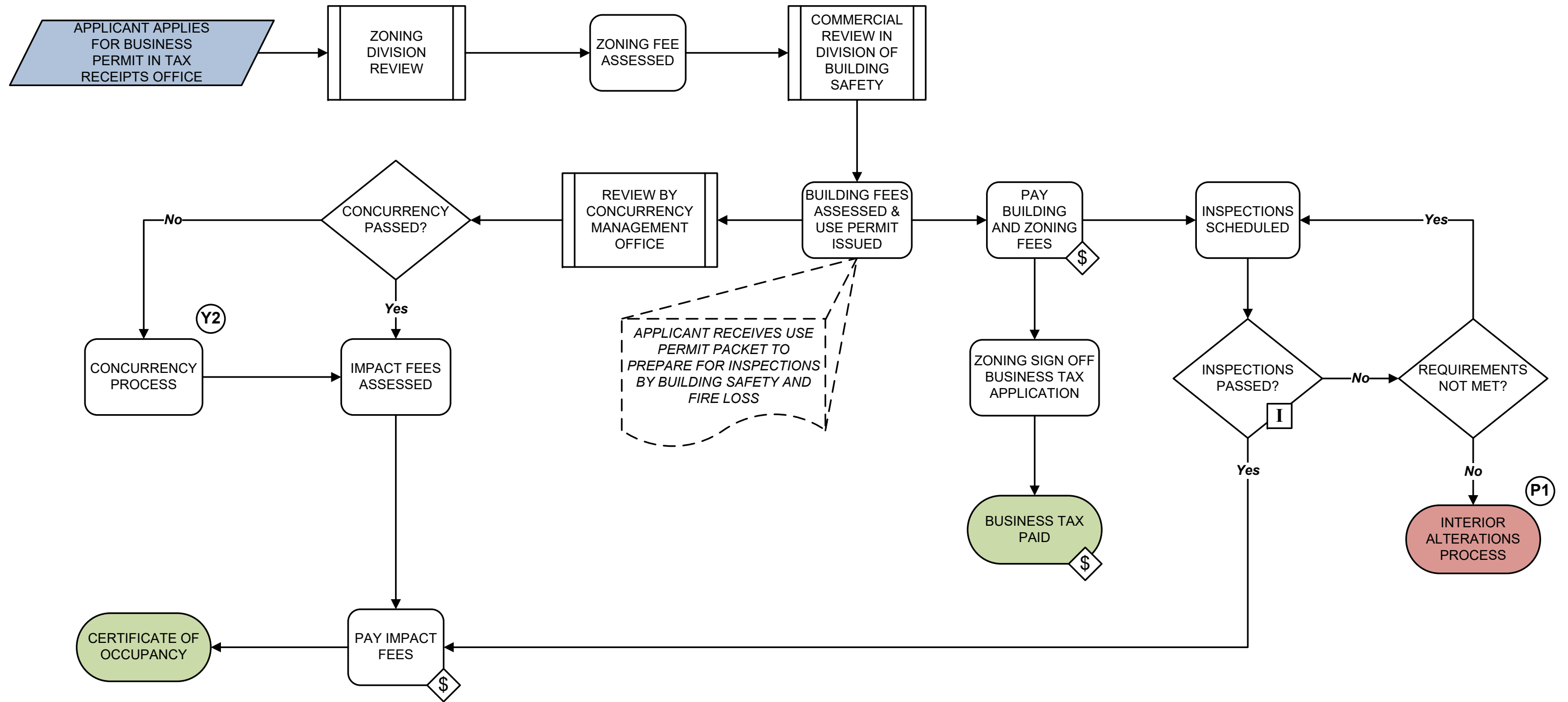


Structure Permitting

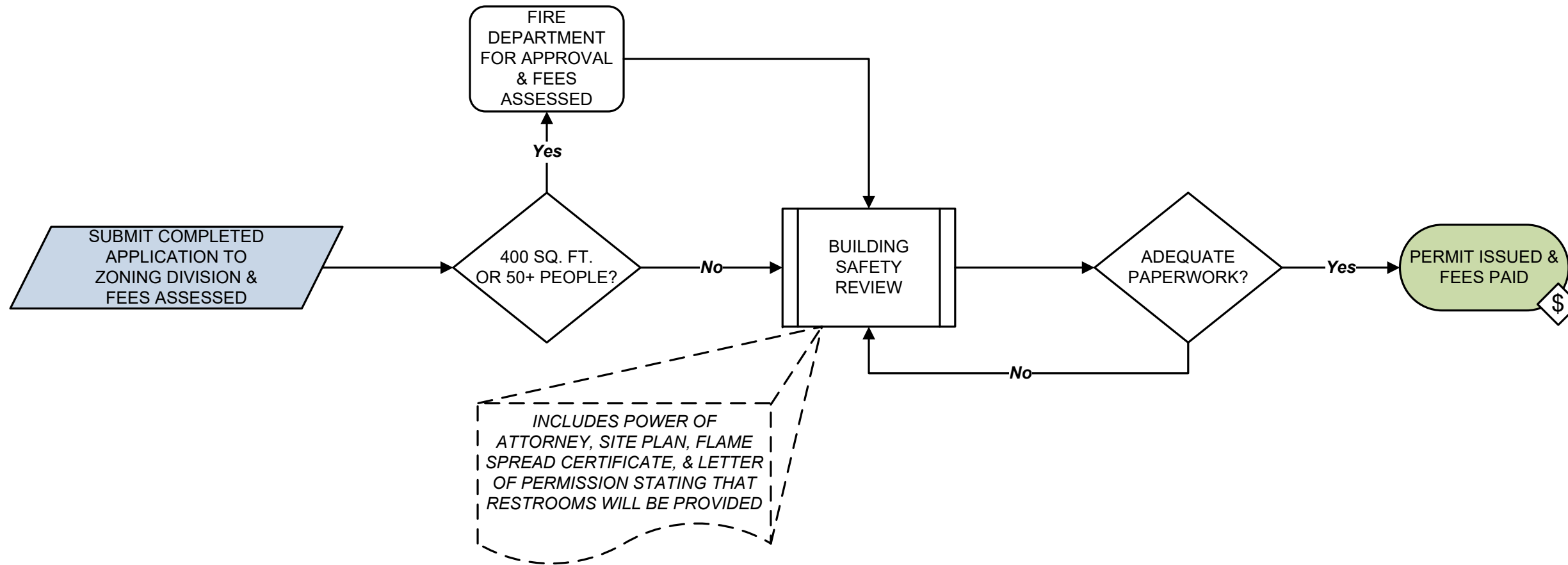
Residential Plan Review Process



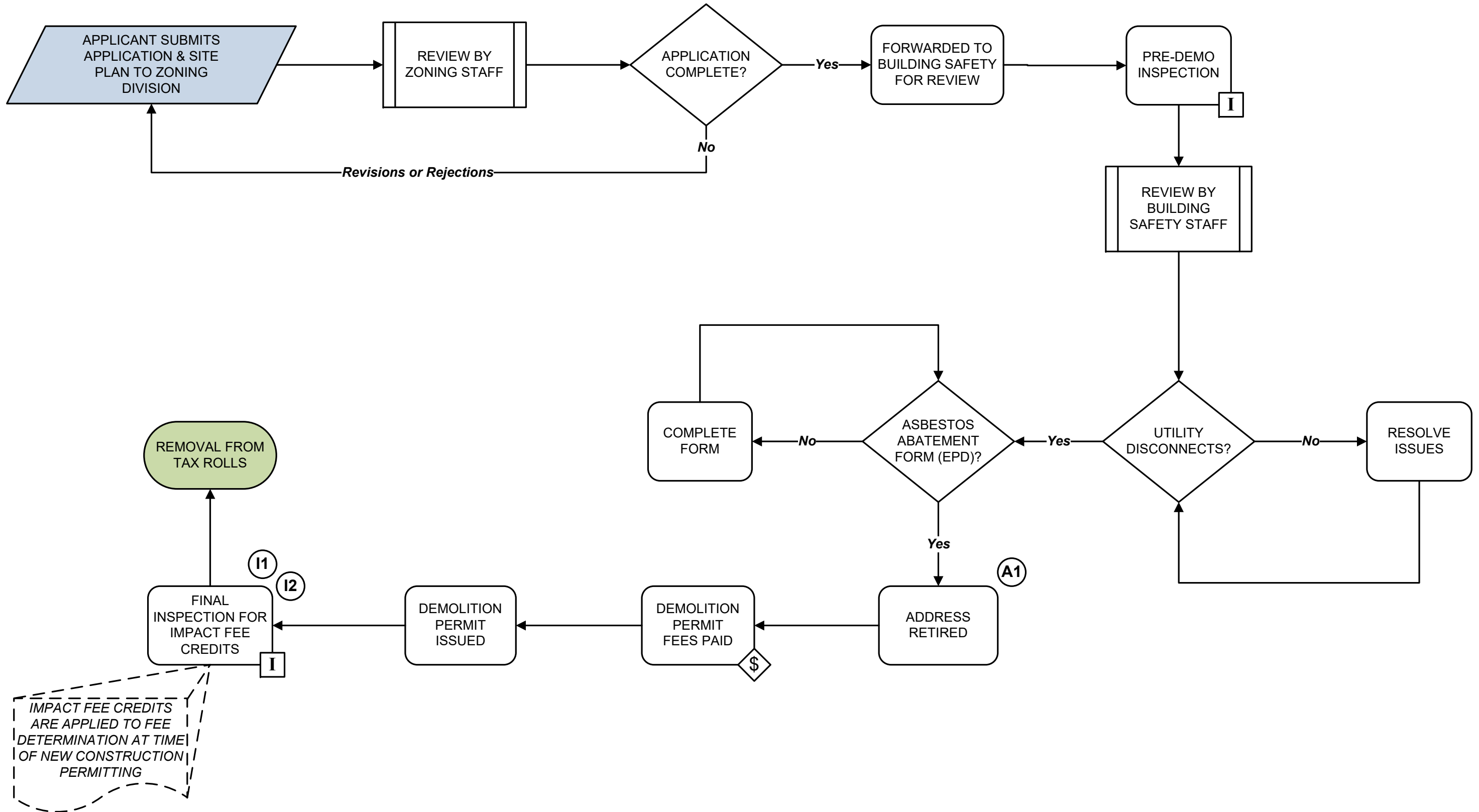
Structure Permitting Use Permit Review Process



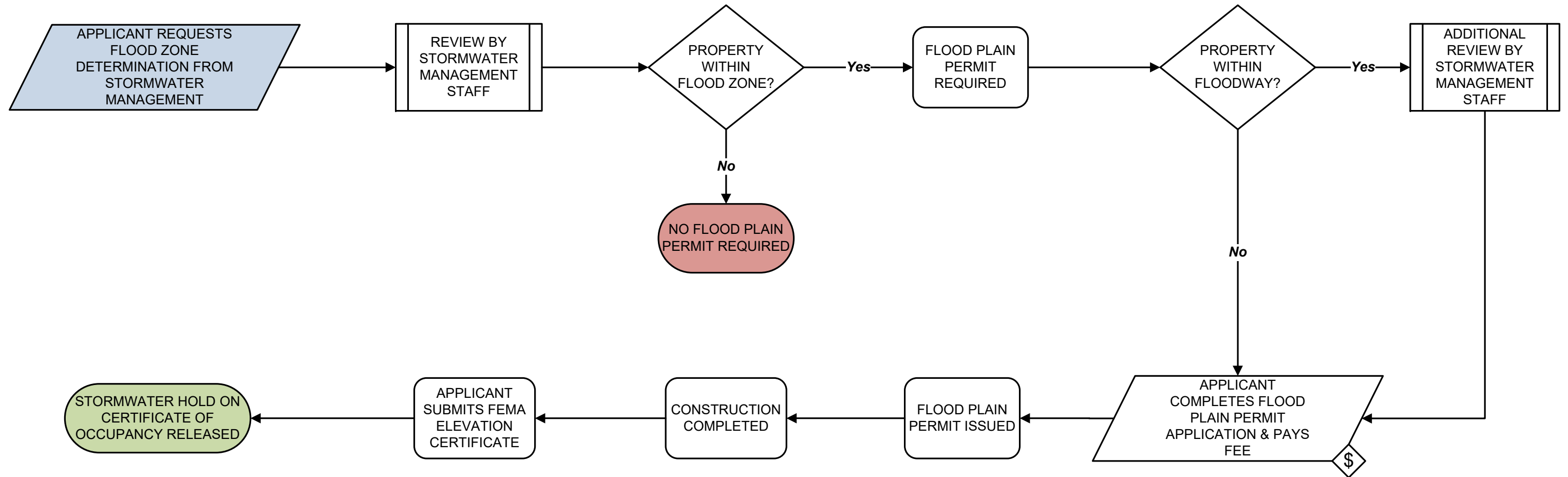
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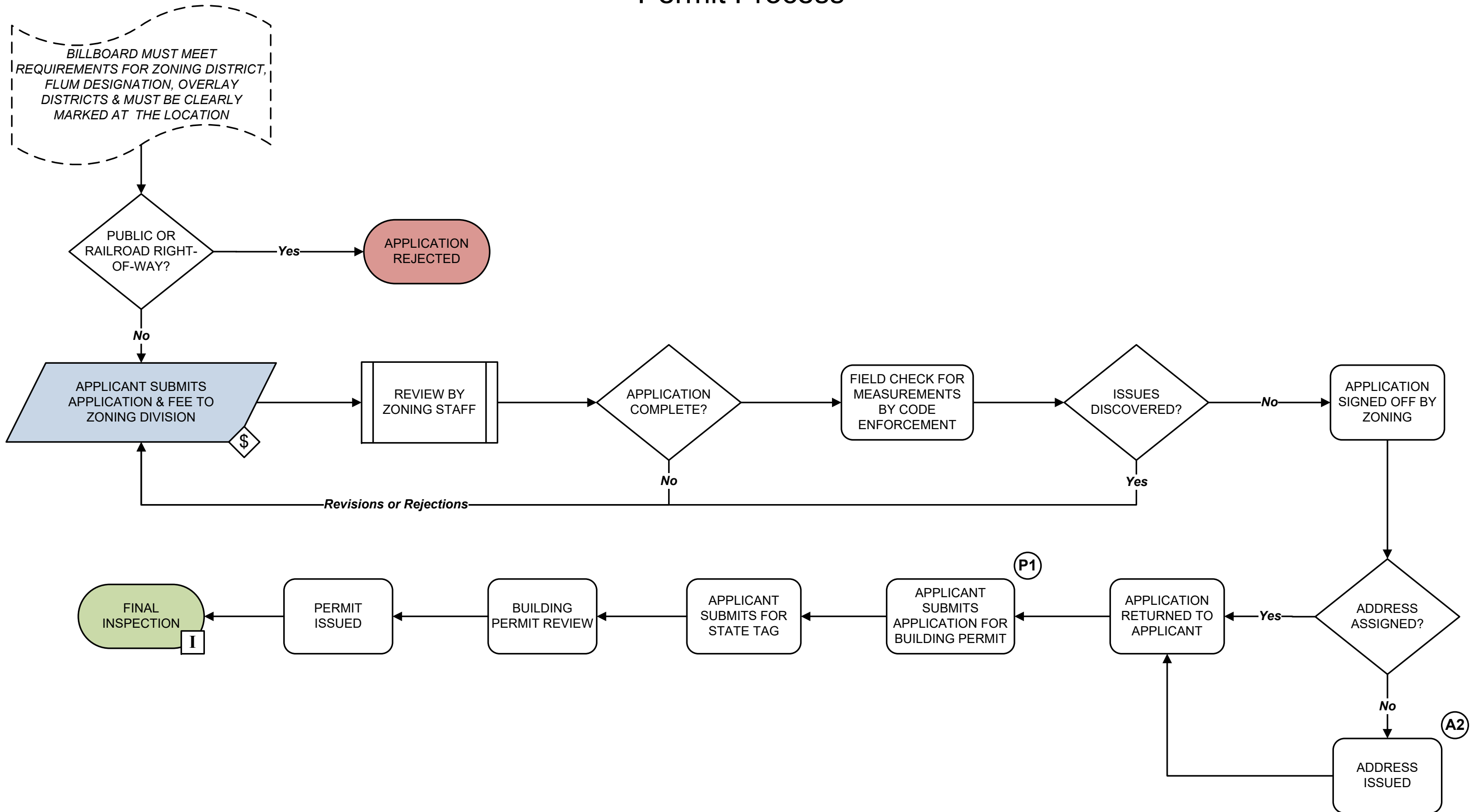
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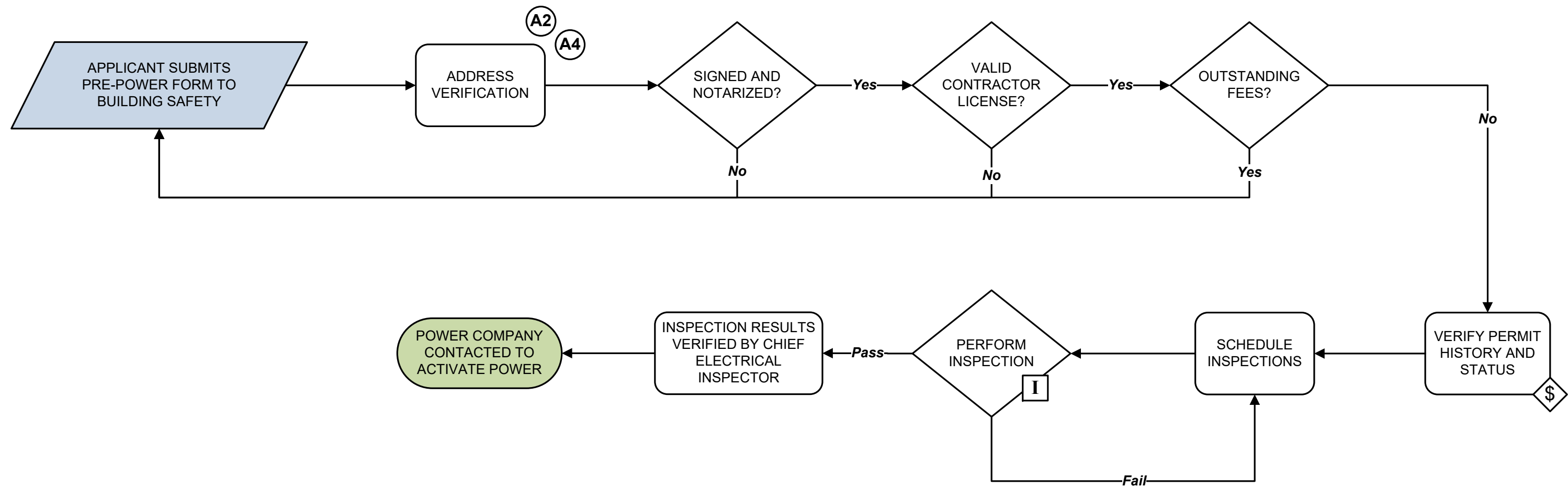
Structure Permitting Flood Plain Permitting Process



Structure Permitting Billboard Permit Process

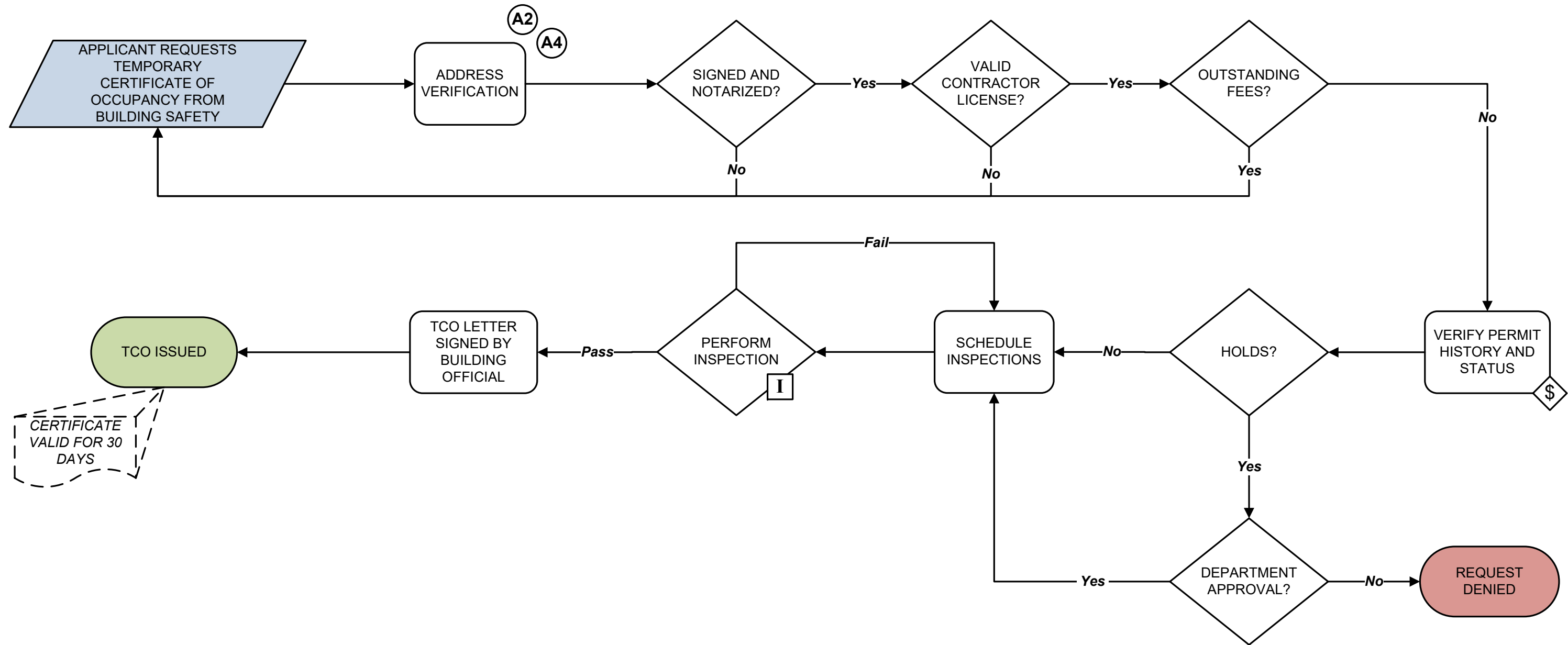


Structure Permitting Pre-Power Application Process

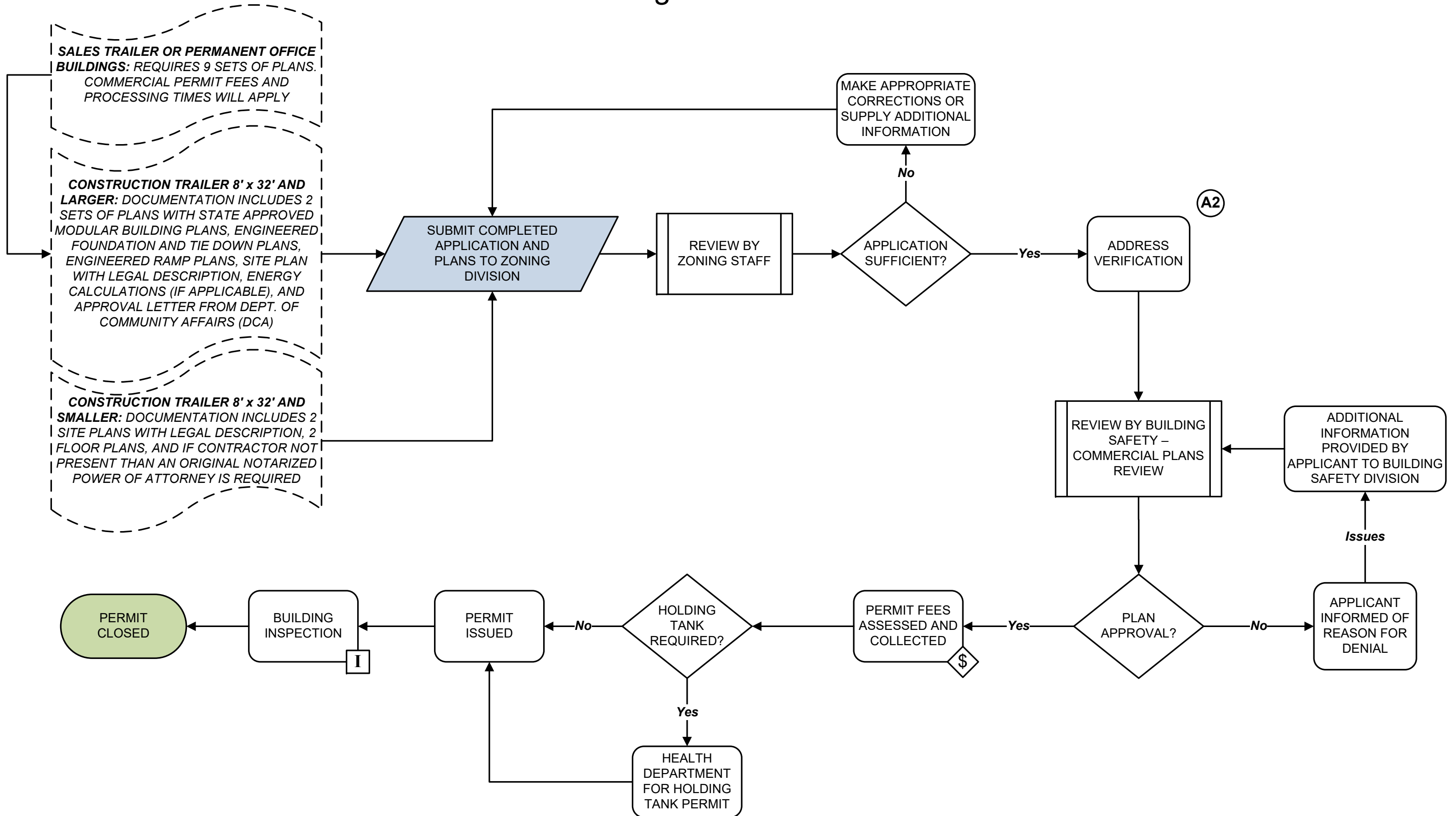


Structure Permitting

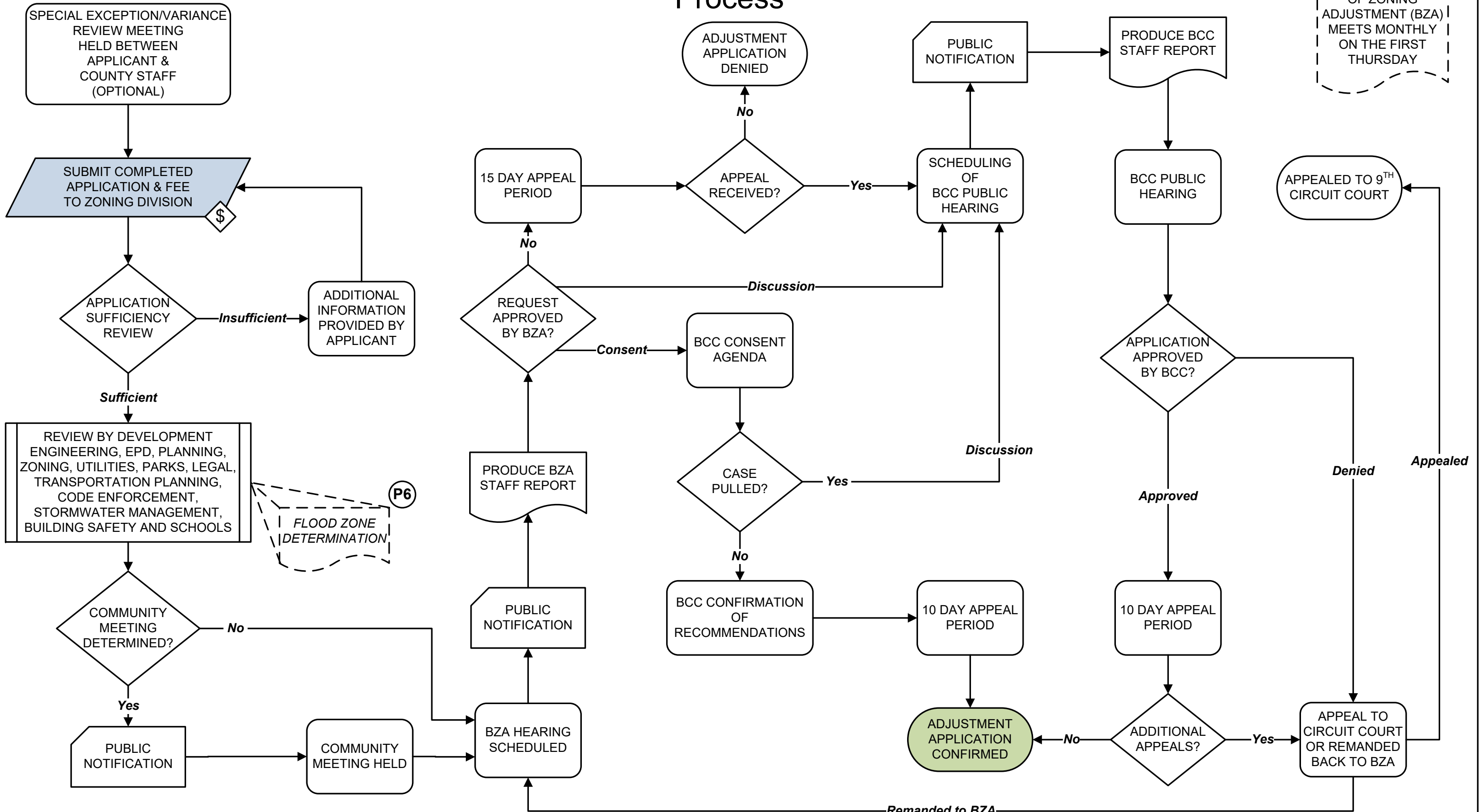
Request for Temporary Certificate of Occupancy Process



Structure Permitting Construction Trailer Building Permit Process

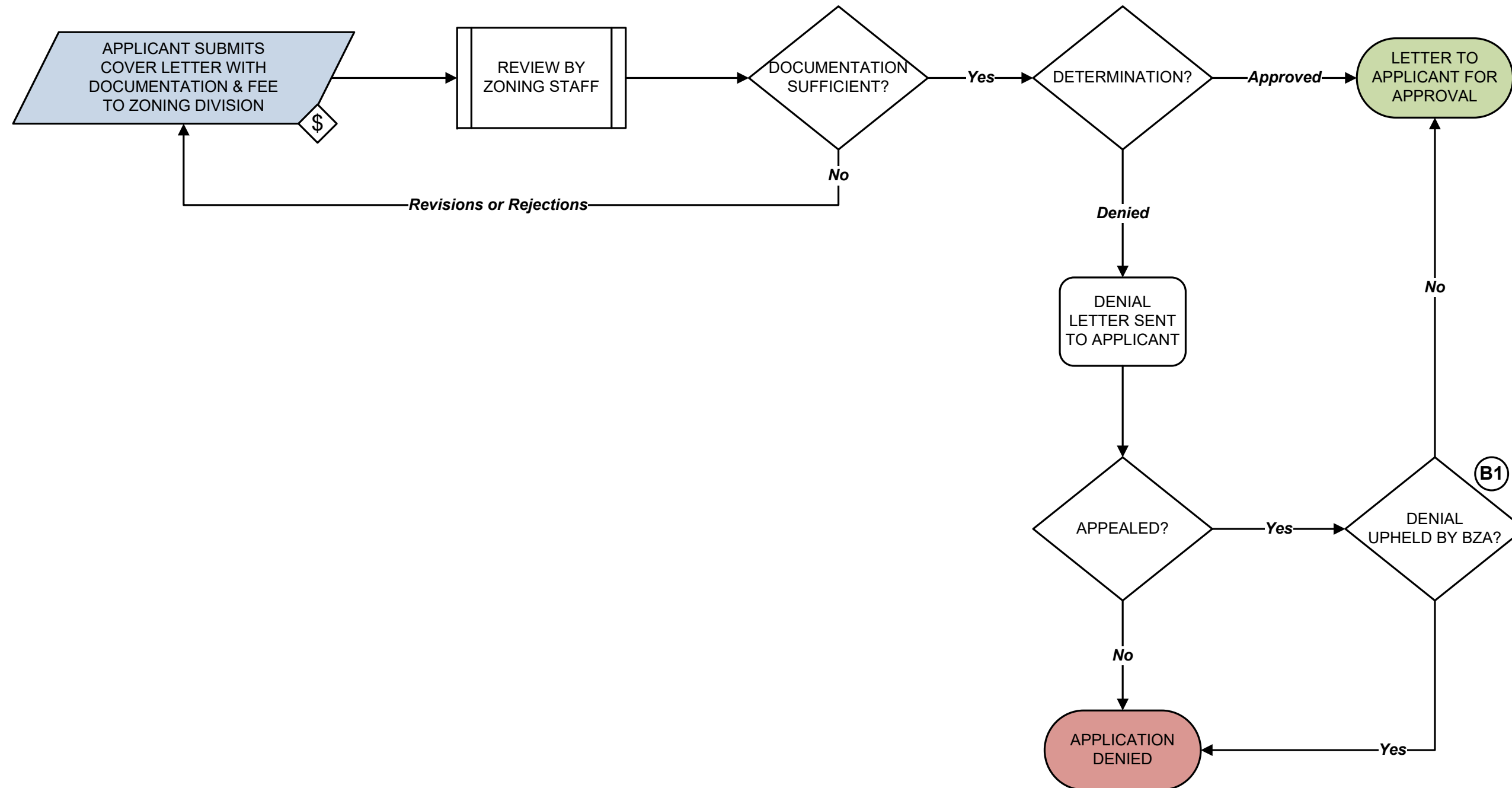


Zoning Adjustment Board of Zoning Adjustment Process



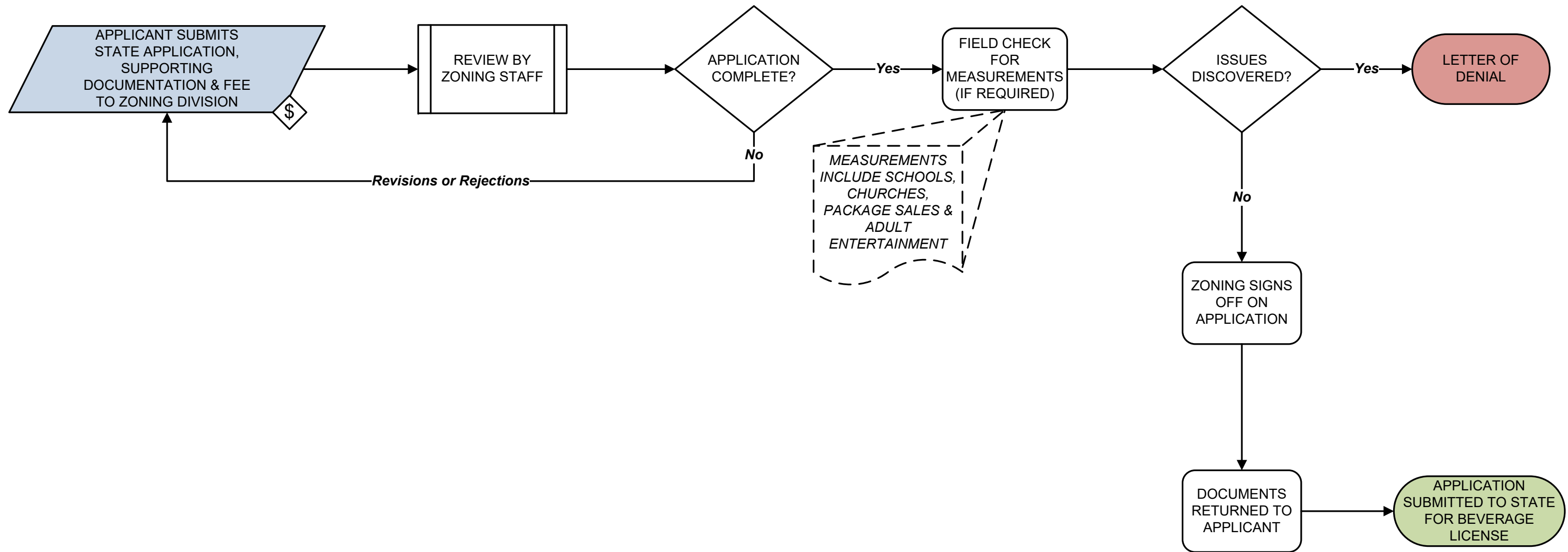
NOTE: THE BOARD OF ZONING ADJUSTMENT (BZA) MEETS MONTHLY ON THE FIRST THURSDAY

Zoning Review Nonconforming Use Review Process

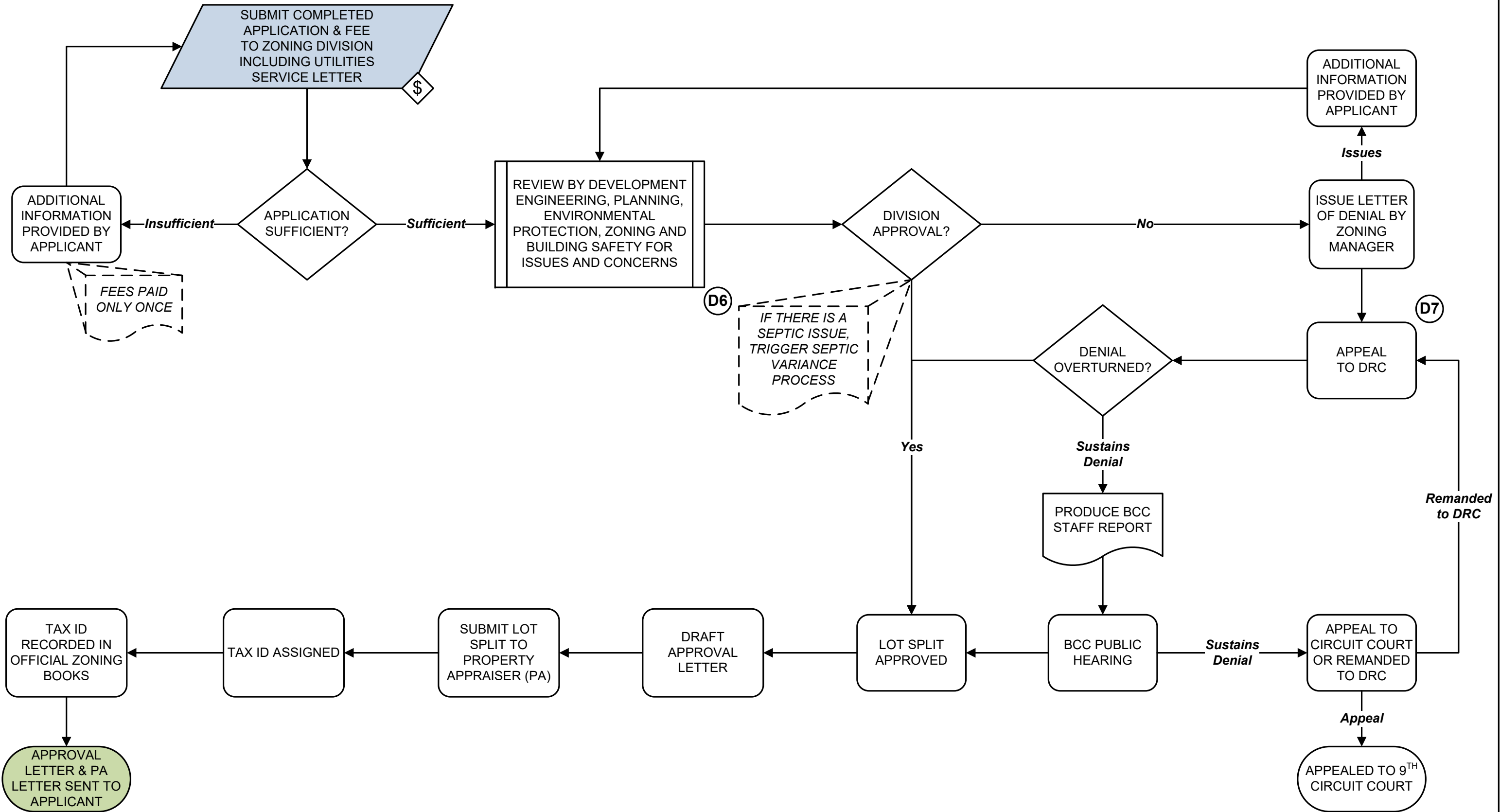


Zoning Review

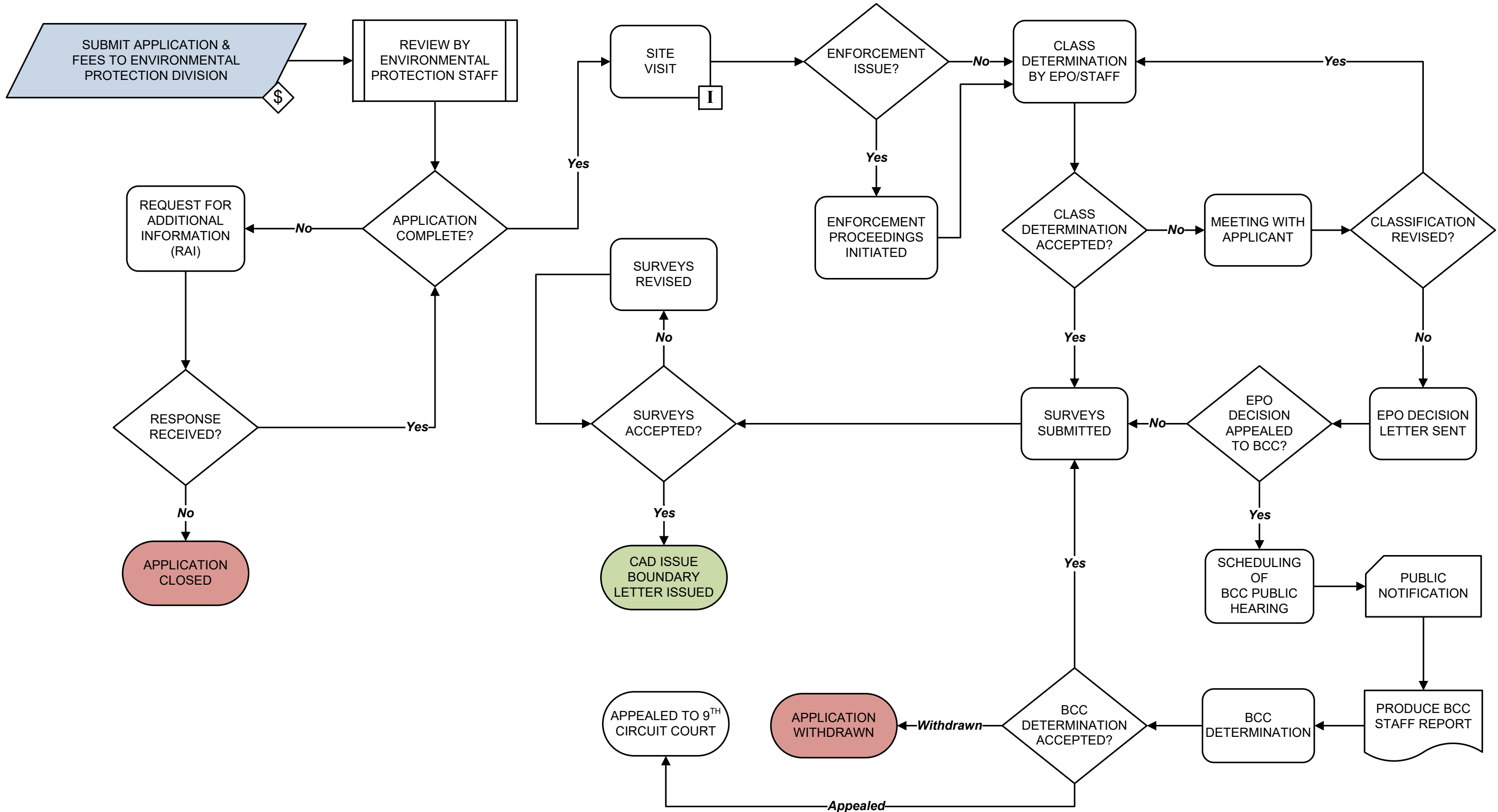
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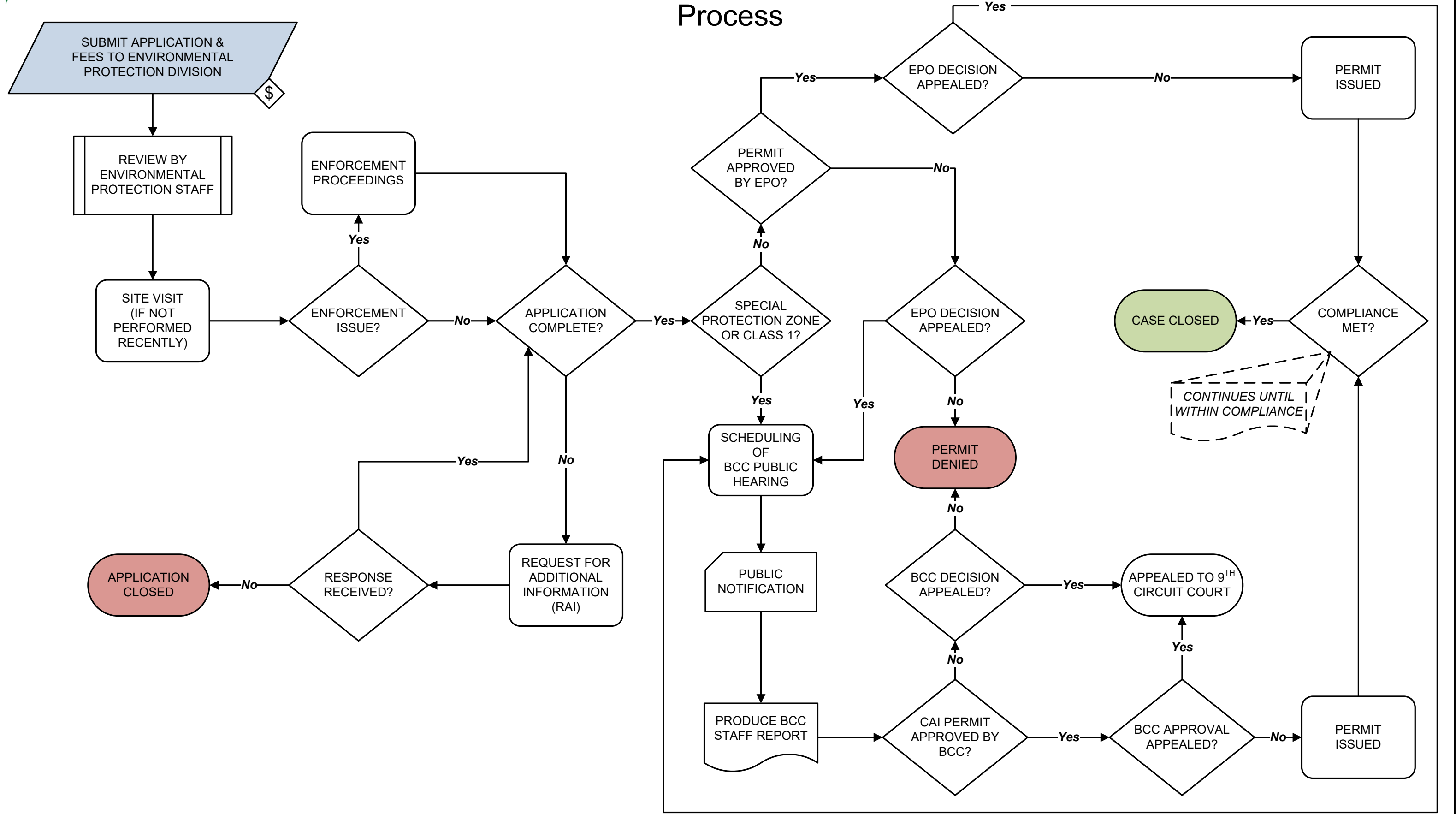
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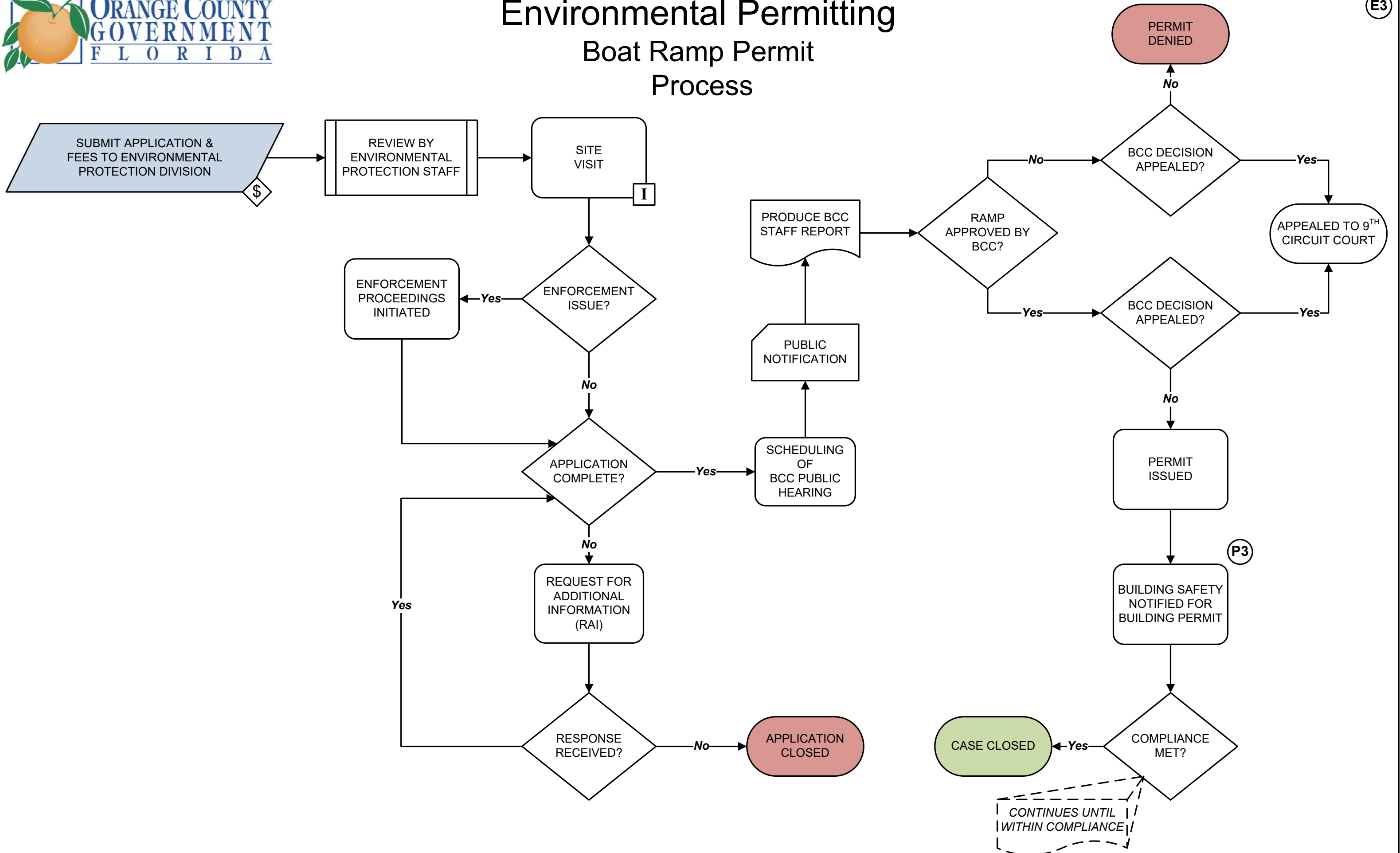
Environmental Permitting Conservation Area Determination Process



Environmental Permitting Conservation Area Impact Process

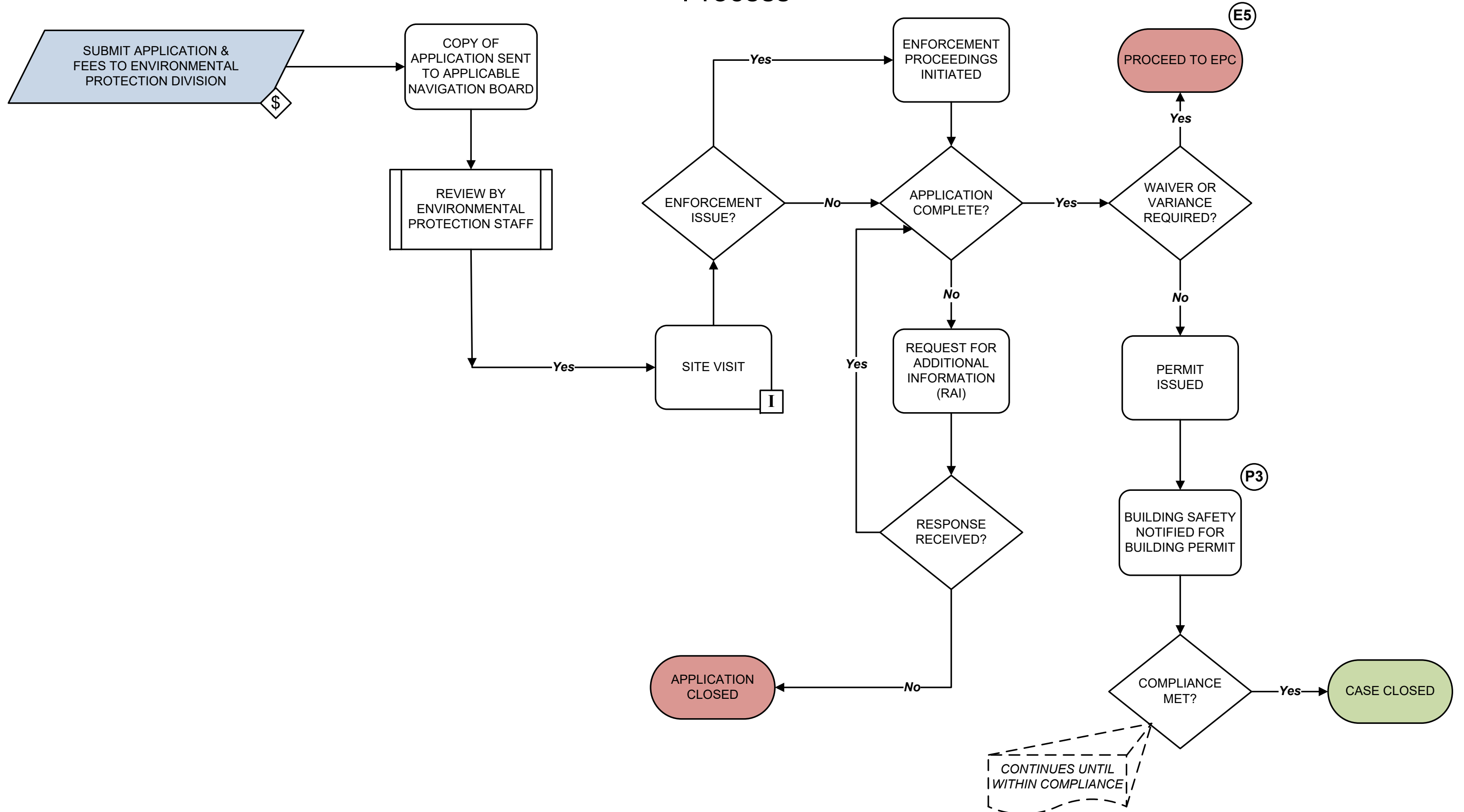


Environmental Permitting Boat Ramp Permit Process

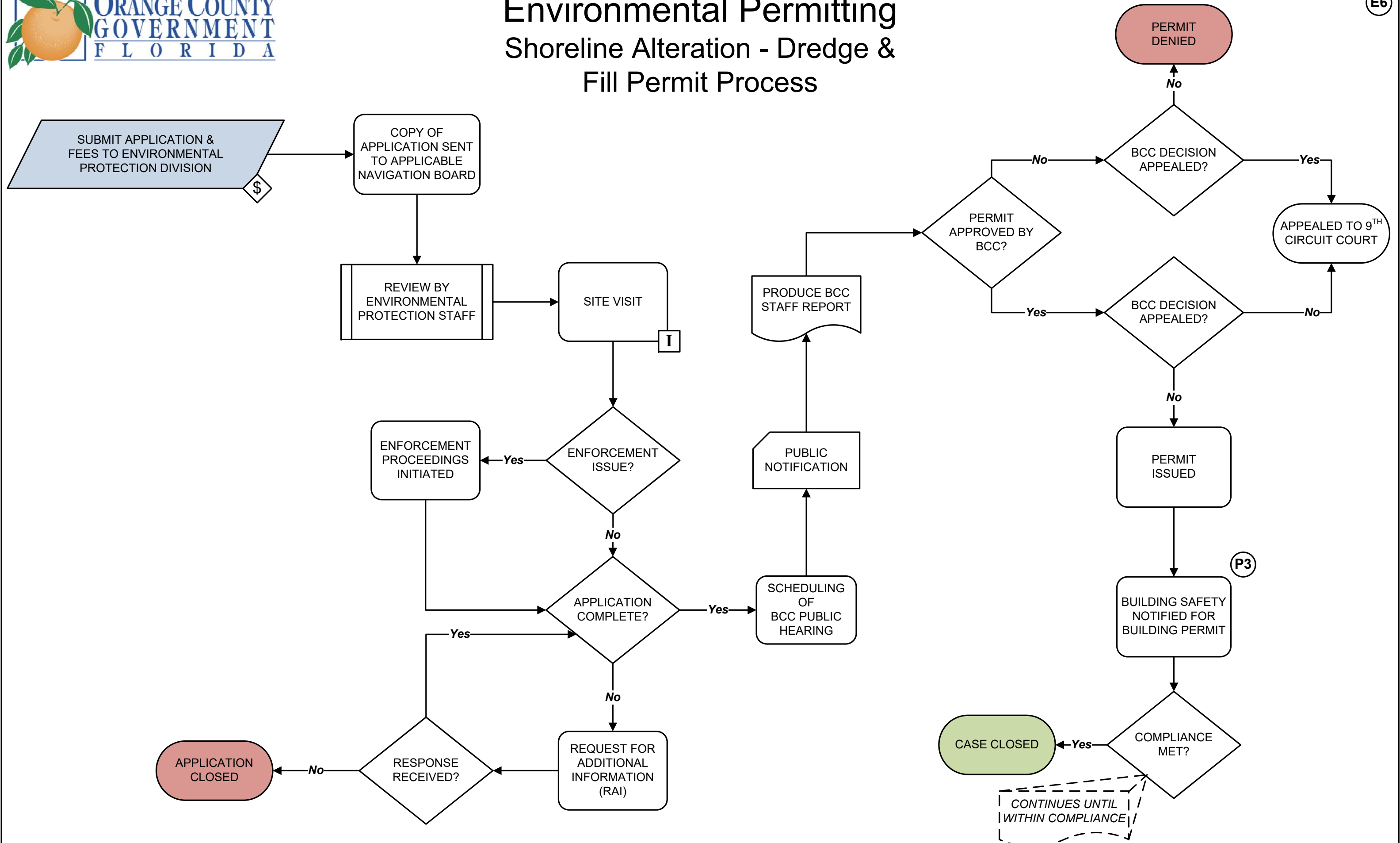


Environmental Permitting

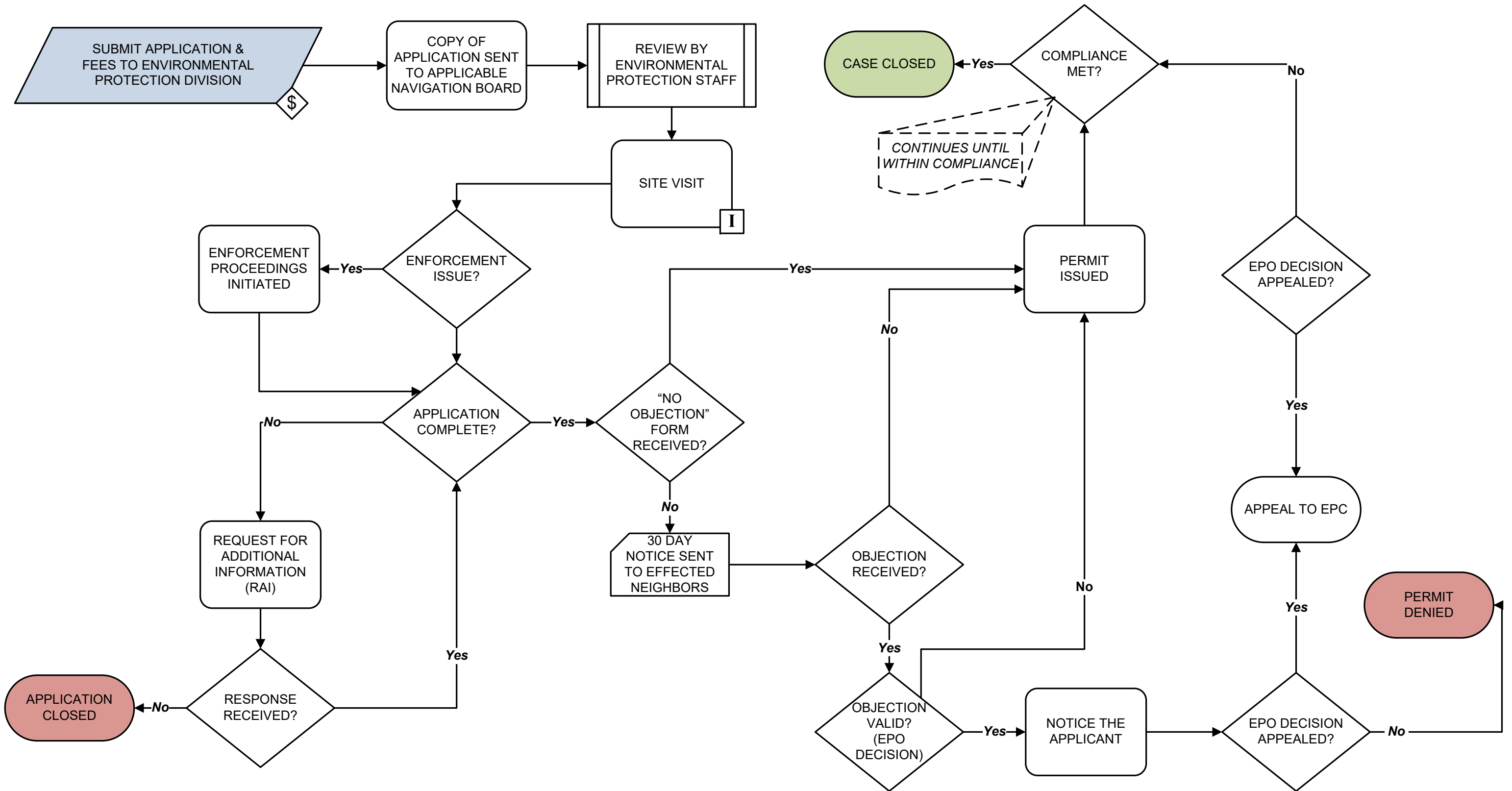
Dock Permit Process



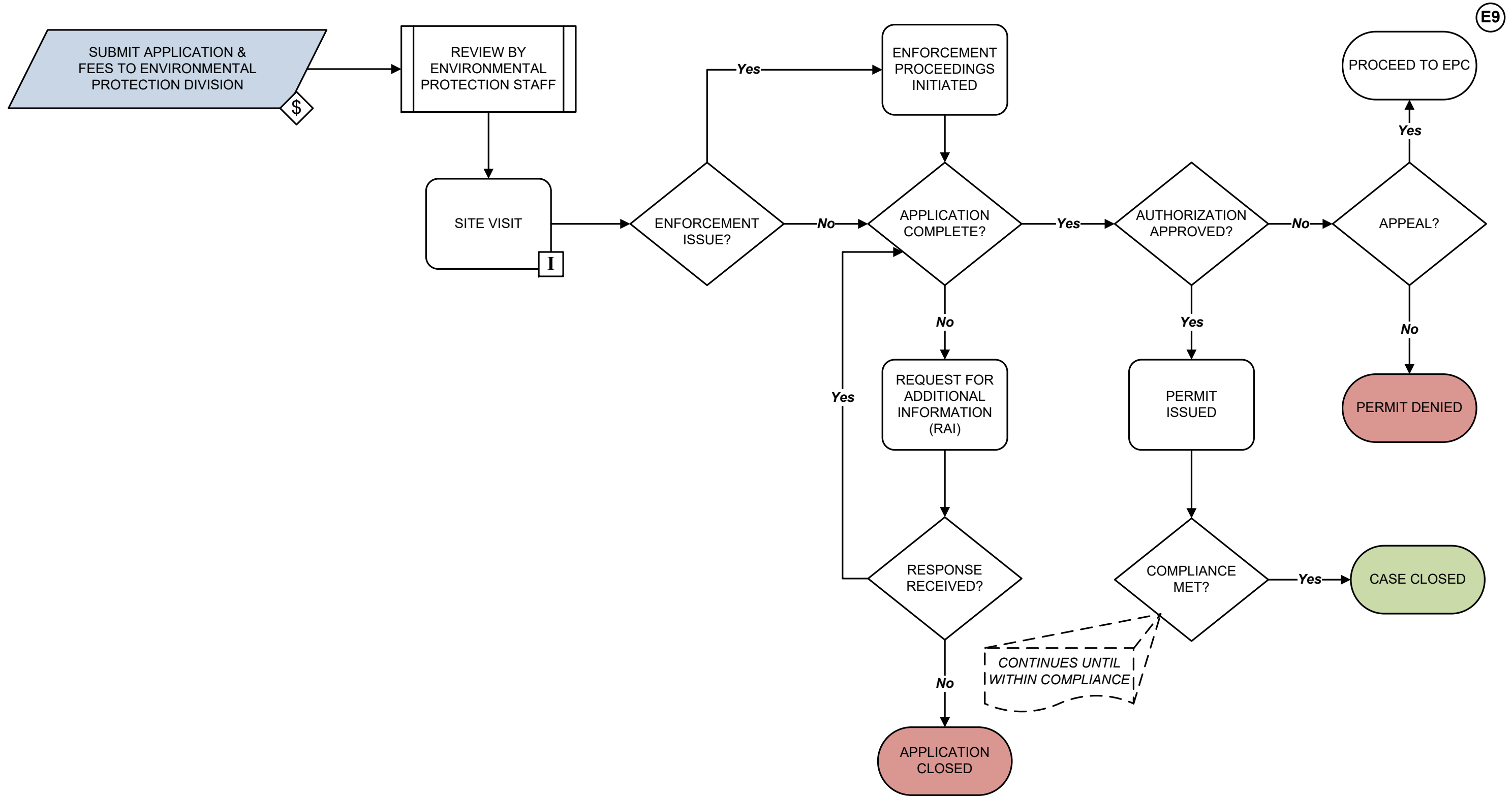
Environmental Permitting Shoreline Alteration - Dredge & Fill Permit Process



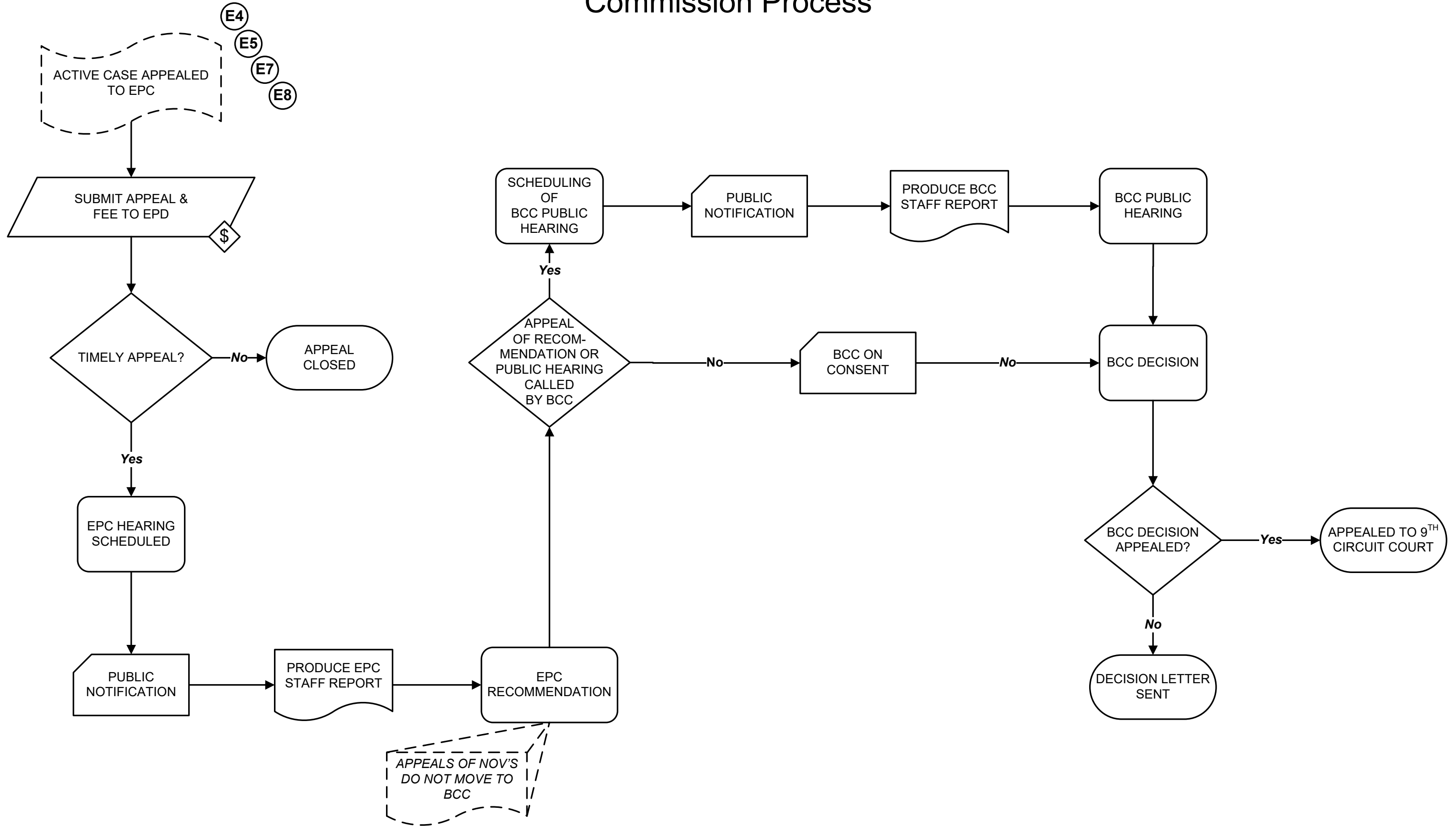
Environmental Permitting Lakeshore Vegetation Removal Permit Process



Environmental Permitting Conservation Area Authorization Process

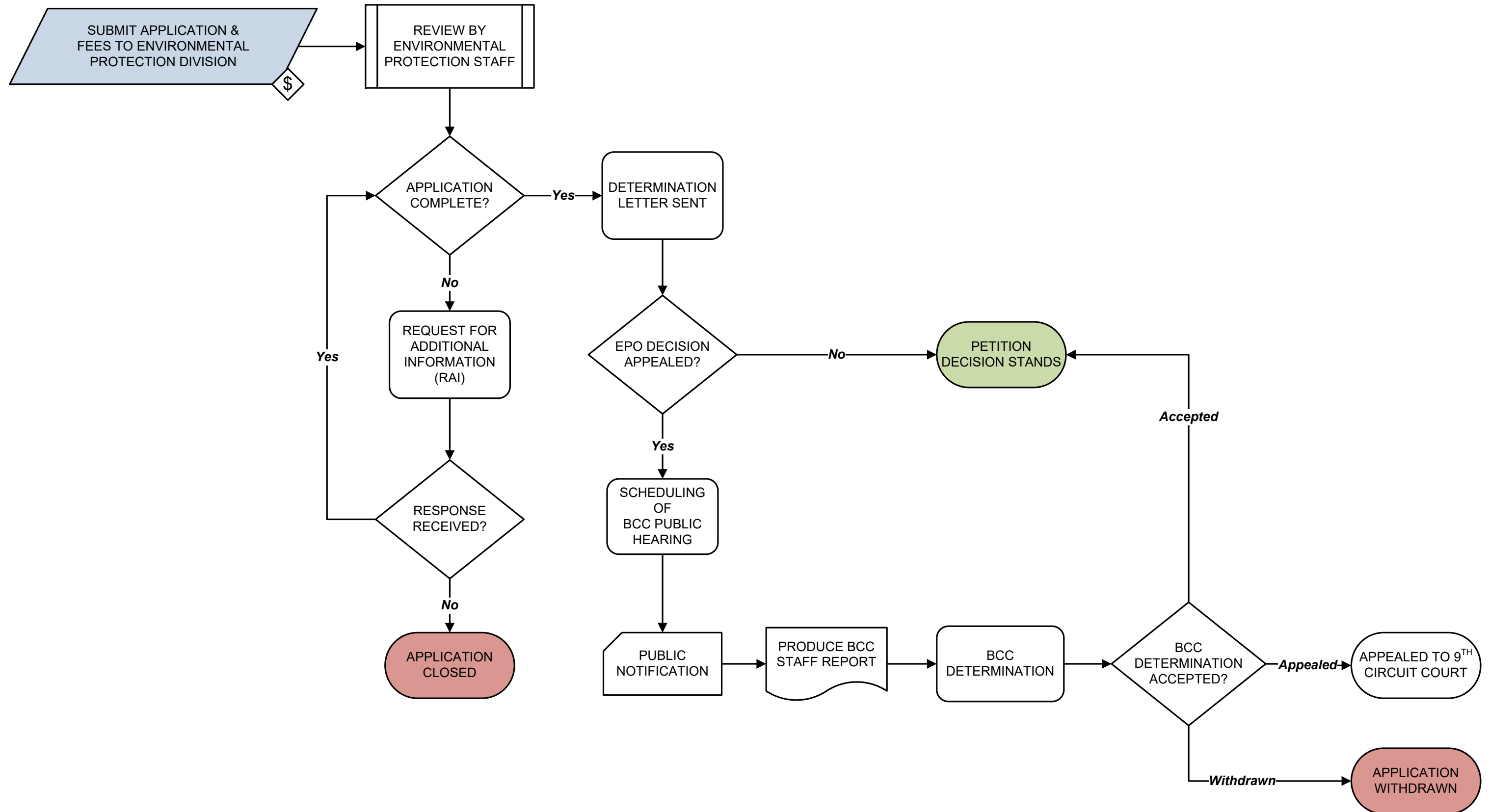


Environmental Permitting Environmental Protection Commission Process

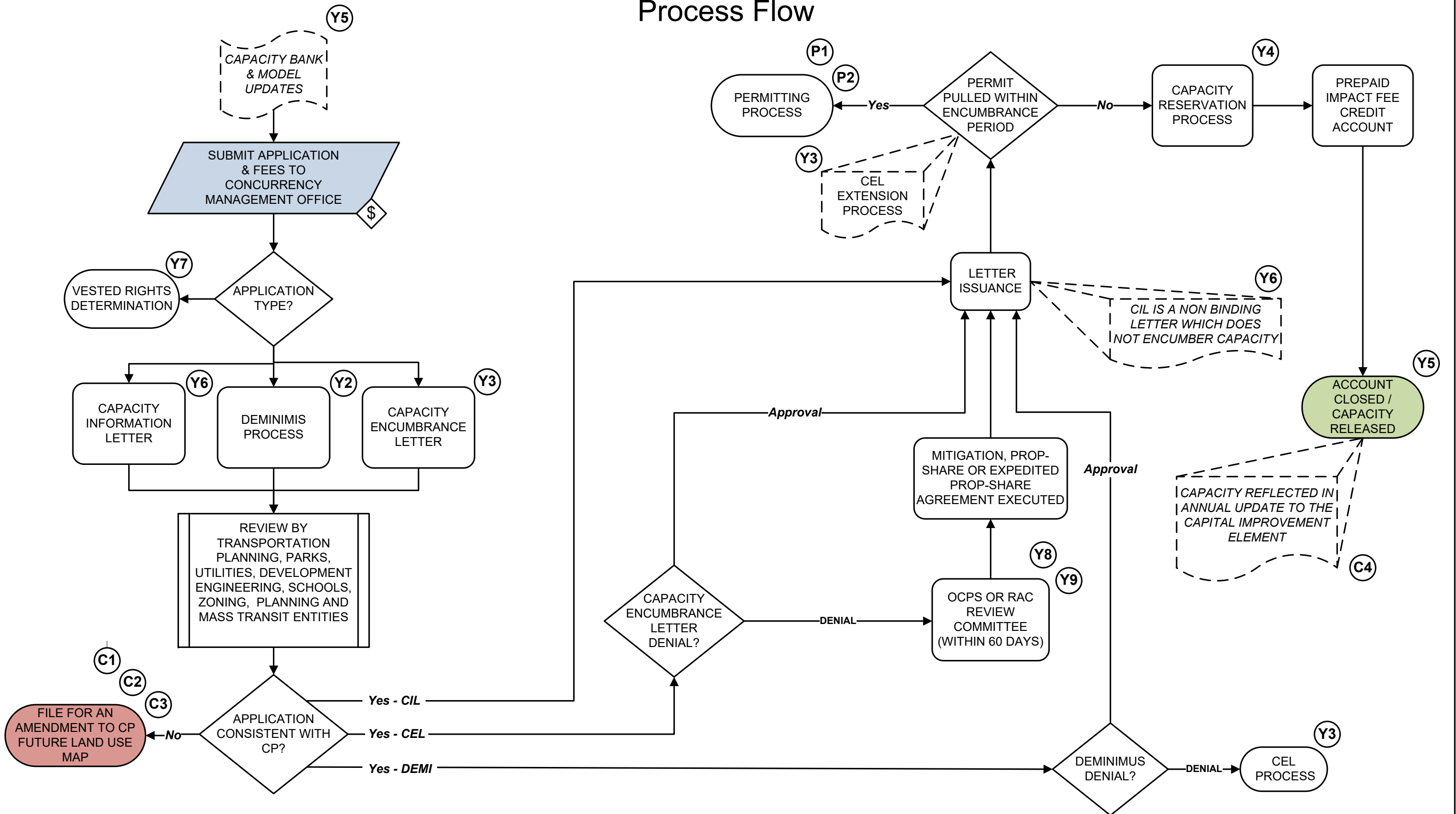


Environmental Permitting

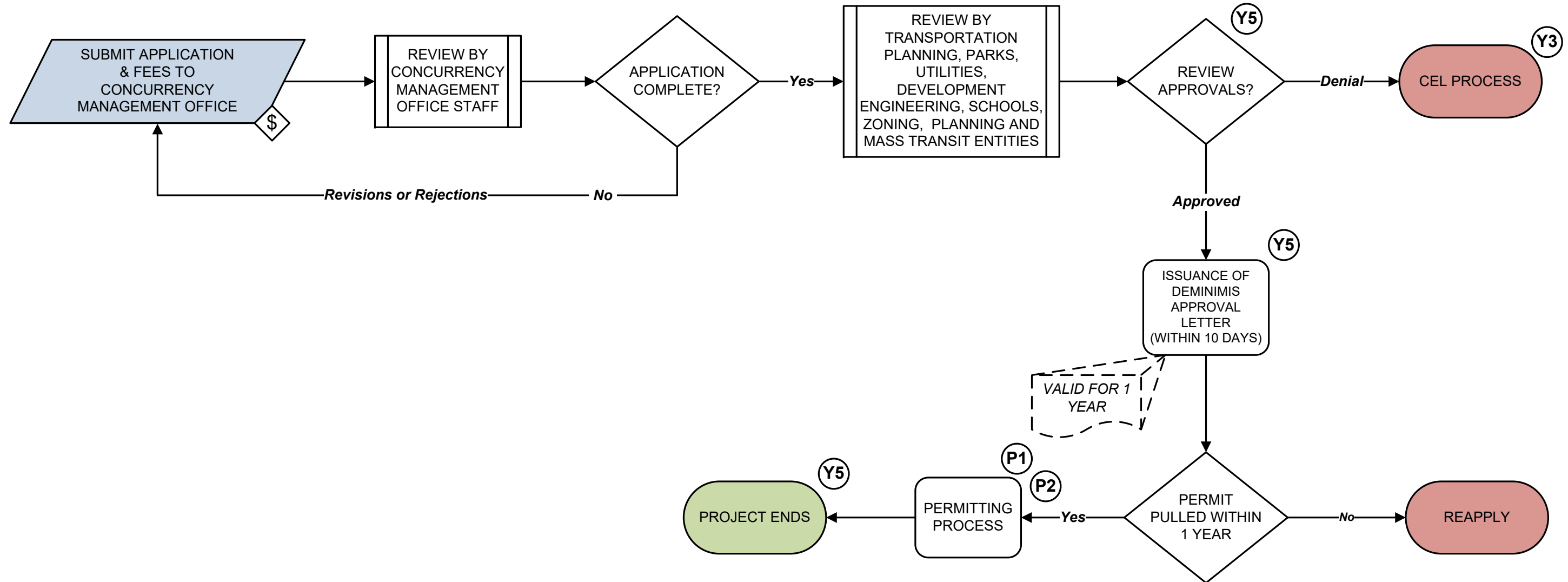
Petition of Binding Determination Process



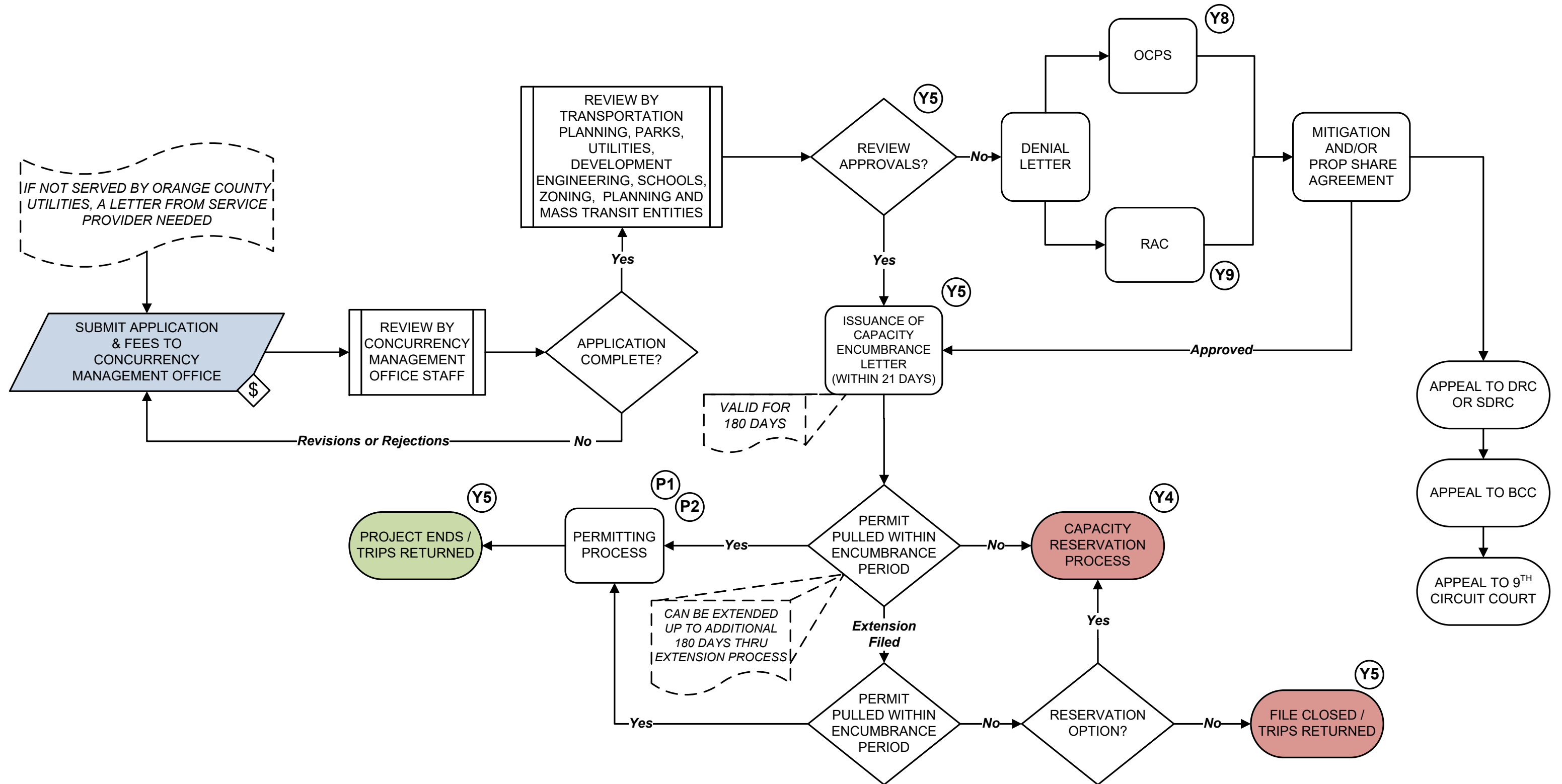
Concurrency Management Concurrency Management Process Flow



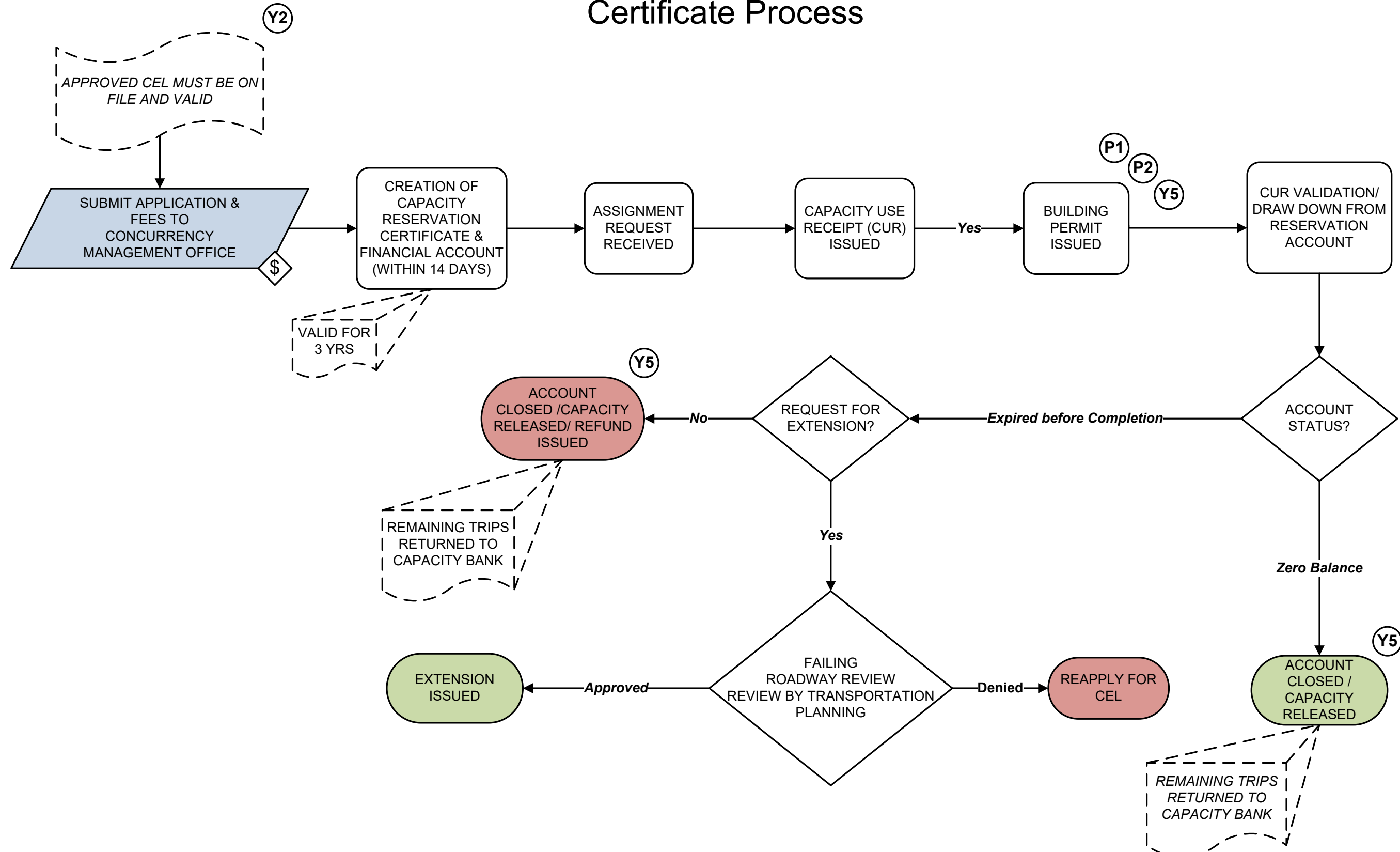
Concurrency Management Deminimis Process



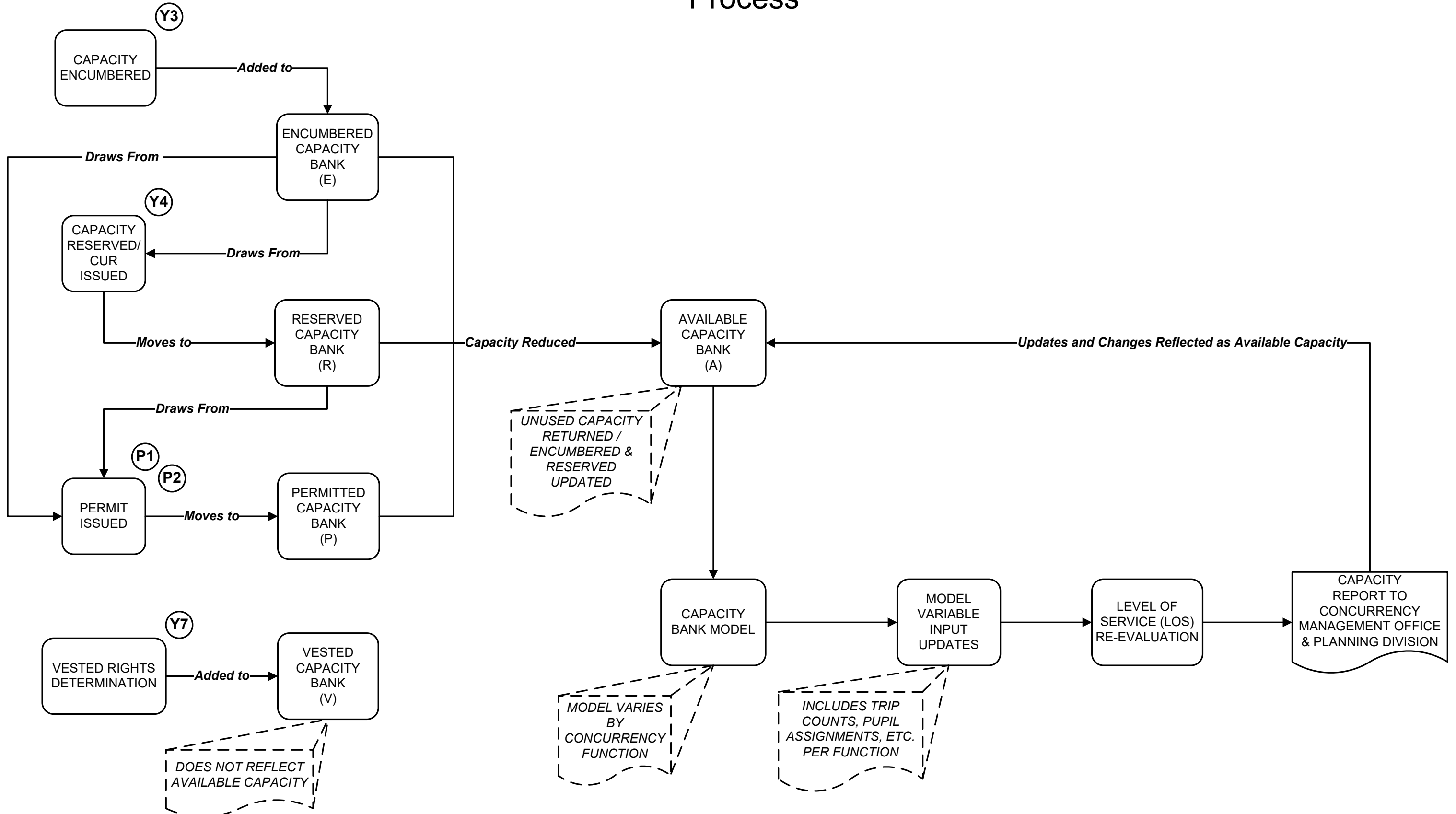
Concurrency Management Capacity Encumbrance Process



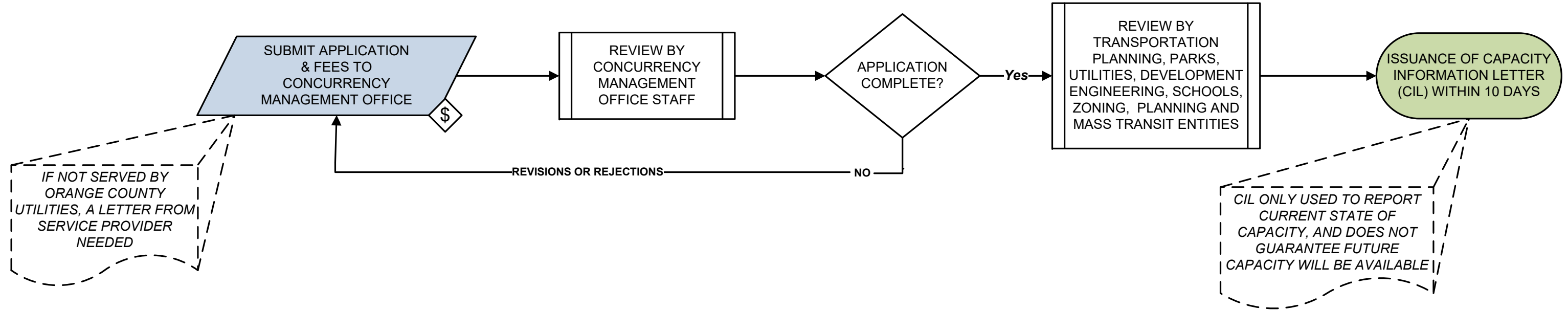
Concurrency Management Capacity Reservation Certificate Process



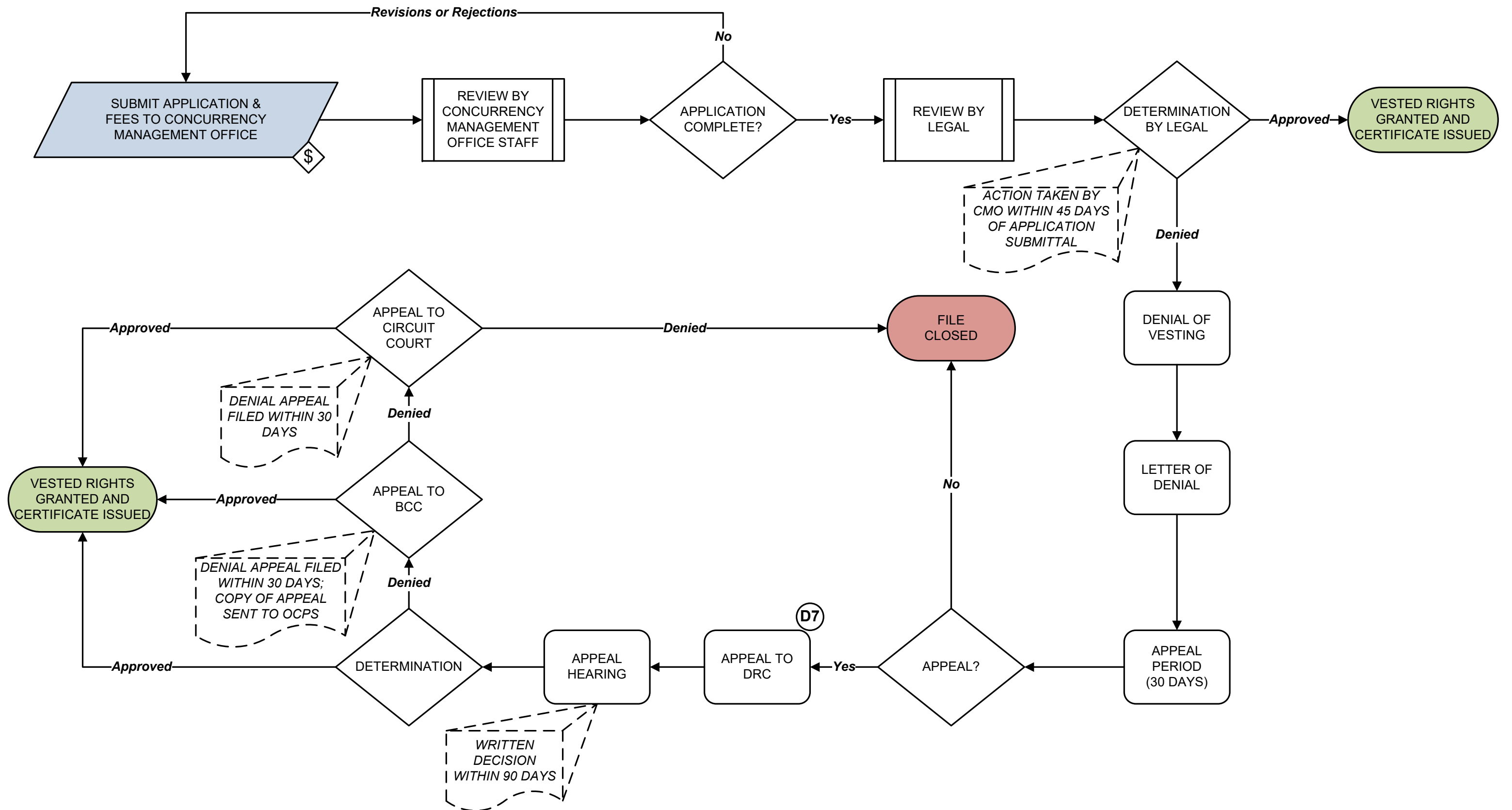
Concurrency Management Capacity Bank Management Process



Concurrency Management Capacity Information Letter Process



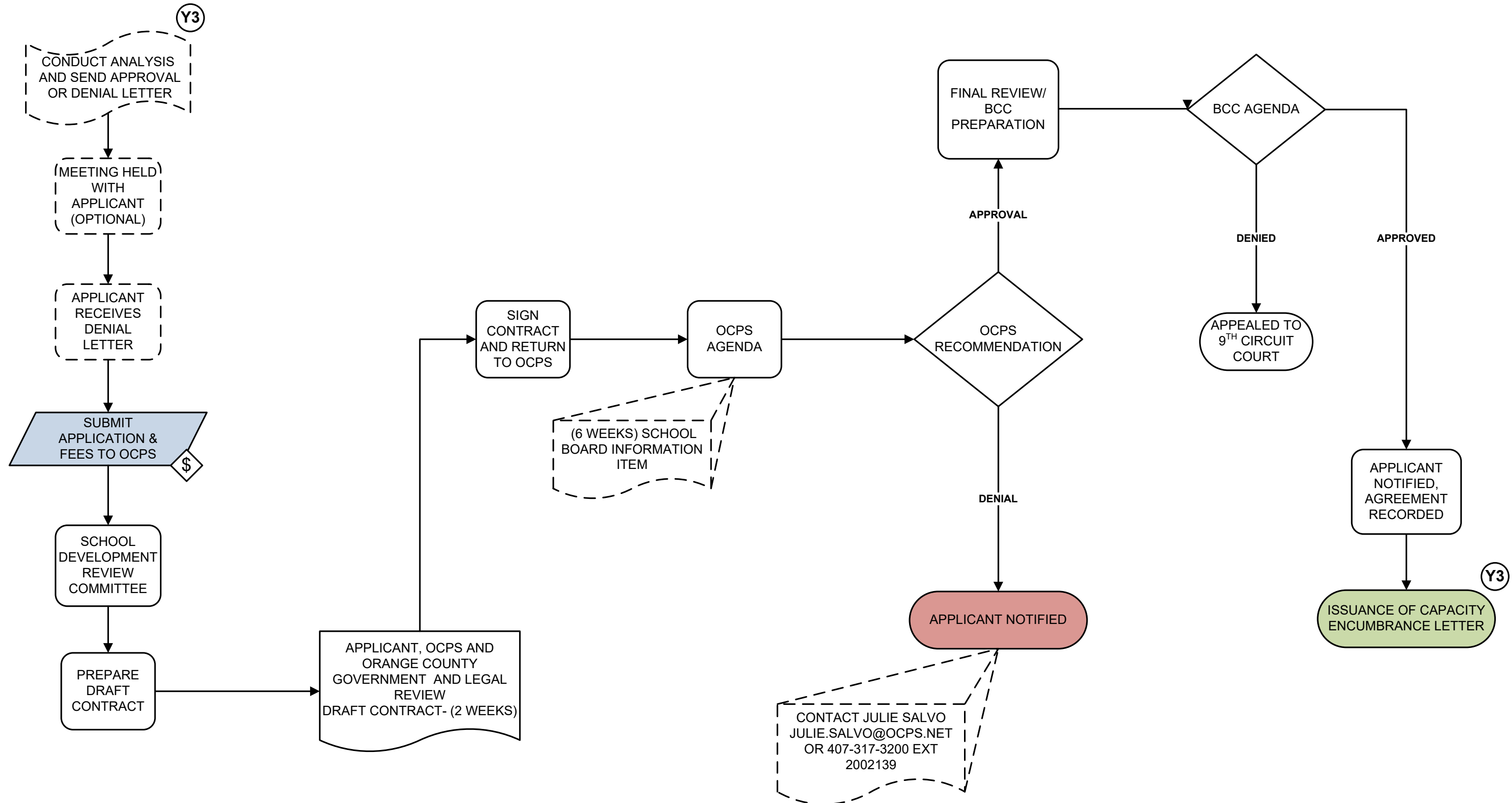
Concurrency Management Concurrency Vested Rights Process



Concurrency Management

Orange County Public Schools (OCPS)

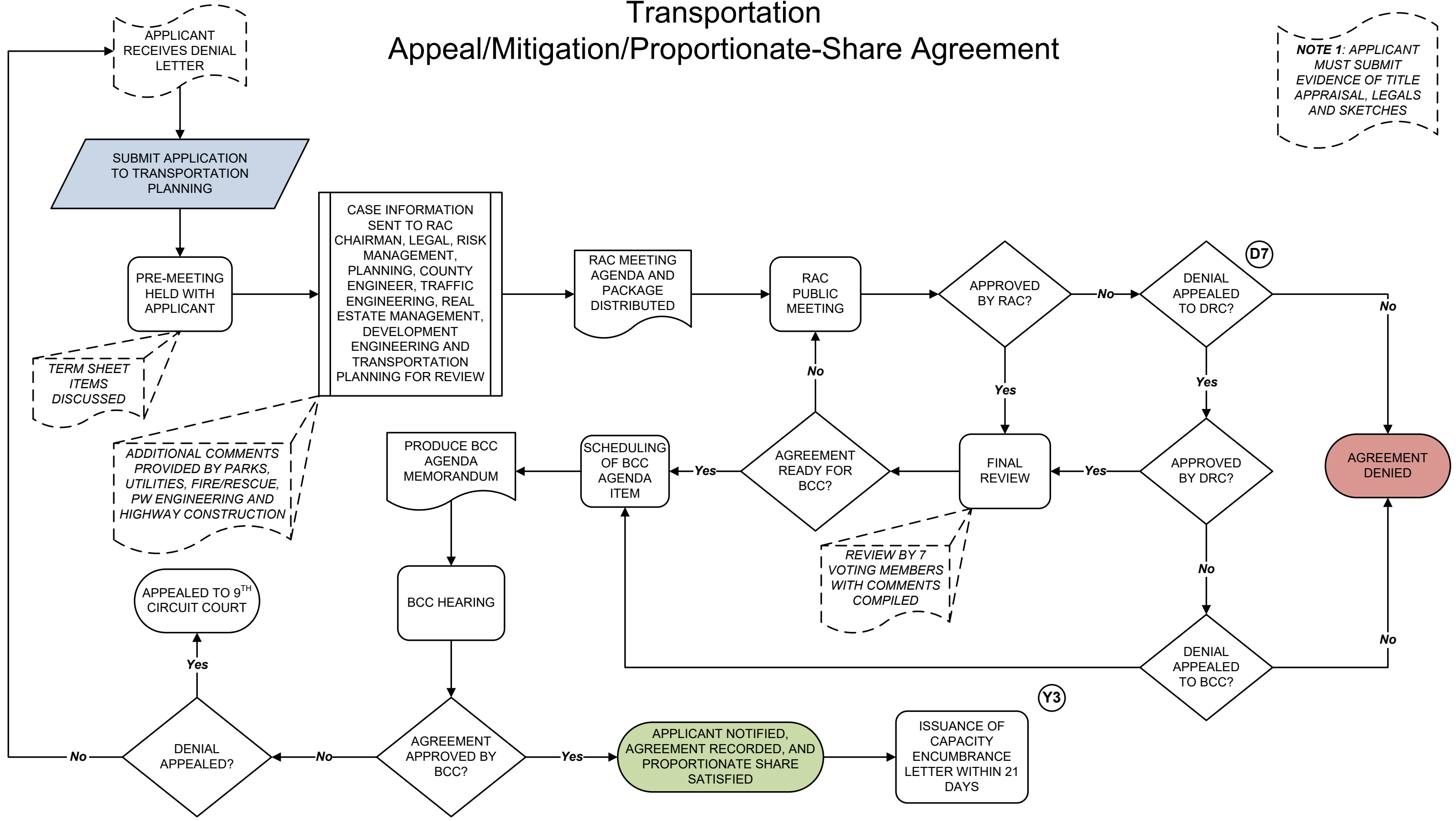
Appeal/Mitigation/ Proportionate Share Agreement



Concurrency Management Roadway Agreement Committee (RAC) Transportation

Appeal/Mitigation/Proportionate-Share Agreement

NOTE 1: APPLICANT MUST SUBMIT EVIDENCE OF TITLE APPRAISAL, LEGALS AND SKETCHES



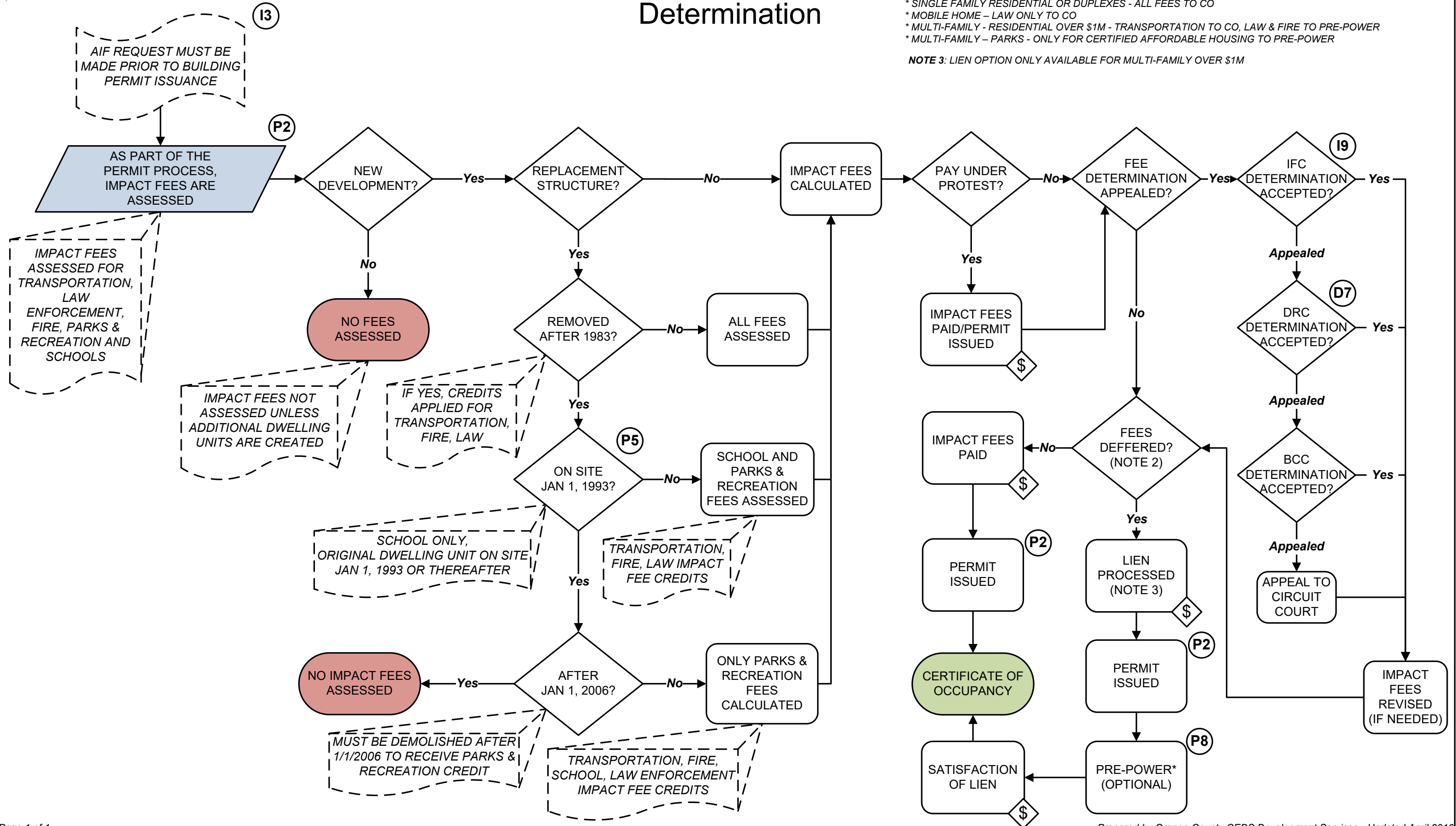
Impact Fees

Residential Impact Fee Determination

NOTE 1: IF APPLICANT REPLACES A MOBILE HOME OR MULTI-FAMILY WITH A SINGLE FAMILY RESIDENTIAL, THEY WILL GET CREDITS BASED ON PREVIOUS USE BUT NOT TO EXCEED THE DOLLAR AMOUNT THAT THE PRIOR LAND USE WILL BE CHARGED TODAY, AND THEY WILL BE REQUIRED TO PAY THE DIFFERENCE OF THE IMPACT FEES AT ISSUANCE OF THE BUILDING PERMIT.

NOTE 2 – RESIDENTIAL FEE DEFERRAL AVAILABILITY - ONLY APPLICABLE TO:
 * SINGLE FAMILY RESIDENTIAL OR DUPLEXES - ALL FEES TO GO
 * MOBILE HOME – LAW ONLY TO GO
 * MULTI-FAMILY - RESIDENTIAL OVER \$1M - TRANSPORTATION TO CO, LAW & FIRE TO PRE-POWER
 * MULTI-FAMILY – PARKS - ONLY FOR CERTIFIED AFFORDABLE HOUSING TO PRE-POWER

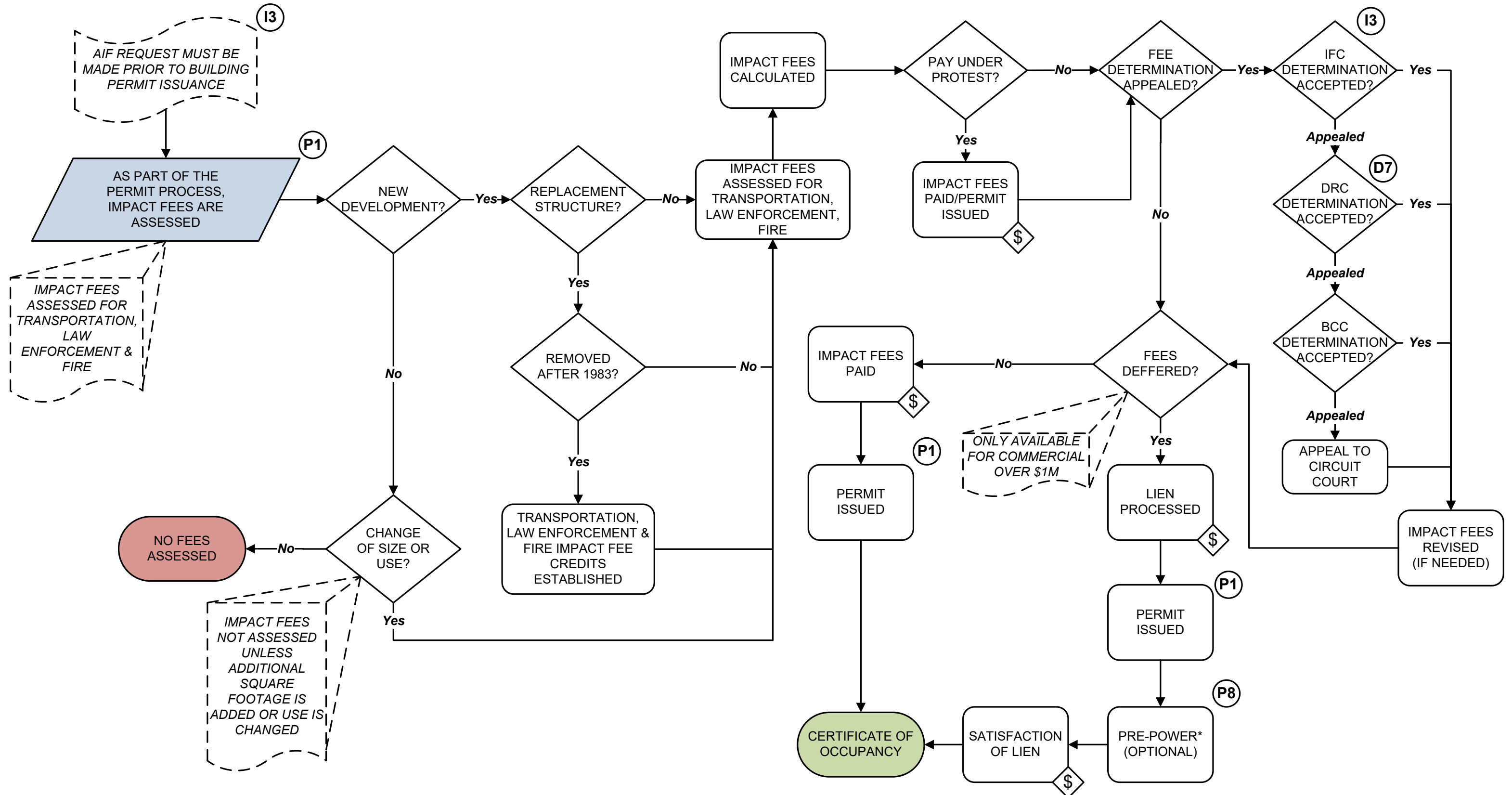
NOTE 3: LIEN OPTION ONLY AVAILABLE FOR MULTI-FAMILY OVER \$1M



Impact Fees

Commercial Impact Fee Determination

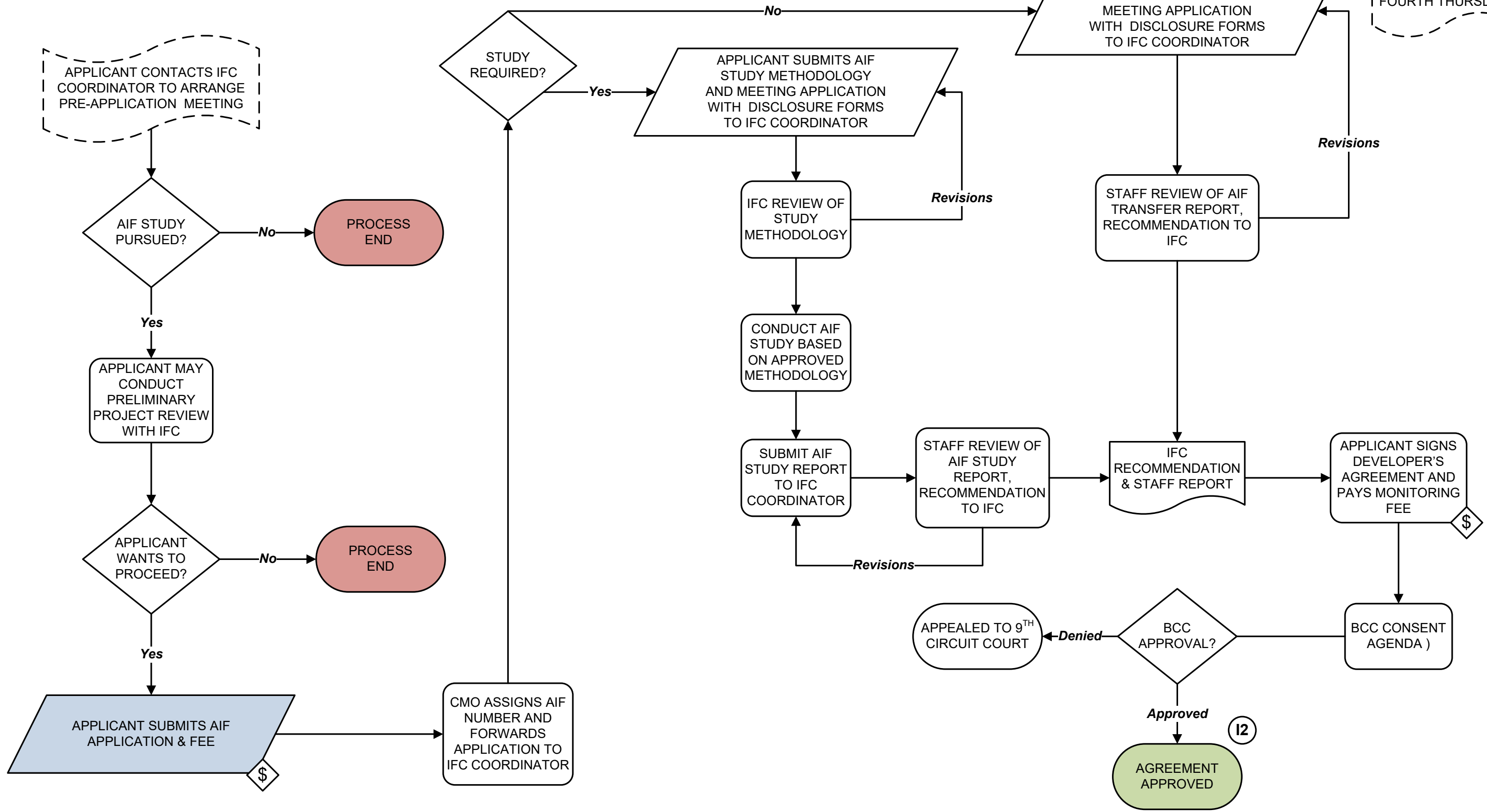
NOTE: MULTI-FAMILY RESIDENTIAL FOLLOWS THE COMMERCIAL PERMITTING PROCESS AND THE RESIDENTIAL IMPACT FEE ASSESSMENT PROCESS
* LAW AND FIRE IMPACT FEES MUST BE PAID



Impact Fees

Impact Fee Committee Management

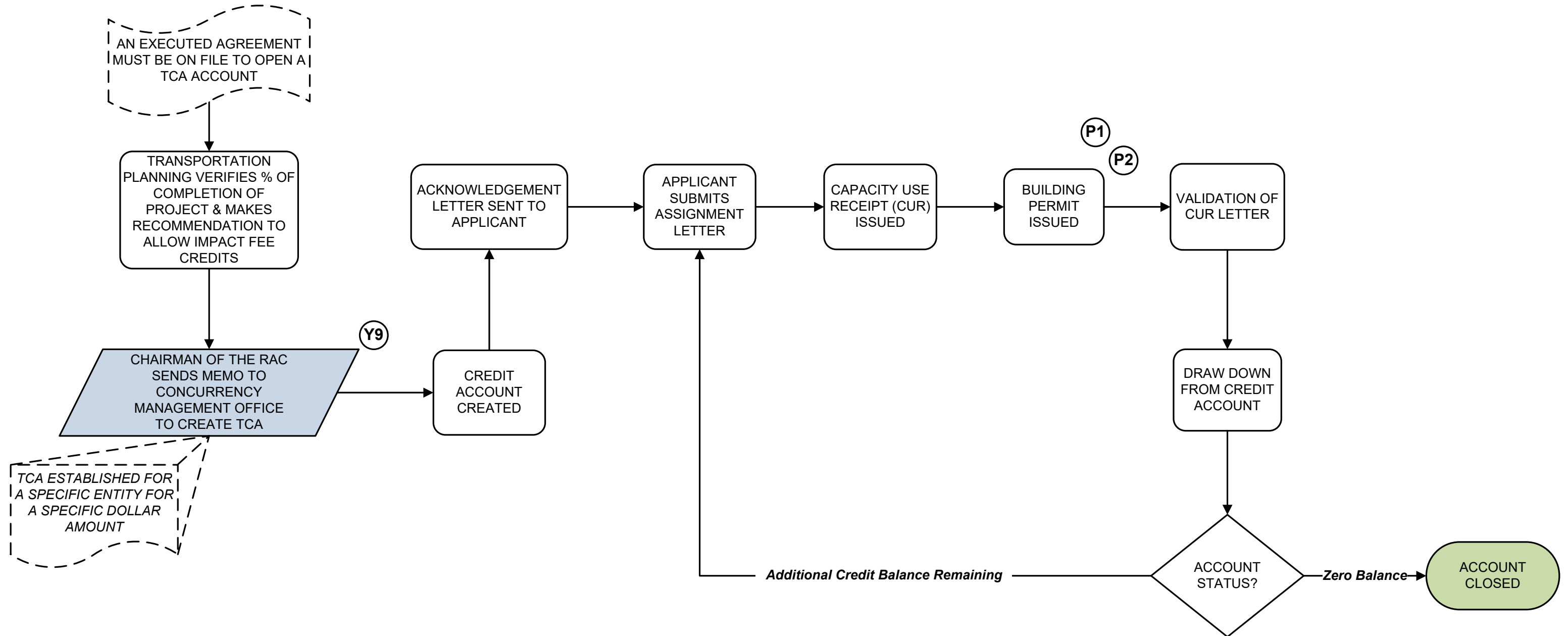
NOTE: THE IMPACT FEE COMMITTEE (IFC) MEETS TWICE A MONTH ON THE SECOND AND FOURTH THURSDAY



Impact Fees Transportation Credit Account (TCA) Management

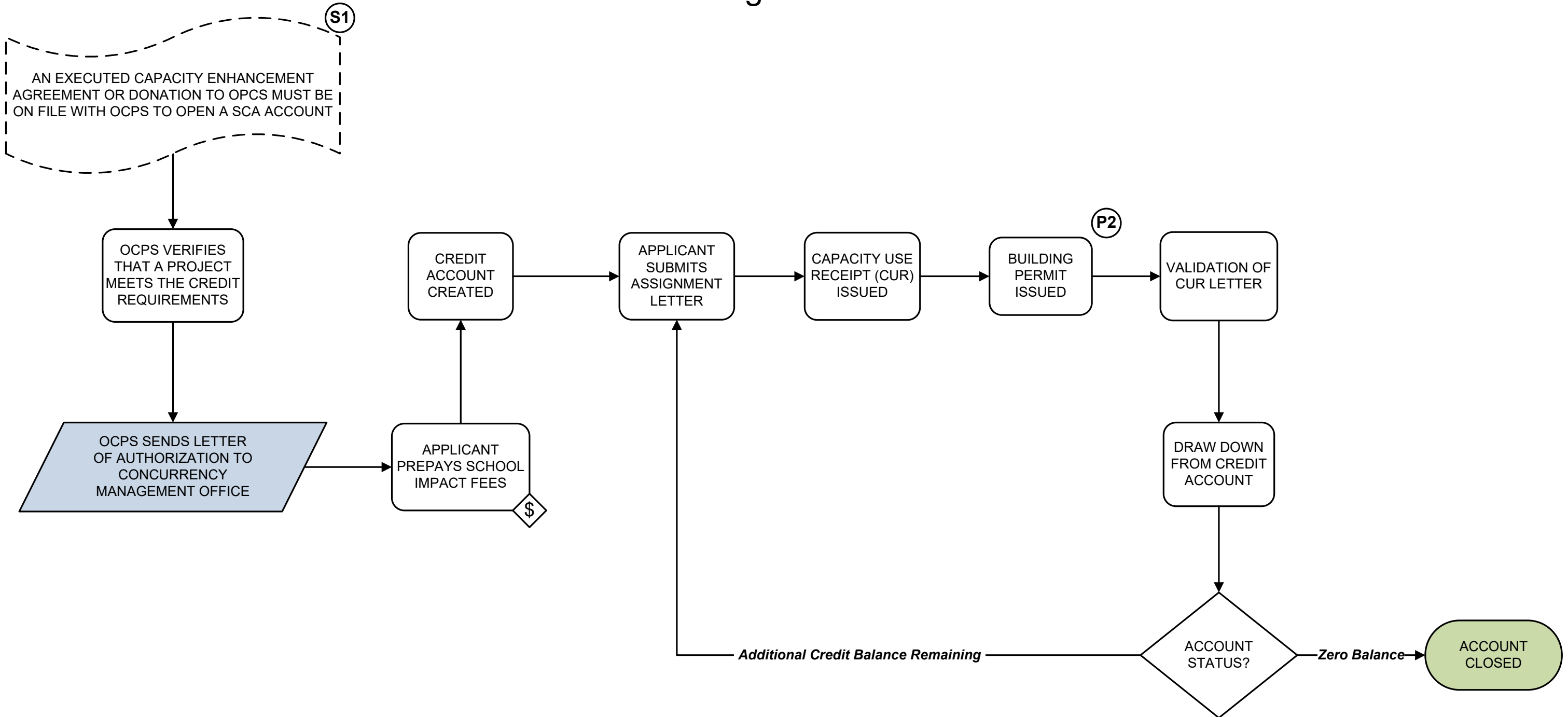
NOTE: CREDITS ARE NOT SPECIFIC TO A PROJECT AND CAN BE USED ANYWHERE WITHIN A PARTICULAR IMPACT FEE ZONE BASED ON THE DEVELOPERS AGREEMENT.

NOTE: THE TCA CAN HAVE MORE THAN ONE MEMORANDUM FROM THE RAC ASSIGNING ADDITIONAL FUNDS.



Impact Fees School Credit Account (SCA) Management

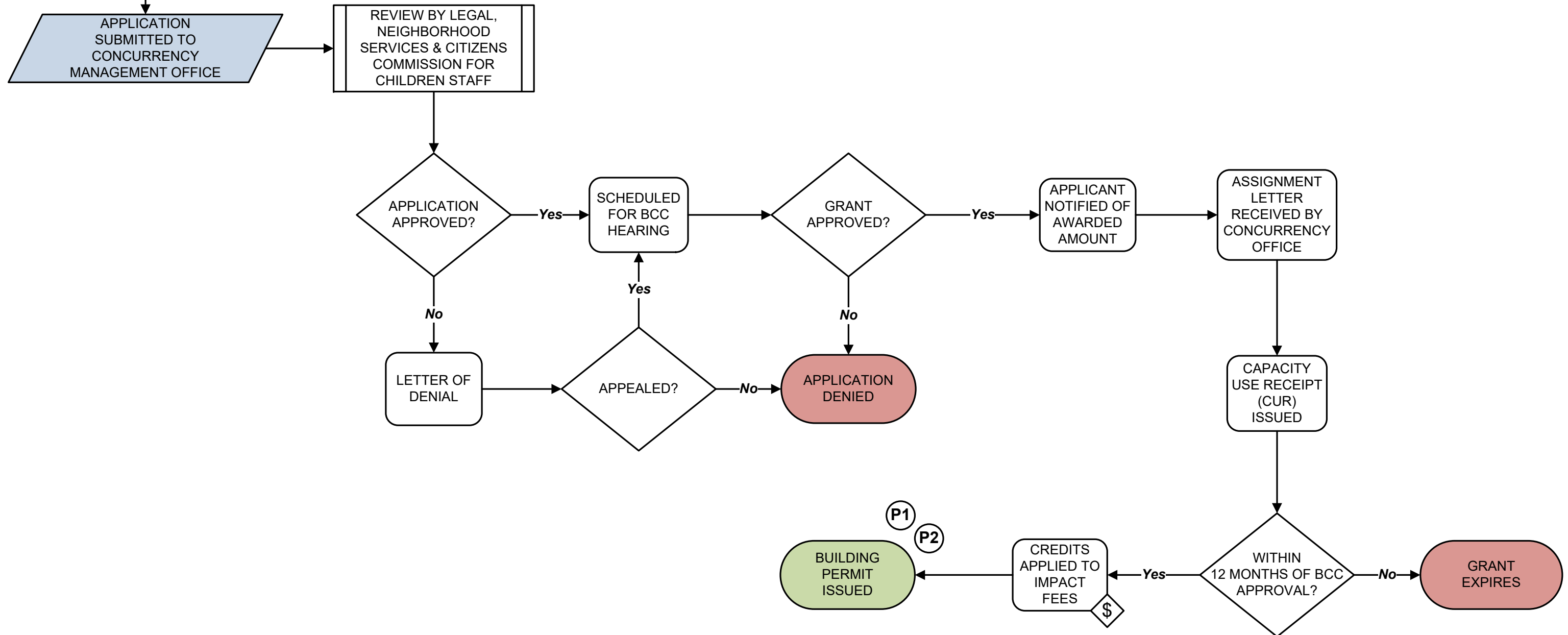
NOTE: CREDITS ARE SPECIFIC TO PARTICULAR PARCEL ID'S.



Impact Fees

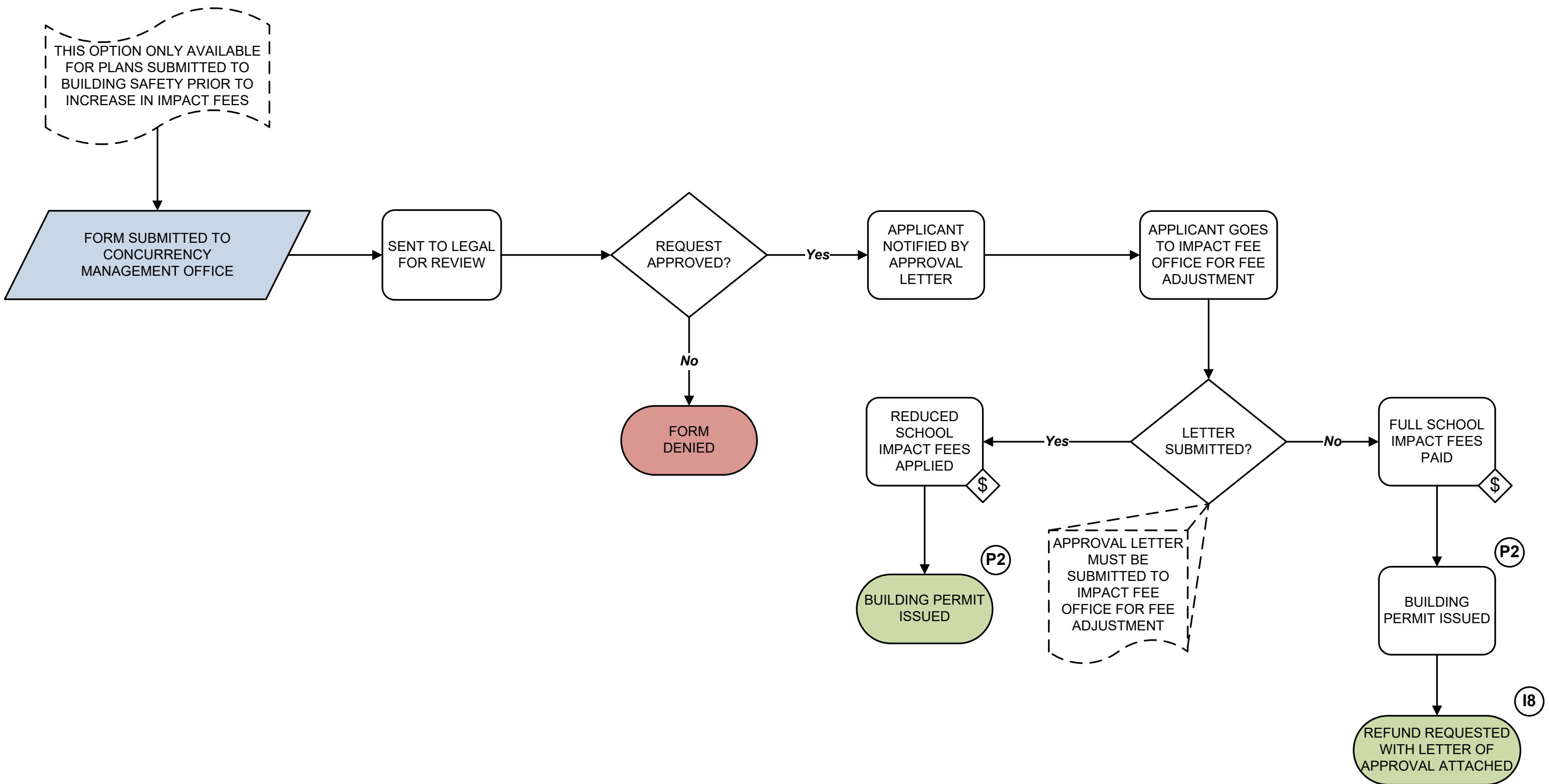
Nonprofit Impact Fee Grant Management

THE MAXIMUM GRANT IS ONLY AVAILABLE TO NONPROFIT ORGANIZATIONS THAT MEET CRITERIA
* PER ADMIN REGULATION 6.15.01



Impact Fees

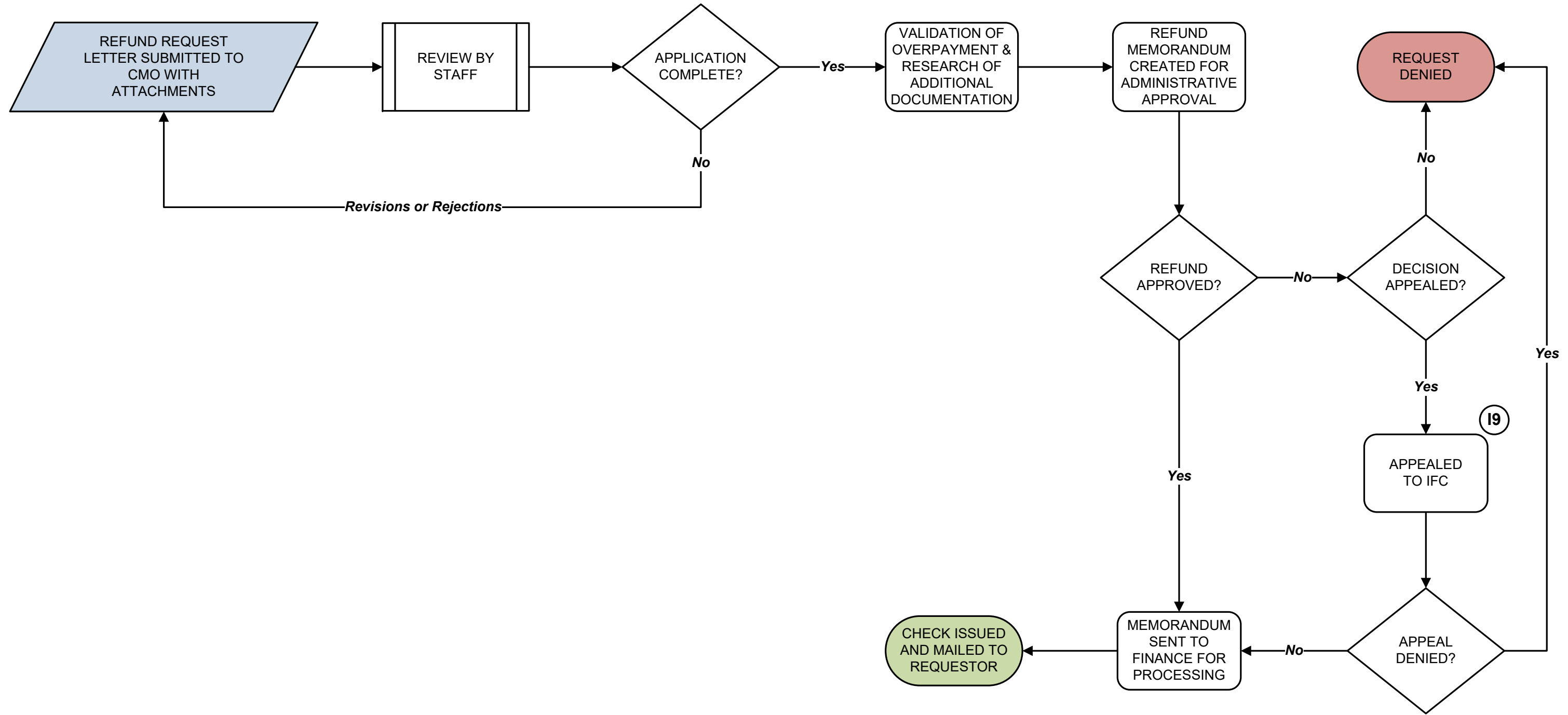
School Impact Fee Eligibility Form Management



Impact Fees

Impact Fee Refund Determination

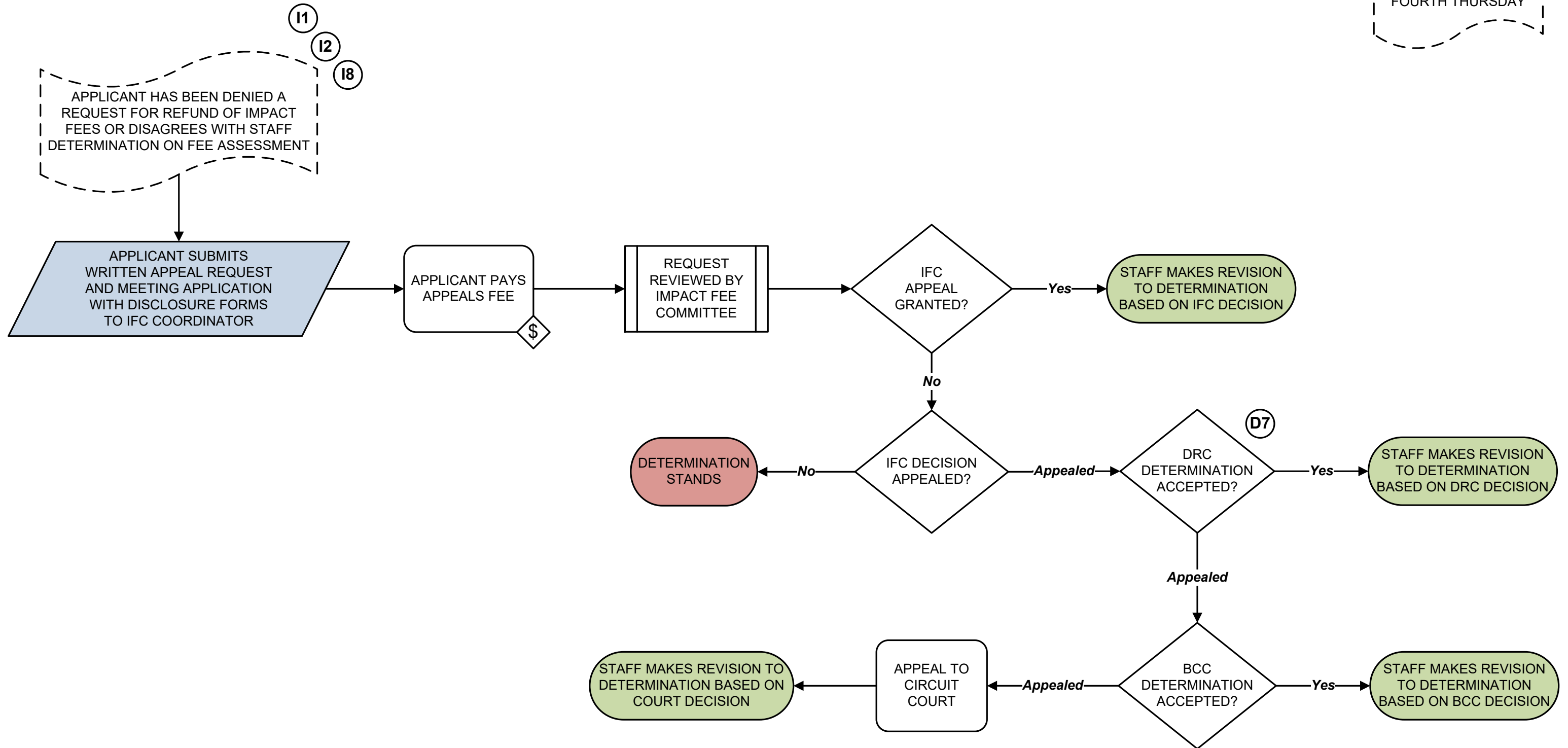
BASED ON ORANGE COUNTY CODE CHAPTER 23:
 ROAD SEC. 23-97
 LAW SEC. 23-33
 FIRE SEC. 23-63
 PARKS SEC. 23-184
 SCHOOLS SEC. 23-143 & INTERLOCAL AGREEMENT



Impact Fees

Appeal of Impact Fee Determination

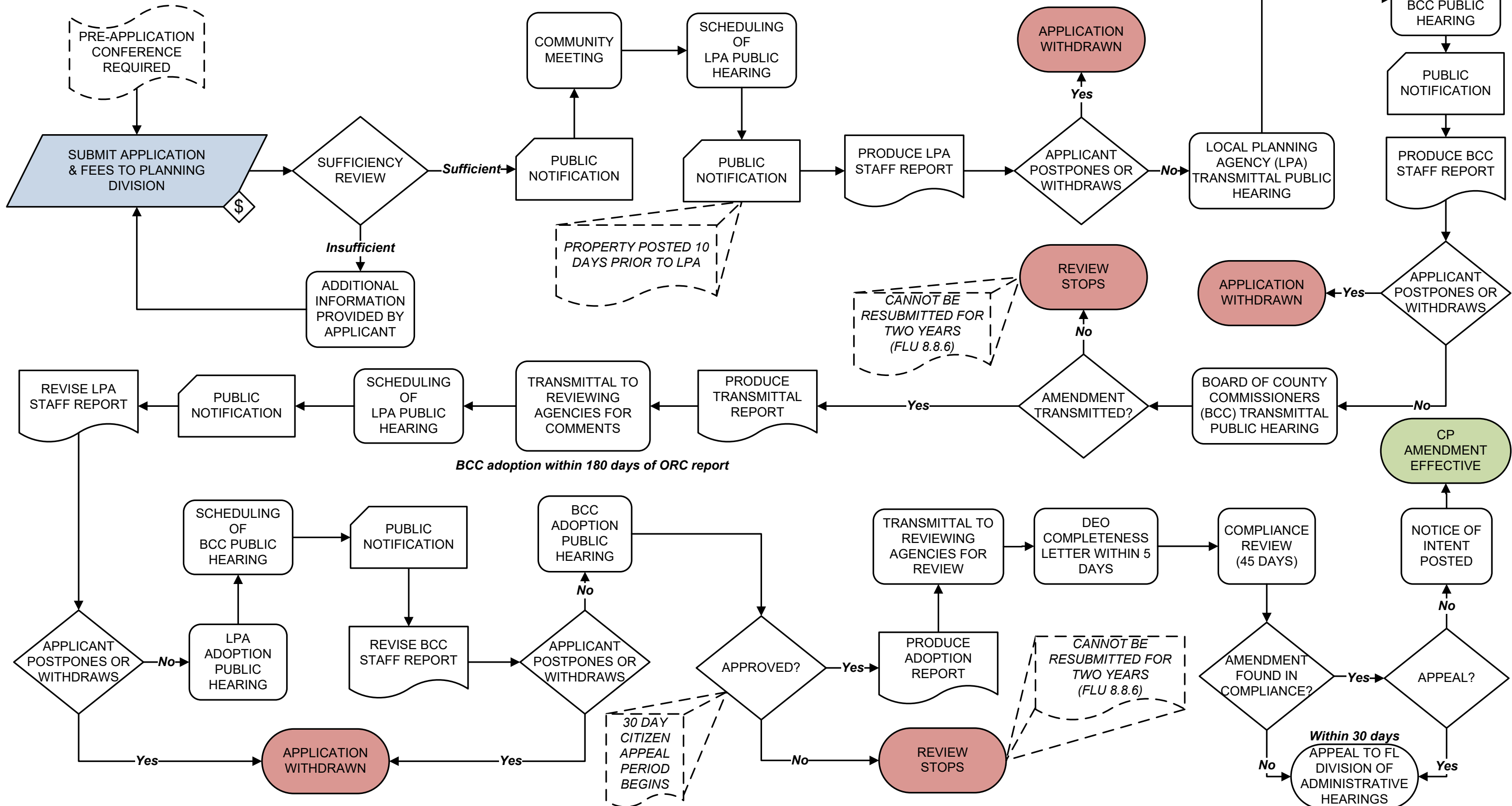
NOTE: THE IMPACT FEE COMMITTEE (IFC) MEETS TWICE A MONTH ON THE SECOND AND FOURTH THURSDAY



Comprehensive Planning Comprehensive Plan (CP) Amendments Regular Cycle

NOTE: THIS APPLIES TO AREAS OF CRITICAL STATE CONCERN, PROPOSED RURAL LAND STEWARDSHIP AREAS, PROPOSED SECTOR PLANS, AND EAR UPDATES PER STATUTE 163.3184 (4).

C1

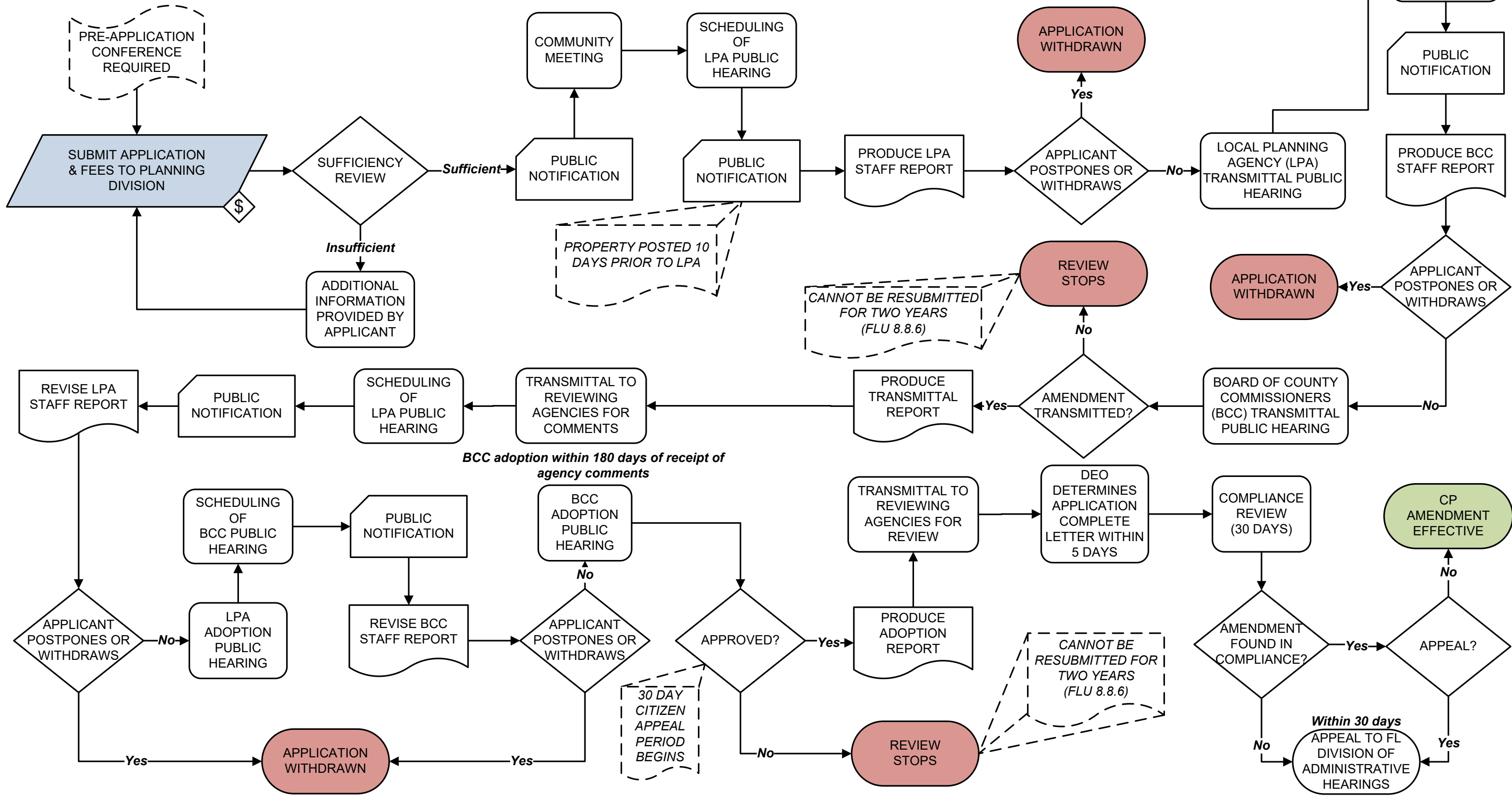


Comprehensive Planning

Comprehensive Plan (CP) Amendments

Expedited Regular Cycle

NOTE: FLORIDA STATUTE 163.3184 (3).

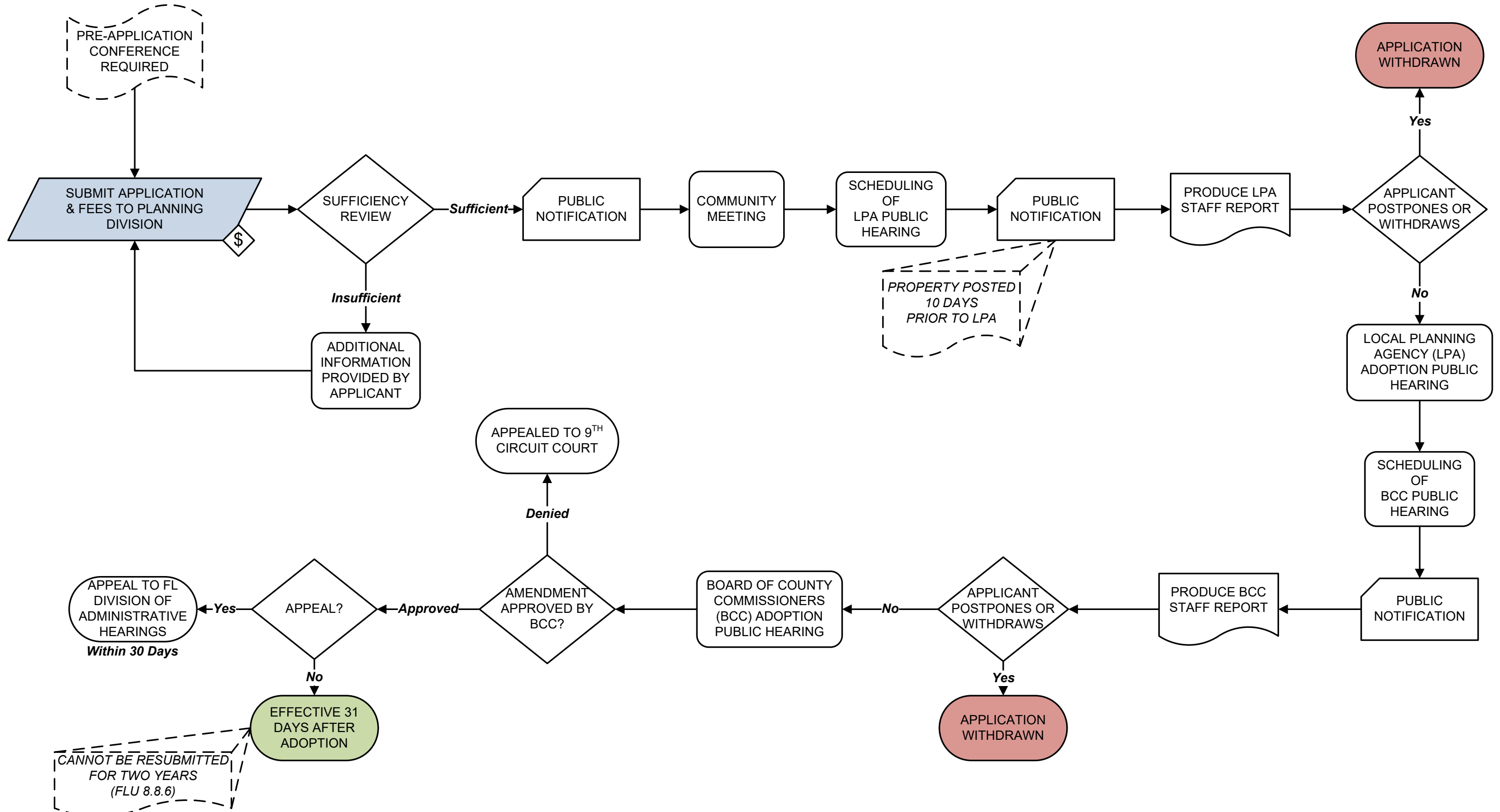


Comprehensive Planning

Comprehensive Plan (CP) Amendments

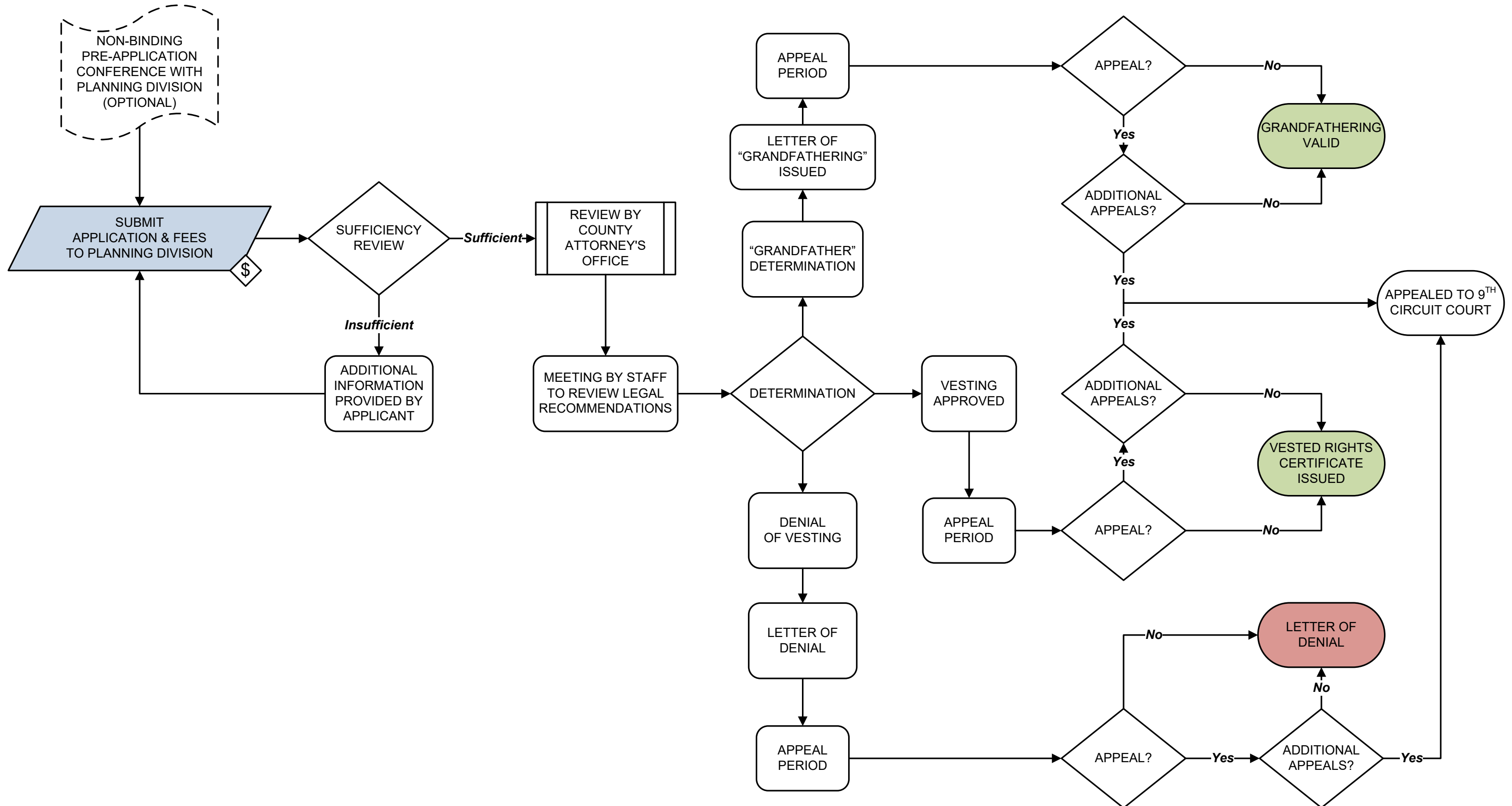
Small Scale Cycle

NOTE: FLORIDA STATUTE
163.3187

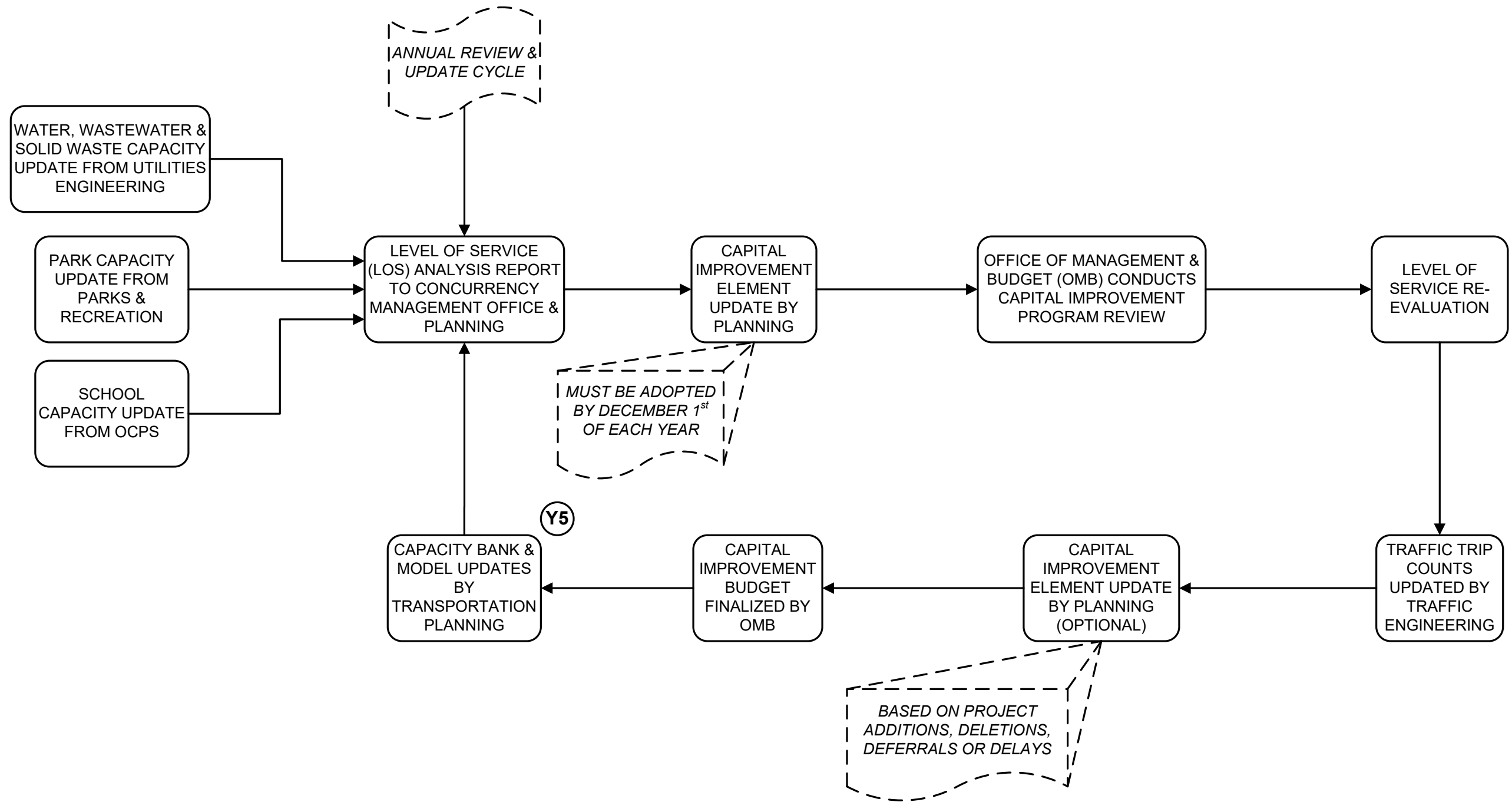


Comprehensive Planning Consistency Vested Rights Determination for the CP

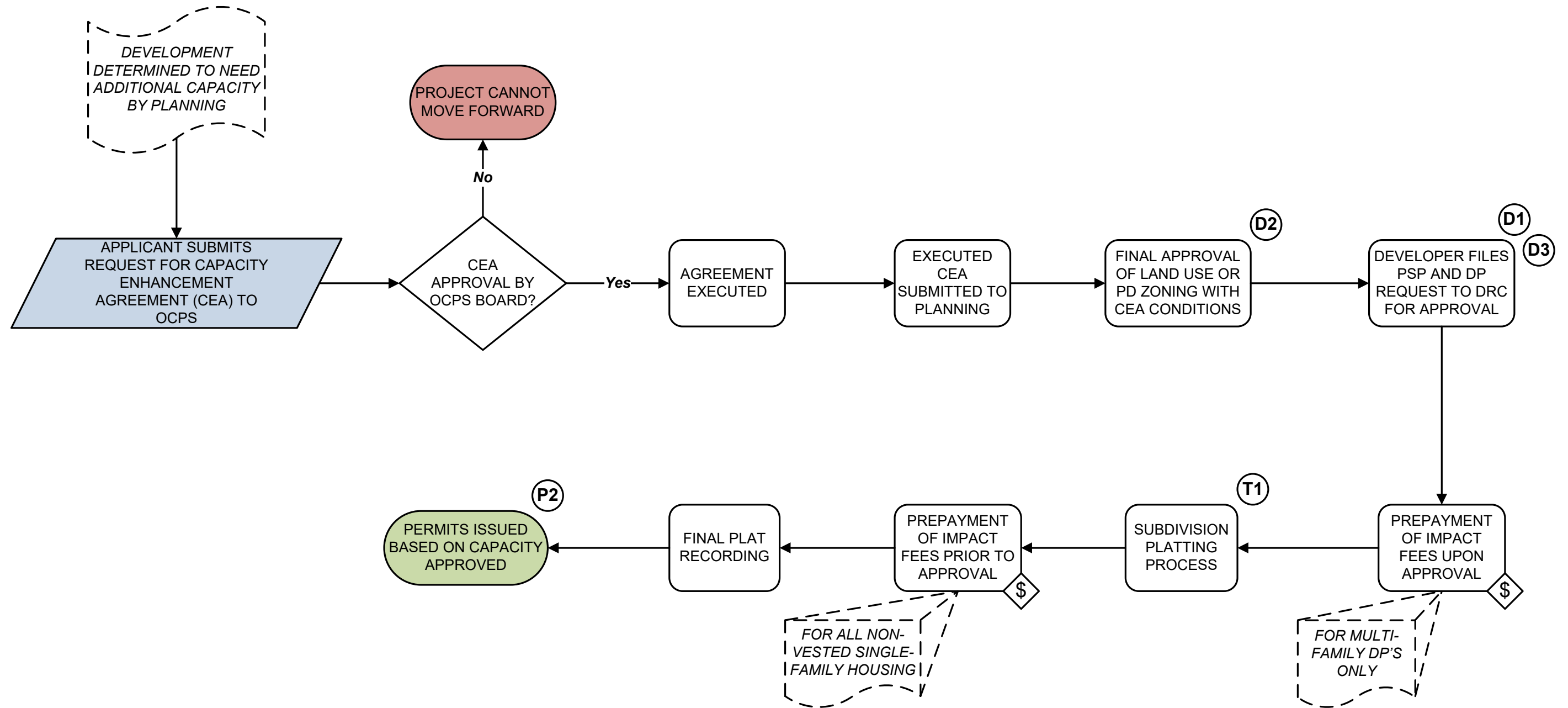
NOTE: ARTICLE XI,
DIVISION 4, OC CODE



Comprehensive Planning Capital Improvement Element Management

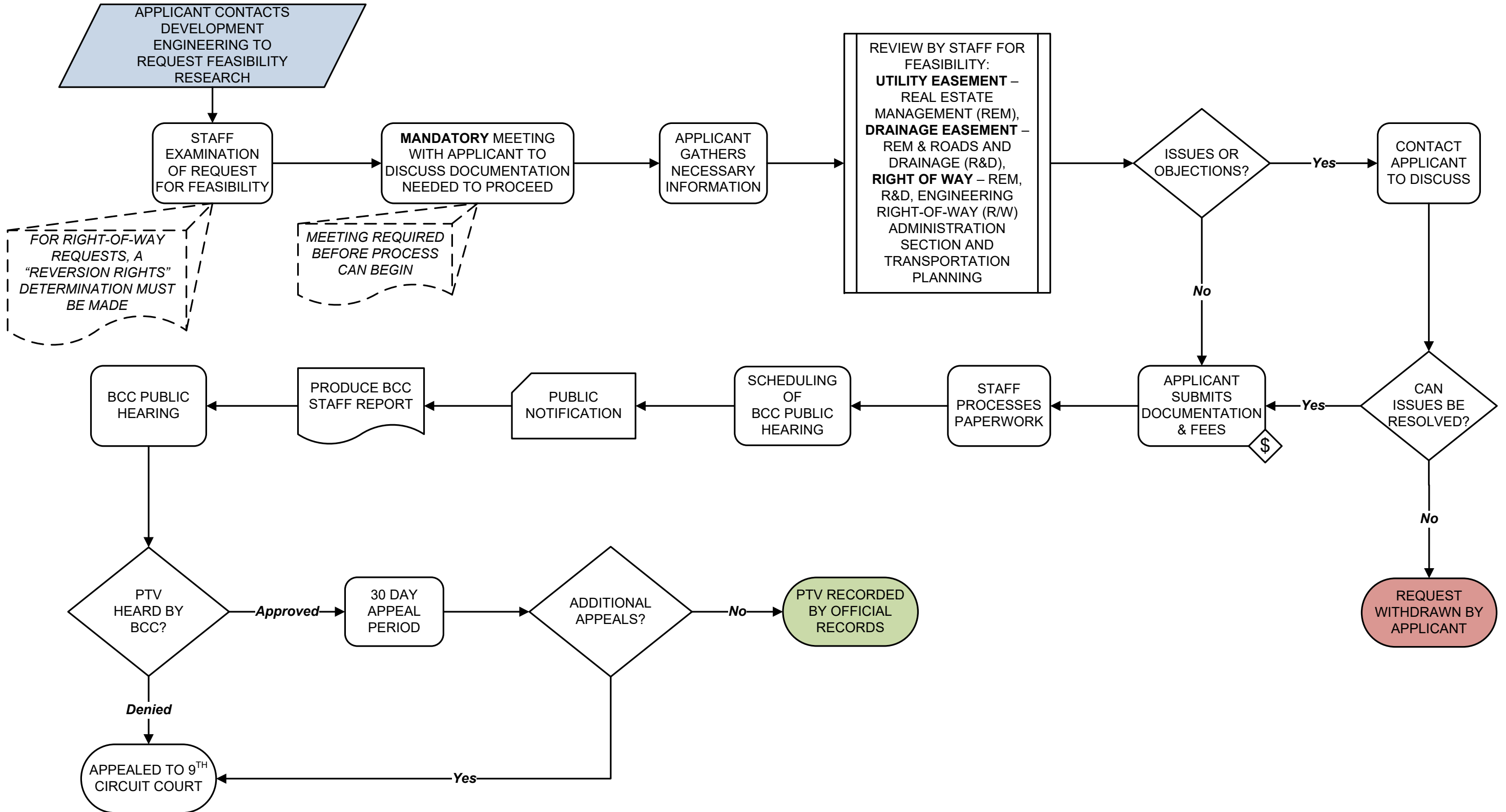


School Capacity Capacity Enhancement Agreement Process

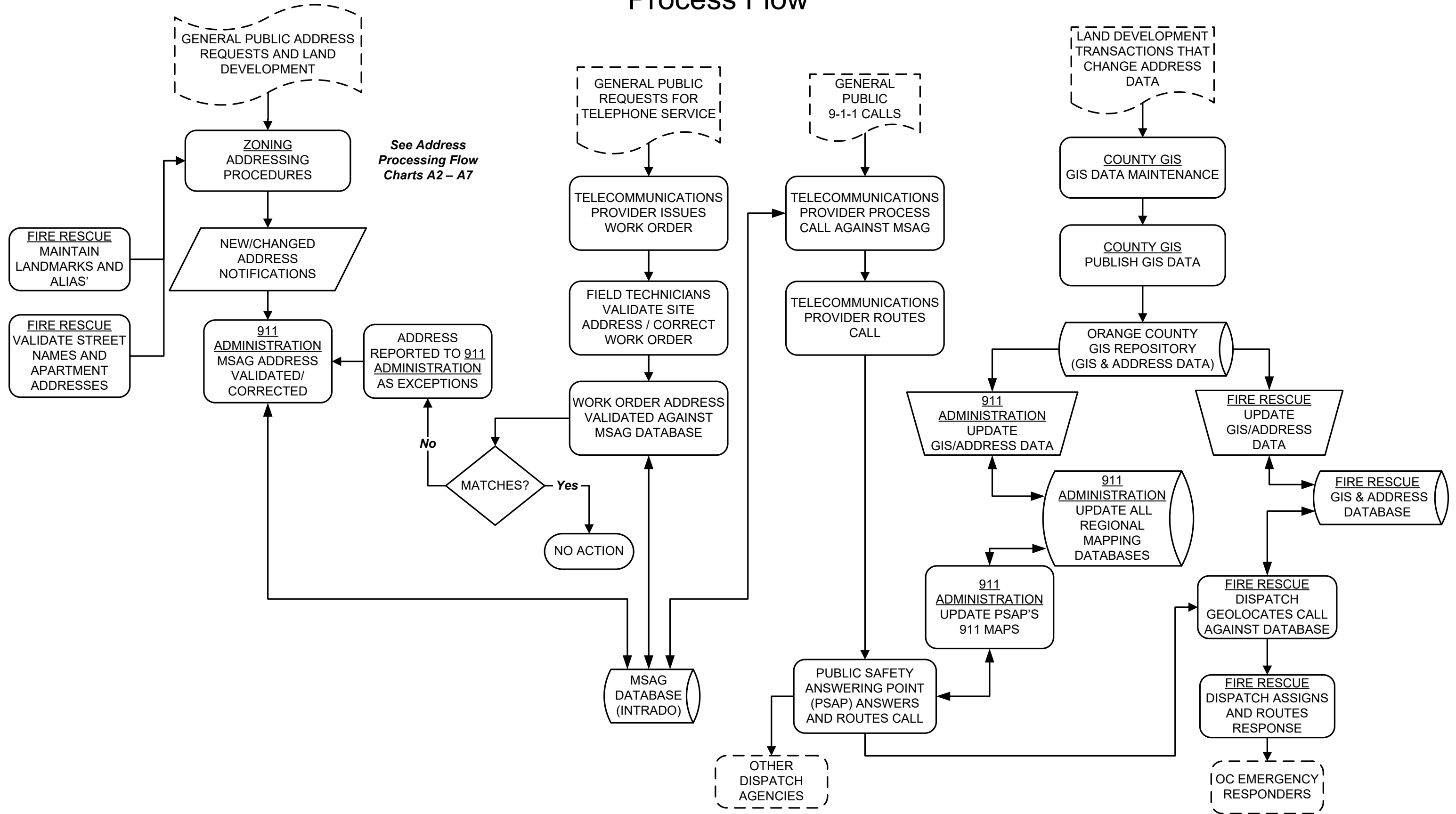


Vacations

Petition to Vacate (PTV) Process

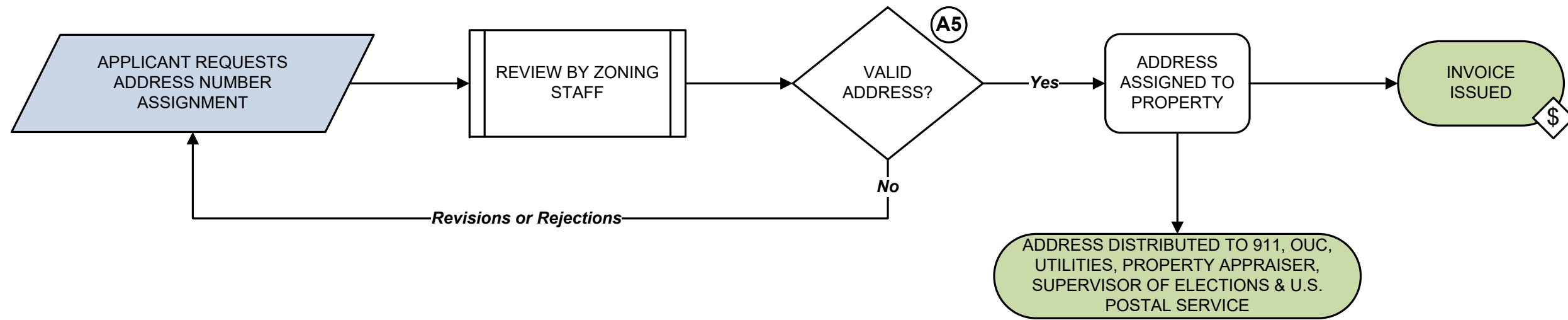


Address Management Address Management Process Flow

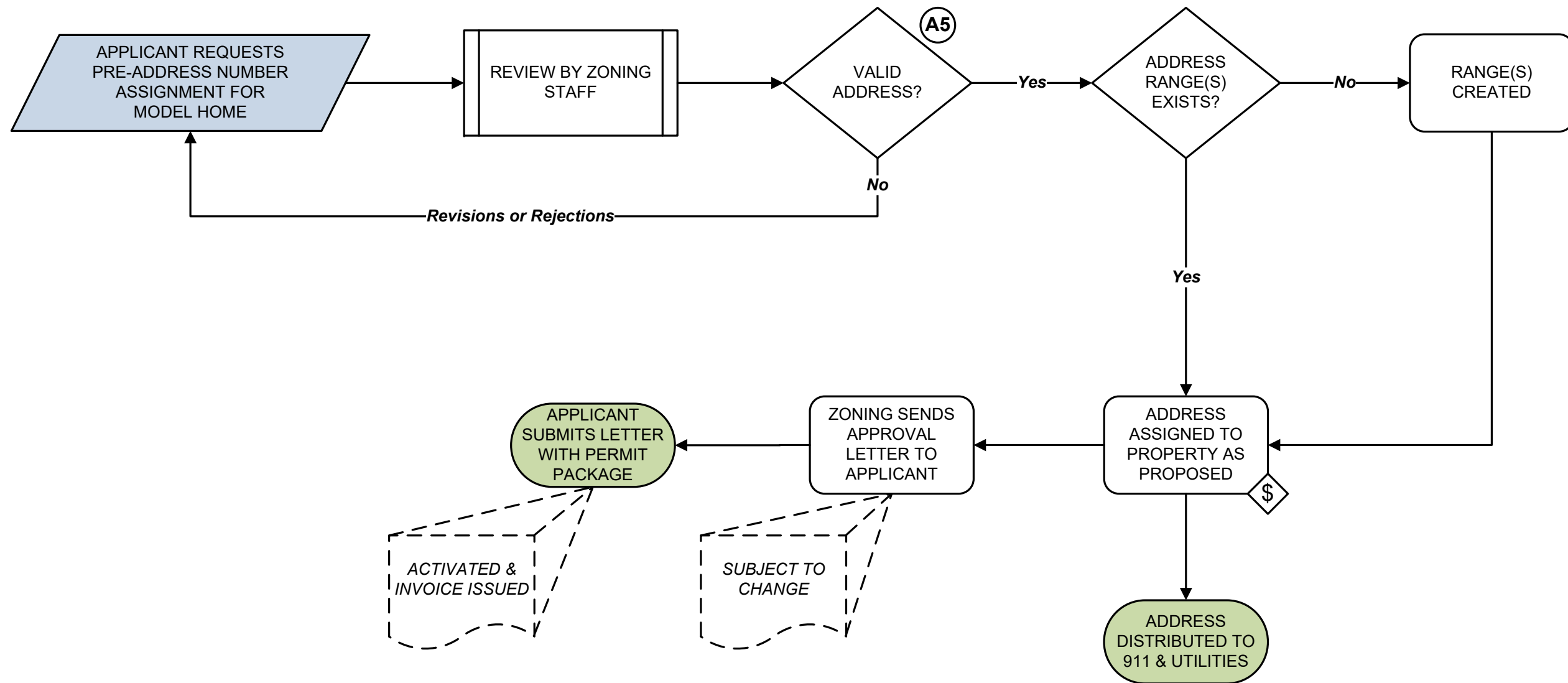


Address Management

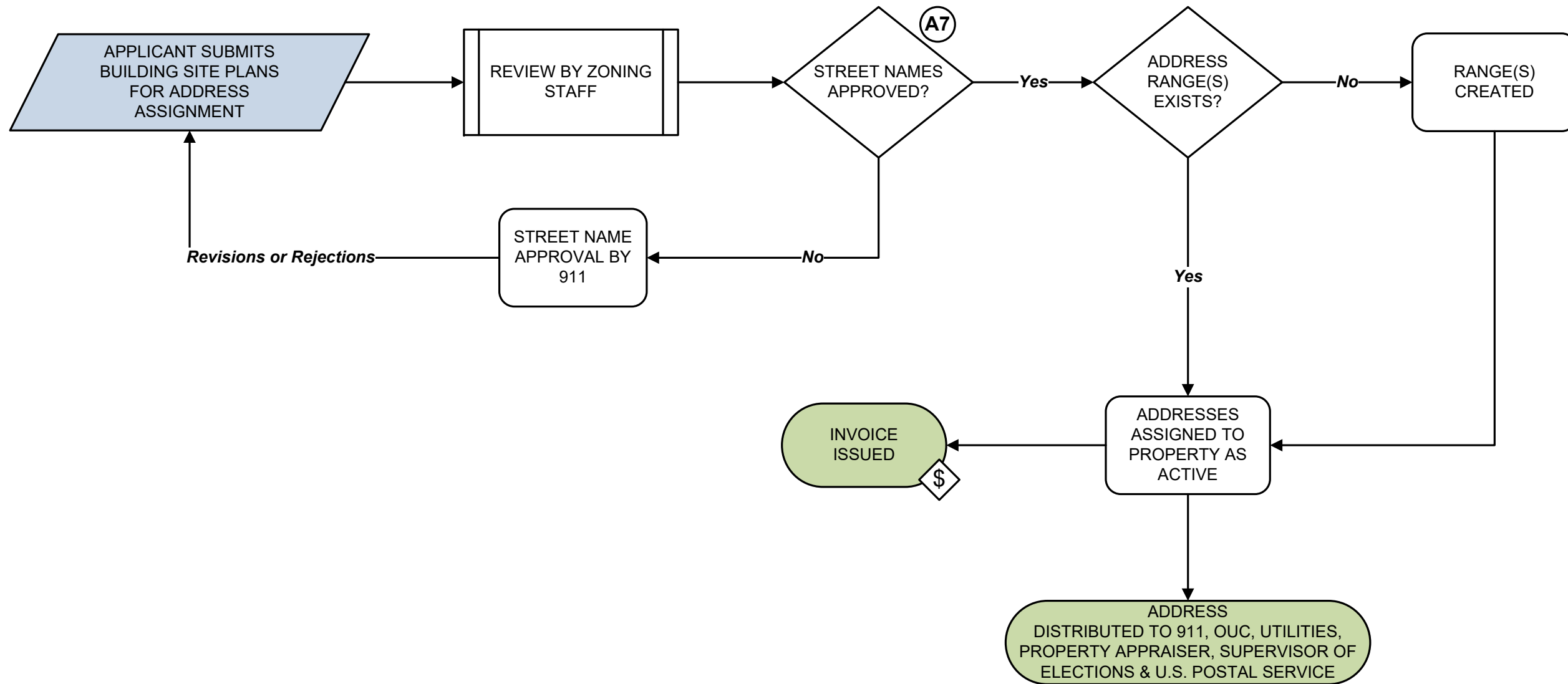
Individual Address Assignment Process



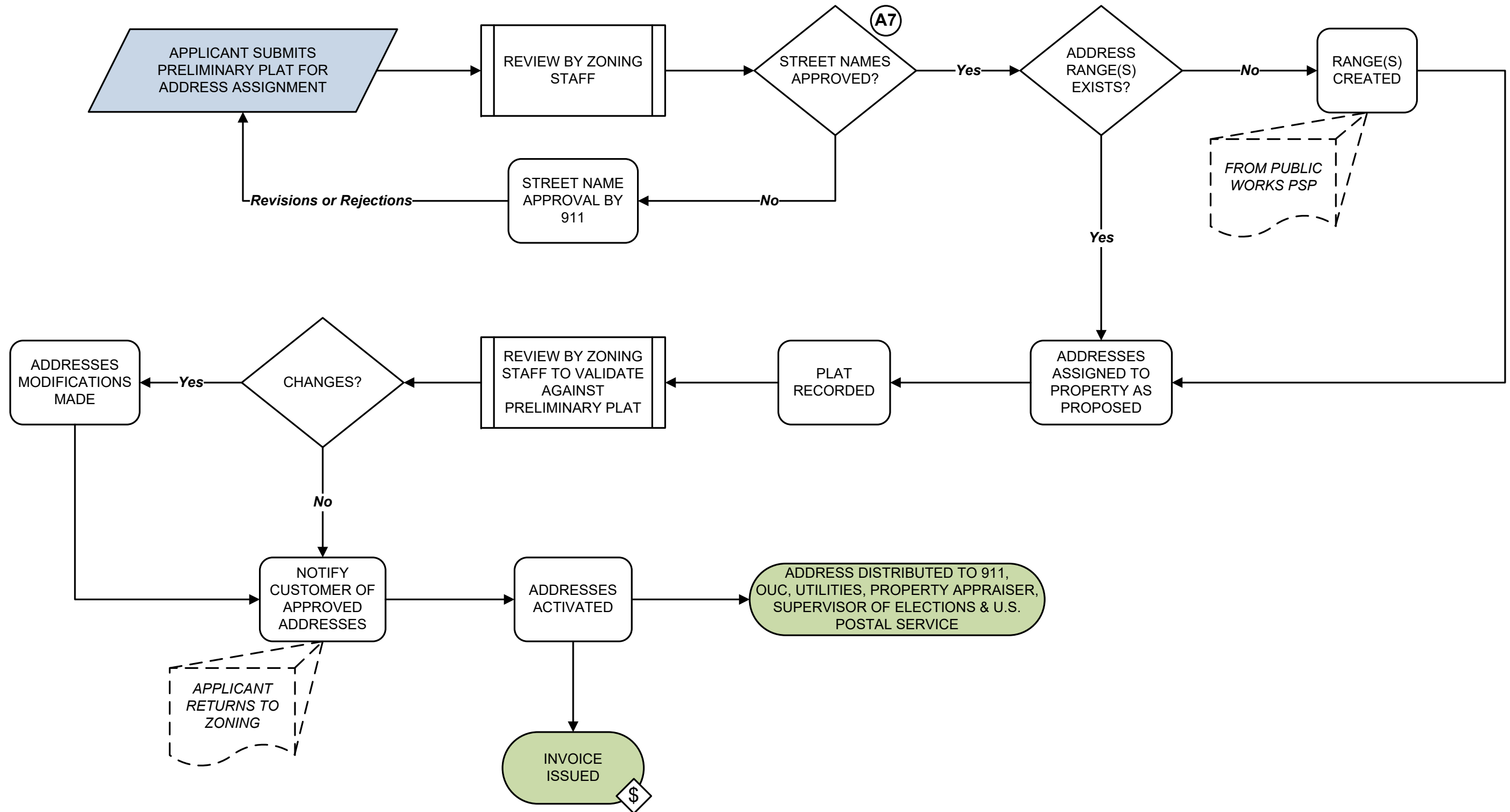
Address Management Model Home Assignment Process



Address Management Commercial Development Assignment Process

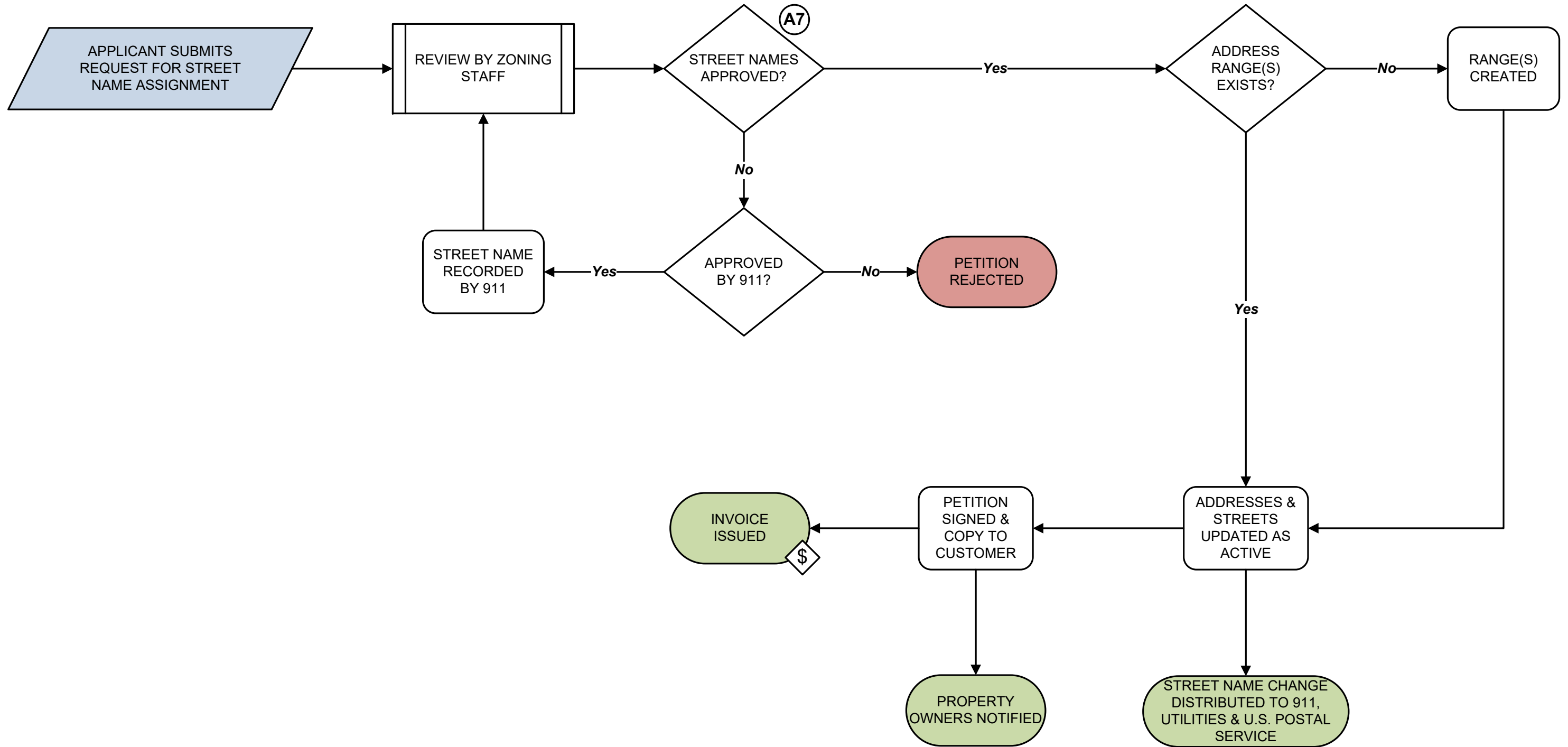


Address Management New Plat Assignment Process



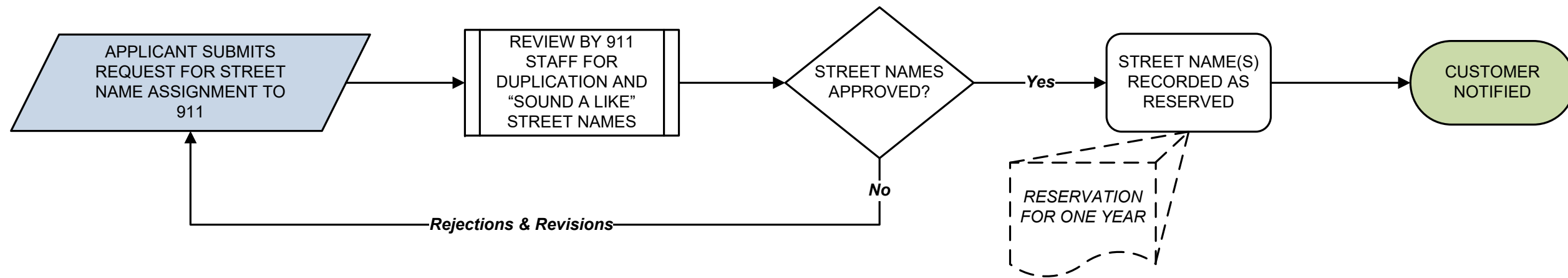
Address Management

Street Name Petition Assignment Process



Address Management

Reserved Street Name Assignment Process



Land Development Process

Glossary

AIF – Alternative Impact Fee

APF – Adequate Public Facilities

BCC – Board of County Commissioners

BZA – Board of Zoning Adjustment

CAD – Conservation Area Determination

CAI – Conservation Area Impact

CEA – Capacity Enhancement Agreement

CEDS – Community, Environmental & Development
Services Department

CEL – Capacity Encumbrance Letter

CIE – Capital Improvements Element of the CPP

CIL – Capacity Information Letter

CIP – Capital Improvement Program

CMO – Concurrency Management Official

CMS – Concurrency Management System

CP – Comprehensive Plan

CRC – Concurrency Review Committee

CUR – Capacity Use Receipt

DP – Development Plan

DRC – Development Review Committee

DRI – Developments of Regional Impact

DU – Dwelling Unit

EAR – Evaluation & Appraisal Report

EPC – Environmental Protection Commission

EPD – Environmental Protection Division

EPO – Environmental Protection Official

ESL – Environmentally Sensitive Lands

FAR – Floor Area Ratio

FDEP – Florida Department of Environmental Protection

FLU – Future Land Use

FLUM – Future Land Use Map

FOS – Fiscal & Operational Support Division

FR – Fire Rescue Department

GOP – Goals, Objectives & Policies of the CPP

HGL – Hydraulic Grade Line

IFC – Impact Fee Committee

LDC – Land Development Code

Land Development Process

Glossary

LOMA – Letter of Map Amendment

LOMR – Letter of Map Revision

LOS – Level of Service

LPA – Local Planning Agency

LUP – Land Use Plan

LUPA – Land Use Plan Amendment

MSTU – Municipal Service Taxing Unit

NFIP – National Flood Insurance Program

NHWE – Normal High Water Elevation

NOI – Notice of Intent

NPDES – National Pollutant Discharge Elimination System

OCPS – Orange County Public Schools

OCU – Orange County Utilities Department

OMB – Office of Management & Budget

ORC – Objectives, Recommendations & Comments Report

PD – Planned Development

PSP – Preliminary Subdivision Plan

PTV – Petition to Vacate

PW – Public Works Department

PZC – Planning & Zoning Commission

R & D – Roads & Drainage Division

RAC – Roadway Agreement Committee

RAI – Request for Additional Information

RCID – Reedy Creek Improvement District

REM – Real Estate Management Division

ROW – Right of Way

SAP – Specific Area Plan

SCA – School Credit Account

SDRC – School Development Review Committee

SFHA – Special Flood Hazard Area

TCA – Transportation Credit Account

TCO – Temporary Certificate of Occupancy

TDR – Transfer of Development Rights

TIF – Transportation Impact Fee Zone

TP – Transportation Planning Division

TPG – Transportation Planning Group

TRG – Technical Review Group

USA – Urban Service Area