

ITEM #2 – Citizens Bill of Rights Workshop – March 17, 2015

Section 7001.1 Citizens Growth Management and Planning Bill of Rights

This section established additional requirements for Comprehensive Plan Amendments and Major Land Development Reviews including but not limited to variances, special Exceptions, major Site Plans and major Subdivision in Gadsden County. All small scale and large scale Comprehensive Plan Amendments and Major Land Development Reviews shall comply with the following requirements:

- A. Mandated Citizen Participation Plan--Developers must prepare a citizen participation plan and notify by mail and newspaper impacted property owners and neighborhood associations within one half mile of the development site property boundaries. The Growth Management Department must verify that proper notification has occurred. The Developer shall conduct workshops with citizens impacted to identify all issues of concern prior to any public hearing. The developer must present to the Planning Commission and Board of County Commissioners a list of all issues raised, and indicate if and how they were resolved. Unresolved issues then become the focus of P & Z and BOCC discussion.
- B. Neighborhood Participation—Gadsden County’s Department of Planning and Community Development Department (Department) must compile a list of all valid neighborhood associations (with contact person) operating within the unincorporated areas. Within 10 business days of the filing of any applications or proposals filed for comprehensive plan amendments or land development regulations, the Department shall notify potentially impacted neighborhood associations of such filings. Prior to submittal to DCA of plan amendments that would change future land use map a Community or neighborhood meeting must be held 30 calendar days before the application is filed and the application must verify that the meeting was held. A second Community or Neighborhood meeting must be held 15 business days before the amendment adoption hearing after review by DCA.
- C. Seven Day "Cooling Off" Period--Plan amendments cannot be changed in the seven (7) business days prior to the advertised public hearing. This will allow the citizens, commissioners, and others to fairly evaluate the document. If the plan amendment is revised within that period, the hearing will be postponed unless all affected parties agree otherwise. Any material changes to proposed plan amendments must be submitted and made available to the public at least five (5) business days prior to the hearing at the adoption stage.
- D. “Super Majority”--Votes for ALL COMPREHENSIVE PLAN amendments, and Major Land Development Reviews including but not limited to variances, special exceptions, major site plans and major subdivision shall require a "super majority" vote of the BOCC. A super majority vote of the BOCC is required to amend or

repeal this ordinance.

- E. All comprehensive land use map changes and site development applications shall protect Gadsden County Environmental Resources as identified in and in compliance with the adopted Comprehensive Plan requirements and Land Development Code.
- F. "No Free Density"--The conversion of rural and agricultural land to urban_density-
-in the form of compact, walkable, mixed use communities in appropriate locations-
-shall only be undertaken where land for significant public benefit is offered in fair
and equitable exchange. This shall include the permanent preservation of natural
and agricultural lands and open spaces;
- G. "Establish Reasonable Urban Service Boundaries" --County government will work
with the municipalities and other appropriate parties to establish reasonable urban
services boundaries within the DCA mandated timeframe of 2014.