

2026 SMALL-SCALE FUTURE LAND USE MAP AMENDMENT APPLICATION & PUBLIC HEARING SCHEDULE*

Pre-Application Meeting Request Deadline	Pre-Application Meeting Dates	Application Deadline	Community Meeting(s)	Local Planning Agency Hearing	Board of County Commissioners	Effective
January 7, 2026	February 12, 2026	March 6, 2026	April/May	May 2026	June 2026	July 2026
February 11, 2026	March 12, 2026	April 3, 2026	May/June	June 2026	July 2026	August 2026
March 11, 2026	April 9, 2026	May 1, 2026	June / July	July 2026	August 2026	September 2026
April 8, 2026	May 14, 2026	June 5, 2026	July/August	August 2026	September 2026	October 2026
May 13, 2026	June 11, 2026	July 3, 2026	August/September	September 2026	October 2026	November 2026
June 10, 2026	July 9, 2026	July 31, 2026	September/October	October 2026	November 2026	December 2026
July 8, 2026	August 13, 2026	September 4, 2026	October/November	November 2026	December 2026	January 2027
August 12, 2026	September 10, 2026	October 2, 2026	November/December	December 2026	January 2027	February 2027
September 9, 2026	October 8, 2026	November 6, 2026	December/January	January 2027	February 2027	March 2027
October 7, 2026	November 12, 2026	December 4, 2026	January/February	February 2027	March 2027	April 2027
November 10, 2026	December 10, 2026	December 31, 2026	February/March	March 2027	April 2027	May 2027

IMPORTANT APPLICATION INFORMATION

- 1 A pre-application meeting is required prior to submitting an application. The purpose of the meeting is to help applicants understand submission requirements, receive preliminary feedback on potential project impacts, and ask questions about the plan amendment and rezoning processes.
- 2 Public hearing dates and community meeting date ranges are tentative and subject to change.
- 3 The applicant is required to place “notice of public hearing” posters on the property. All posters must be posted on the property at least two weeks prior to the first public hearing date.
- 4 The applicant, or an authorized representative, must be present at the LPA and BCC public hearings.
- 5 If approved, and not challenged by an affected person, the amendment will become effective 31 days after the Florida Department of Commerce notifies the County that the plan amendment package is complete.
- 6 For small-scale amendments that are concurrent with PD rezonings, this schedule may not apply as the timing would be dependent on when the PD is reviewed by the Development Review Committee (DRC) prior to moving forward to the Local Planning Agency / Planning and Zoning Commission. Typically, PD Rezoning take 4-5 months to get to DRC.
- 7 The Orange County Environmental Protection Division (EPD) may require a Wetland Determination (WD) to identify wetlands and water bodies. If required, this could impact the application timeline. If impacts to wetlands and/or surface water are proposed, issuance of a Natural Resource Impact Permit (NRIP) may be required prior to the first public hearing.
- 8 A traffic study, if required, may affect the dates associated with the application timeline.
- 9 Orange County Public Schools (OCPS) may require a School Capacity Determination
- 10 Each application goes through a review process to determine its consistency with the County’s Comprehensive Plan and Code of Ordinances. Throughout this process, staff and reviewing agencies evaluate the request and provide recommendations. The Board of County Commissioners (BCC) serves as the final decision-making authority and is responsible for approving or denying Comprehensive Plan amendment and/or rezoning applications.

***Adoption of Vision 2050 may have an effect on the request. Applications that are in process at the time Vision 2050 becomes effective will either be withdrawn or Planning staff will work with applicants to adjust their request to designations consistent with the Vision 2050 framework.**

2027 REGULAR CYCLE FUTURE LAND USE AMENDMENT APPLICATION & PUBLIC HEARING SCHEDULE

	1ST REGULAR CYCLE	2ND REGULAR CYCLE
Application Deadline	March 13, 2026	September 18, 2026
Community meeting	April - May 2026	October - November 2026
TRANSMITTAL HEARINGS		
Local Planning Agency	June 2026	December 2026
Board of County Commissioners	~July 2026	~January 2027
State Reviewing Agency	August-September 2026	February-March 2027
ADOPTION HEARINGS		
Local Planning Agency	October 2026	April 2027
Board of County Commissioners	~November 2026	~May 2027
State Reviewing Agency	November-December 2026	May-June 2027
Effective Date	January 2027	July 2027

IMPORTANT APPLICATION INFORMATION

- 1 A pre-application meeting is required prior to submitting an application. The purpose of the meeting is to help applicants understand submission requirements, receive preliminary feedback on potential project impacts, and ask questions about the plan amendment and rezoning processes.
- 2 Public hearing dates and community meeting date ranges are tentative and subject to change.
- 3 The applicant is required to place “notice of public hearing” posters on the property. All posters must be posted on the property at least two weeks prior to the first public hearing date.
- 4 The applicant, or an authorized representative, must be present at the LPA and BCC public hearings.
- 5 If approved, and not challenged by an affected person, the amendment will become effective 31 days after the Florida Department of Commerce notifies the County that the plan amendment package is complete.
- 6 For amendments that are concurrent with PD rezonings, this schedule may not apply as the timing would be dependent on when the PD is reviewed by the Development Review Committee (DRC) prior to moving forward to the Local Planning Agency / Planning and Zoning Commission. Typically, PD rezonings take 4-5 months to get to DRC.
- 7 The Orange County Environmental Protection Division (EPD) may require a Wetland Determination (WD) to identify wetlands and water bodies. If required, this could impact the application timeline. If impacts to wetlands and/or surface water are proposed, issuance of a Natural Resource Impact Permit (NRIP) may be required prior to the first public hearing.
- 8 A traffic study, if required, may affect the dates associated with the application timeline.
- 9 Orange County Public Schools (OCPS) may require a School Capacity Determination
- 10 Each application goes through a review process to determine its consistency with the County’s Comprehensive Plan and Code of Ordinances. Throughout this process, staff and reviewing agencies evaluate the request and provide recommendations. The Board of County Commissioners (BCC) serves as the final decision-making authority and is responsible for approving or denying Comprehensive Plan amendment and/or rezoning applications.

***Adoption of Vision 2050 may have an effect on the request. Applications that are in process at the time Vision 2050 becomes effective will either be withdrawn or Planning staff will work with applicants to adjust their request to designations consistent with the Vision 2050 framework.**