



Agenda Item Summary

File #: 23-00630

Agenda Date: 10/24/2023

Agenda Item Name:

Second of Two required Public Hearings for Proposed Amendments to the Unified Land Development Code (ULDC).

Presenter:

Angeline Jacobs, Planner Growth Management, 352-374-5249

Jeff Hays, Growth Management Director, 352-374-5249

Description:

Adoption hearing with the Board of County Commissioners (BoCC and/or Board) of proposed amendments to the ULDC. Proposed amendments include sections related to: Notice for Hearing, Special Exception and Special Use Permits Limits, Stormwater Management Rainfall Volumes, Electric Substations, and Use Table Errors with Associated ULDC Sections including School Access requirements.

Recommended Action:

Convene as the Land Development Regulation Commission and find the proposed amendments to the Unified Land Development Code consistent with the Alachua County Comprehensive Plan. Reconvene as the Board of County Commissioners and approve the ordinance.

Prior Board Motions:

The BoCC approved a motion at its January 24, 2023 regular meeting, Agenda Item 23-0313, for staff to examine and propose language for enhancing community engagement. The Notice of Hearing proposed changes respond to that motion.

The BoCC approved the request to advertise at its August 22, 2023 regular meeting, Agenda Item 23-00468. The BoCC approved the 2nd request to advertise for the adoption hearing at its September 26, 2023 regular meeting, Agenda Item 23-00557.

Fiscal Note:

Budget to cover fees associated with publishing the second public hearing advertisement are budgeted in account 001.65.6500.554.49.04.

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

Notice of Hearings: Community Engagement Process and Expanded Notification. The BoCC directed

staff to examine and propose language for enhancing community engagement for development projects and land use issues as a short-term goal within the larger Equity and Environmental Justice discussion.

Electric Substations: Florida Statute 163.3208 was updated effective July 1, 2023. The proposed changes are to comply with the requirements of the law.

Stormwater Management Rainfall Criteria and Volumes: Staff recently discovered a discrepancy in the reference to the required rainfall volumes and propose to correct this by listing the rainfall volumes directly in the ULDC.

Special Exception & Special Use Permit Denial Limitations: Address timeframes for Board denied applications for reapplying for a Special Exception or Special Use Permit for the same site and use.

Use Table & Chapter 404 Correlated Scrivener Errors: Staff discovered errors in the Use Table related to previous code updates that were not carried out through the ULDC and propose corrections. These include a related substantive change for school siting criteria within Traditional Neighborhood Developments (TND) and Transit Oriented Developments (TOD).