



Agenda Item Summary

File #: 24-00014

Agenda Date: 1/23/2024

Agenda Item Name:

Request to advertise amendments to the Land Development Code (ULDC) related to Building Design, Development Review, Temporary Use Permits and RVs

Presenter:

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

Description:

Staff presentation to the Board of County Commissioners (BoCC) of proposed amendments to the ULDC and a request to advertise. Proposed amendments include Building Design – Stucco; Development Review - Duties and Procedures; Temporary Use Permits & Temporary Filming Permits; Recreational Vehicles (Incl. Tiny Houses on Wheels) Outdoor Storage & Display, Household Living Standards and Definitions; and discussion of 1,000 ft. Private Roads in New Rural Agricultural Subdivisions - 9 lots or less.

Recommended Action:

Approve a request to advertise for a Notice of Public Hearing for proposed amendments to the ULDC.

Prior Board Motions:

None

Fiscal Note:

Funds are appropriated in the FY24 Budget to cover fees associated with publishing the public hearing advertisement in the general fund, account 001.65.6500.554.49.04 account which is in the operating category and description is legal advertising.

Strategic Guide:

Other Mandatory and Discretionary Services.

Background:

Building Design – Stucco: During the September 26, 2023 BoCC evening hearing, a Commissioner asked staff to review and bring clarifying code to discuss the use of stucco as a building design material. After review, Staff are proposing to completely replace elements of the general building design code in Sec. 407.105 with more updated standards from the Traditional Neighborhood and Transit Oriented Developments' design guidelines in Sec. 407.68. This revision should provide for more substantive standards for articulation and material change while allowing for creative architectural design.

Development Review – Duties and Procedures: Growth Management Staff propose updates in Chapter 401 and 402 of the ULDC to comply with Florida Statute language and for procedural clarity.

Temporary Use Permit and Temporary Filming Permits: Growth Management staff want to improve the permitting process to encourage ease of use for our residents and promote tourism by clarifying the scale and scope of the Temporary Use Permit Sec. 402.147. Through discussion with staff from several County departments and meeting with the Tourist Development Council and Rural Concerns Advisory Committee the proposed code was developed. This is a substantial change to the code and includes a new subsection related to temporary filming permits.

Recreational Vehicles (Incl. Tiny Houses on Wheels) Outdoor Storage & Display, Household Living Standards and Definitions: In discussion with staff from Fire Rescue regarding life safety concerns staff are recommending updates to Outdoor Storage and Display Sec. 404.82.5, Definitions Chapter 410 and (New) Sec. 404.22.5 Household Living Standards.

1,000 ft. Private Roads in New Rural Agricultural Subdivisions - 9 lots or less: Growth Management Staff have had internal discussions brought up by applicants about the limit of 1,000 ft unpaved roadway in our Rural/Ag residential subdivisions. Staff presented this topic at two Rural Concerns Advisory Committee Meetings and received input without a motion. Staff do not have a strong recommendation for a code update, but per Commissioner request staff is presenting the topic for BoCC discussion.