



Agenda Item Summary

File #: 24-00170

Agenda Date: 2/27/2024

Agenda Item Name:

Adoption Hearing for Amendments to the Land Development Code (ULDC) related to Building Design, Development Review and Rural Agricultural Subdivisions with 9 lots or less.

Presenter:

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

Description:

Adoption hearing with the Board of County Commissioners (BoCC) for proposed amendments to the ULDC including Building Design; Development Review; and Preliminary Development Plans for Rural Agricultural Subdivisions (9 lots or less) with greater than 1,000 ft. Private Roads.

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 the request to advertise at its January 23, 2024, regular meeting, Agenda Item 24-00014.

Fiscal Note:

Funds were 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.

1,000 ft. Private Roads in New Rural Agricultural Subdivisions - 9 lots or less: At the January 23, 2024 regular BoCC meeting staff were directed to provide a preliminary development plan process for Rural Agricultural Subdivisions (less than 9 lots) who propose a longer than 1,000 ft private roadway.