



Unified Land Development Code (ULDC) Updates Adoption Hearing

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Presentation to the Alachua County Board of County Commissioners February 27, 2024

ULDC Amendments Presented for Board Action

BoCC Directed Amendment:

- Building Design
- New Rural Agriculture Subdivisions (9 lots or less) - 1,000 ft Private Road

Staff Initiated Amendment:

- Development Review Duties and Procedures



Building Design



Background

September 26, 2023

During the BoCC evening hearing a Commissioner asked staff to review and bring clarifying code to discuss the use of stucco as a building façade finish material.

January 23, 2024

Request to Advertise approved by the BoCC regarding a proposed change to the Building Design code regarding the use of stucco as a façade finish material.

February 27, 2024

Adoption Hearing for the proposed updates to the Building Design code in Sec. 407.68 and 407.105.

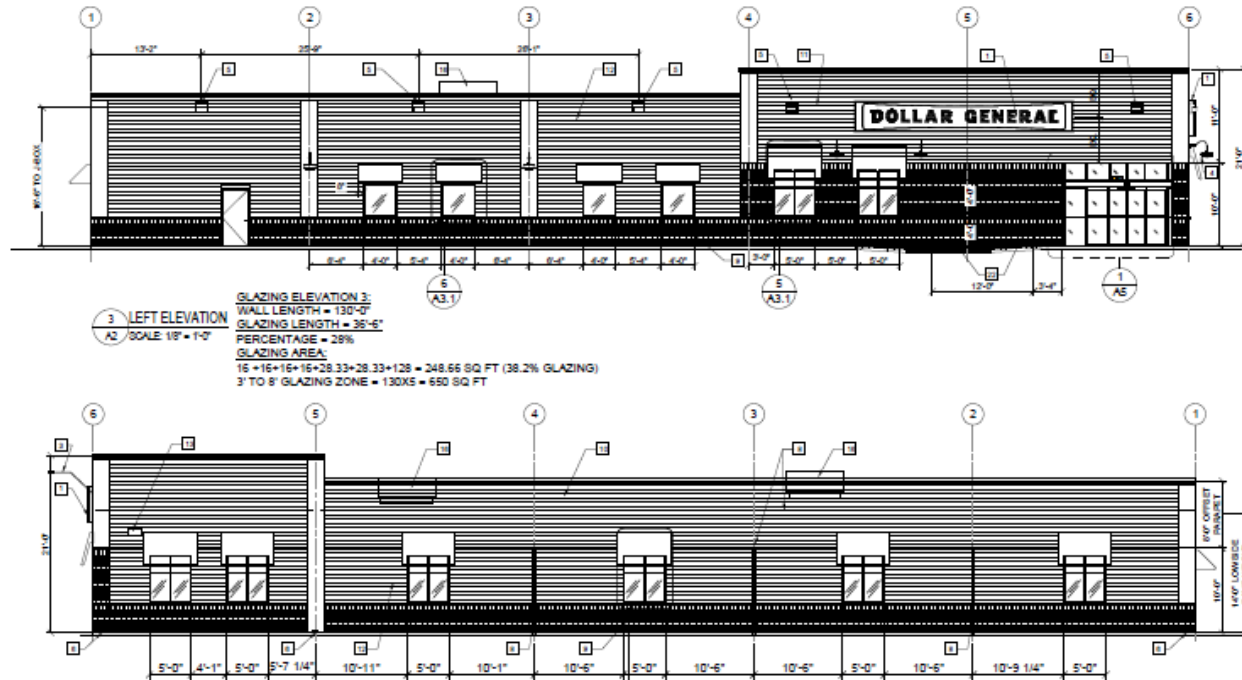
Downtown

"Main Street" historical architecture informed the Traditional neighborhood and Transit oriented developments design code by requiring the visual impression of a series of smaller buildings, use of awnings, articulation techniques, material changes and pedestrian oriented architecture.



Dollar General approved per Sec. 407.105

The elevations as proposed by the applicant comply with Sec. 407.105 of the ULDC. There is a minimum of 25% glazing of the horizontal length of the building (407.105 (a)2). Additionally, there is a change of materials and treatment in the façade (407.105 (a)1).



Park Avenue approved per Sec. 407.68

The three-story residential buildings exhibit variations in facades through use of materials, recessed walls, balconies and articulated entrances.



Block 1 retail/non-residential structures are oriented toward the outside of the block along a series of access roads. Retail structures conform to the standards set forth in 407.68(b)1, 2, 3 and 4.



23 West Apartments approved per Sec. 407.68



Staff reviewed the architectural elevations for compliance with the Building Orientation and Design standards of the ULDC for Traditional Neighborhood Developments. The plans and building designs of each block were consistent with Section 407.68(b) of the ULDC for *Building Orientation and Design*.

Considerations:

Strike majority of *Required design elements* in Sec. 407.105 and replace with sections of the *Transit supportive area design standards* in Sec. 407.68.

NEW Sec 407.105 Building Design

Standards Scale and massing.

- Human-scaled, pedestrian-oriented architectural features.
- Create a visual impression of a series of smaller buildings.
- Buildings within a block reflect a continuity of building scale.
- Windowless walls are prohibited along street frontages.
- Walls shall use a variety of articulation techniques and areas of transparency.

Building articulation and materials.

- Every 25 feet use articulation or architectural relief
- 25% of exterior siding material must be different than the primary siding material.

Glazing.

- 1st floor front and side building walls:
 - 80% transparent glazing.
 - Front building walls at least 50% coverage.
 - Side building walls at least 30% coverage.

Utilities.

- All roof-mounted mechanical equipment must be enclosed within the building or screened.

Discussion and Questions?

Outreach:

General Public
AIA-Gainesville



BoCC Directed Amendment

**New Rural Ag Residential Subdivisions (less than 9 lots)
1,000FT Private Roadway Lengths**



Background

January 23, 2024

Request to Advertise approved by the BoCC during discussion of Rural Ag residential subdivisions less than 10 lots who propose a 1,000ft long unpaved road to provide a preliminary plan process for Board review.

February 27, 2024

Adoption Hearing for the proposed updates to the Access Management and Street Network Standards Sec. 407.141 Minimum design and construction standards for streets and drainage systems.

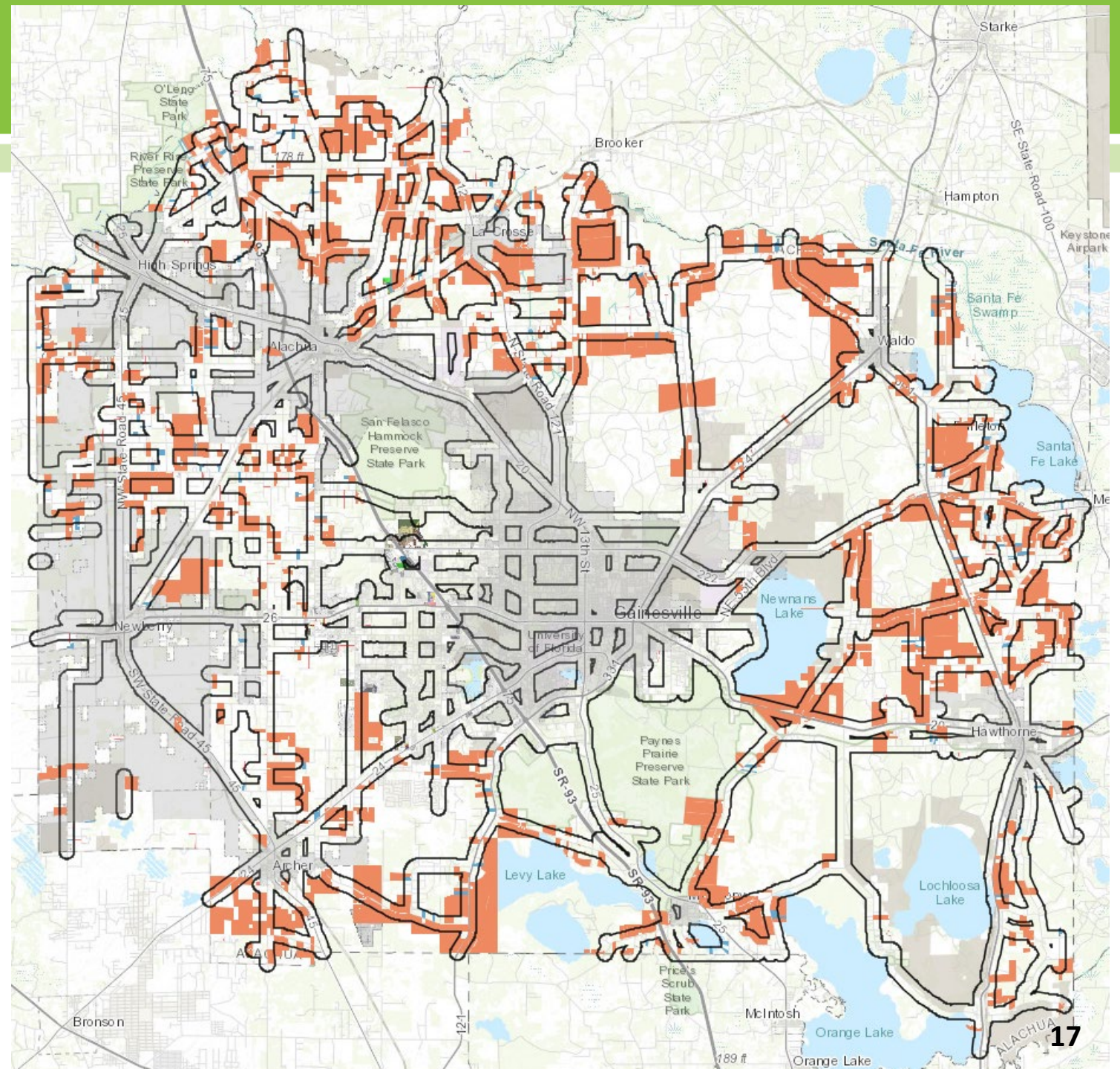


Mapped Buffer from Public Roads

780 (10.4%) parcels of the 7,538 parcels in Ag zoning districts were within 1,300 ft of a public road.

Potential impacted Properties:

- 15 to 25 acres (120 parcels)
- Greater than 25 acres (660 parcels)



Considerations:

Updates to **Sec. 407.141(b)5** Minimum design and construction standards for street and drainage systems.

If an access way or driveway is greater than one thousand (1,000) feet, the Board will take action on a Preliminary Development Plan in compliance with Article X Development Plan Review.

The Board may apply the conditions below, as applicable:

- **Deed restriction(s)** that no further subdivision or clustering of any lot(s)
- **Not further than 5 road miles from a fire hydrant/station** or if beyond provide a note on the plat: “DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF MAINTENANCE OF ACCESS WAYS, EMERGENCY RESPONSE TIMES MAY BE ADVERSELY AFFECTED, FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION.
- **Hard-surfaced material to mitigate deterioration.**



Discussion and Questions?

Outreach:

General Public

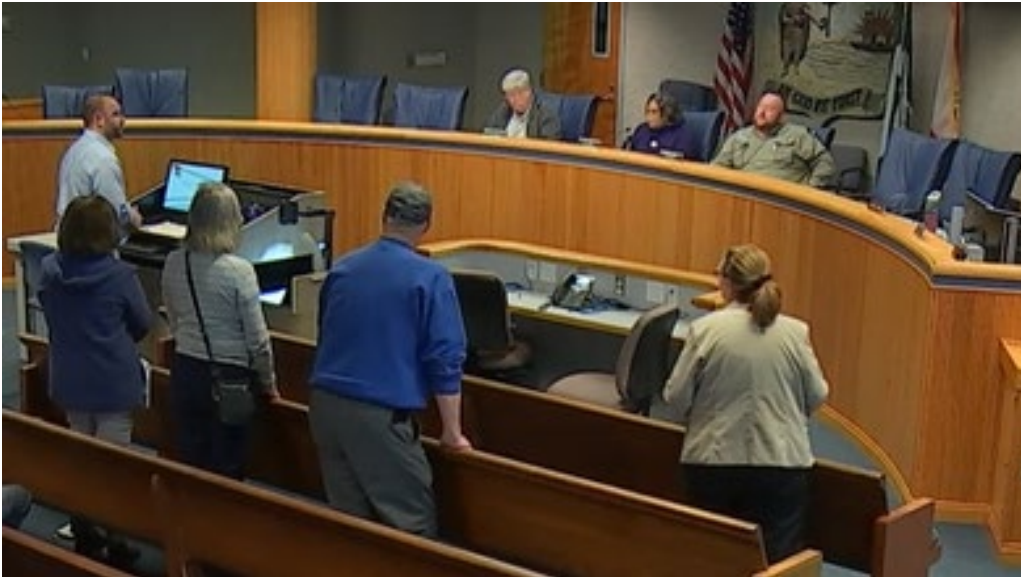
Two Rural Concerns Advisory Committee meetings on September 19 & October 17, 2023

- Opinion provided.



Staff Initiated Amendment

Development Review Duties and Procedures



Background

January 23, 2024

Request to Advertise approved by the BoCC regarding a proposed change to the Development Review code regarding the Duties and procedures.

February 27, 2024

Adoption Hearing for the proposed updates to the Development Review code in Chapter 401 & 402.



Considerations

Updates to Chapter 401:

401.17: Clarify and update review powers and duties for the Development Review Committee.

401.20: Bring the Development Review power and duties up-to-date.

Updates to Chapter 402:

402.01: Clarify purpose related to standards and procedures for development plan review.

402.05: Update Development application forms required.

402.08, 402.10: Clarifying language for acceptance of application process and determination of completeness.

402.10.5: Incomplete application expiration with exception.

402.20: Extension of Time for approved development order to reference Sec. 402.47 Time limits for development plans.

402.39: Add “other required permits” attached to final development order.

402.40: Clarifying language for pre-application conference for purpose of initial and potential requirements for a preliminary development plan.

402.43, 402.44, 402.47: Clarifying language in development plan review steps, thresholds & time limits for preliminary development plans.

Discussion and Questions?

Outreach:

General Public



Staff Recommendation

Convene as the Land Development Regulation Commission and find the amendment consistent with the County Comprehensive Plan.

Reconvene as the Board of County Commissioners and Approve Ordinance 24-XX and authorize the Chair's signature.

