

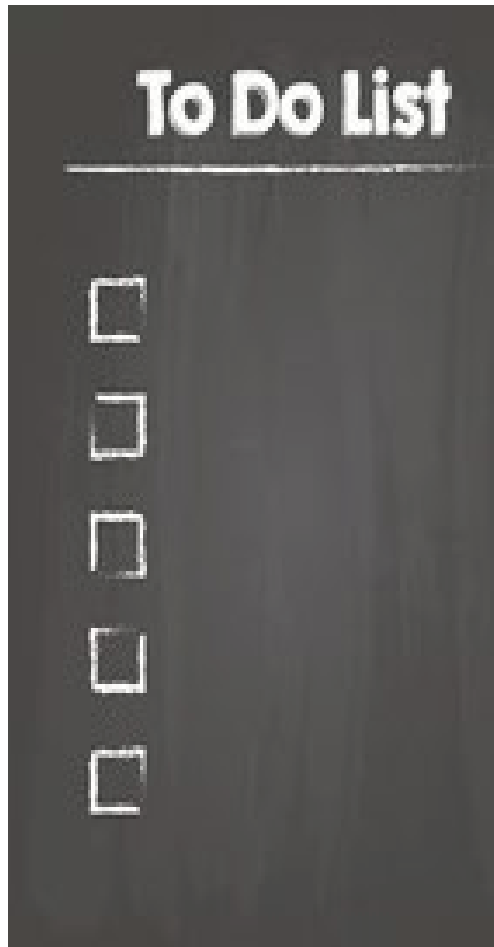


# Unified Land Development Code

## Request to Advertise

Angeline Jacobs, Planner  
Growth Management Department

# Topics Being Presented



## Staff initiated

Rural Cluster Accessory Dwelling Units (ADU's)

- Rural Commercial-Agriculture use standards

## Florida Statute

- Electric Vehicle Charging preemption
- Live Local Act
- Expedited Permits/Preliminary Plat process

# Rural Cluster ADU's

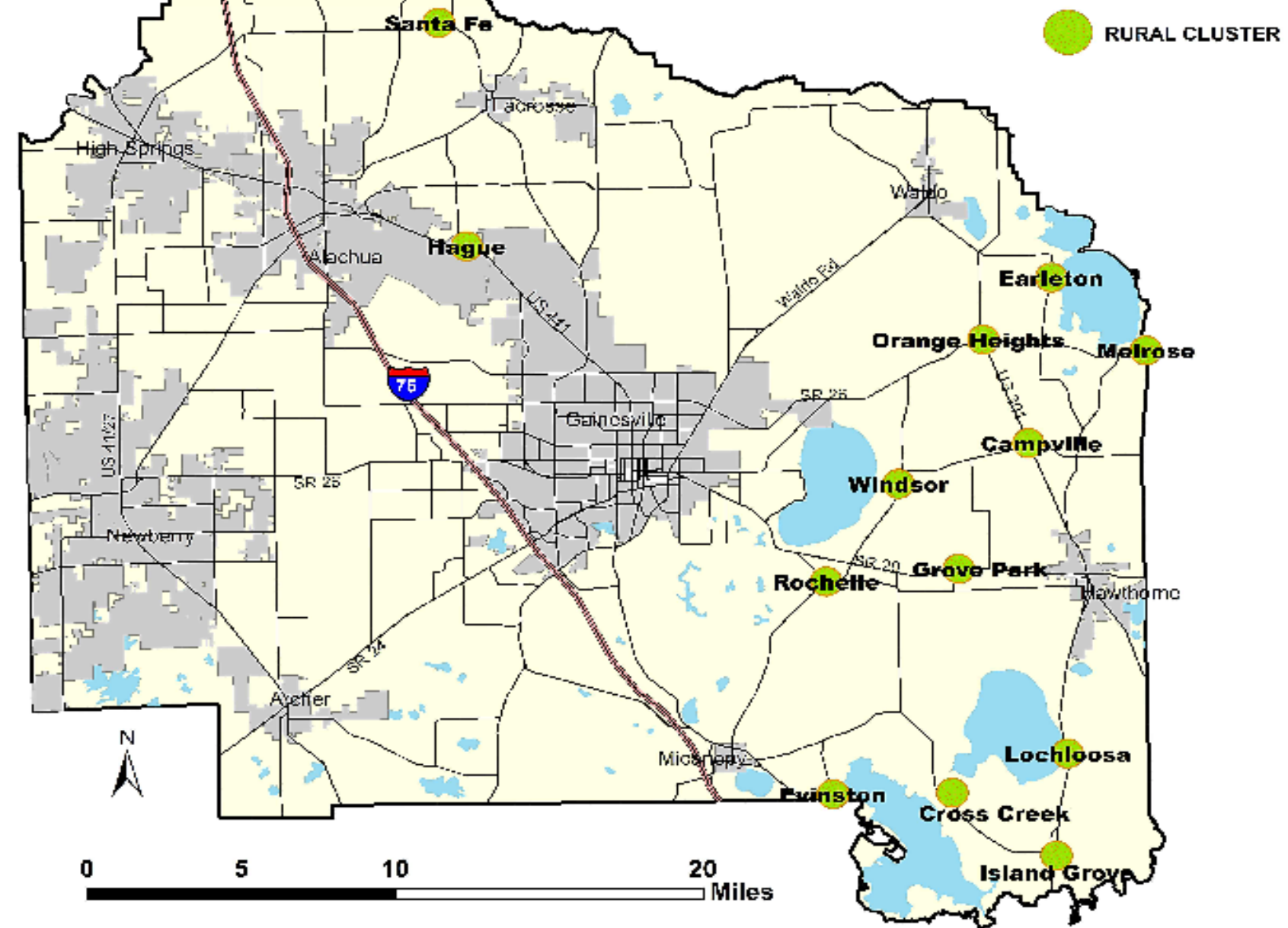
## Background

**January 9, 2024** The BoCC approved Comprehensive Plan Policy 6.4.2.1 in the Future Land Use Element that allowed ADU's in Rural Clusters on lots greater than one acre.

**July 9, 2024** This request to advertise is to update the ULDC to reflect that modification made to the FLU Policy 6.4.2.1

# Alachua County Rural Clusters

As designated in Alachua County Comprehensive Plan



# Considerations

## **Sec. 404.24. Accessory dwelling units.**

In the A, RE, RE-1, R-1aa, R-1a, R-1b, and R-1c districts, located within the rural/agriculture, rural cluster, estate residential, low density, or medium density residential land use designations a single accessory dwelling unit is allowed as an accessory use to a principal structure, without being included in gross residential density calculations, subject to the following standards.

# Questions?

Outreach:

General Public

# Rural Commercial-Agriculture

## Background

**August 24, 2021** The BoCC approved CPA-03-21 a County initiated amendment to the Comprehensive Plan Policy 3.11.1 of the Future Land Use Element relating to Rural Commercial-Agriculture Land Use Designations.

**July 9, 2024** This request to advertise is to update the ULDC to reflect those modifications made to the FLU Policy 3.11.1.

# Considerations

- Applicability is outside the rural clusters.
- Land use permitted is single family residential.
- Special Exception allowed for:
  - Local grocery stores, small markets and produce stands, rural medical and veterinary clinics, farm machinery and lawn and garden equipment repair and sales, farmer's markets, mobile farmers market, agricultural products distribution and agricultural services.
- Limited to 3,000 square feet of leasable area.
- Parking 5 spots per 1,000 square feet.



# Questions?

Outreach:

General Public

# Electric Vehicle Charging

## Background

**May 1, 2024** Florida Statute §366.94 preempts the County from regulating Electric vehicle charging stations.

- §366.94(2) The regulation of electric vehicle charging stations is preempted to the state.
  - (a) A local governmental entity may not enact or enforce an ordinance or regulation related to electric vehicle charging stations.

**July 9, 2024** This request to advertise is to update the ULDC to remove two sections to comply with State law.



# Considerations

## **Sec. 407.68. Transit supportive area design standards.**

~~(f) Charging stations. A minimum provision of one (1) Level 2 Vehicle Charging Station (240v) per every ten (10) multi-family units shall be provided in new TND and TOD development with a multi-family component.~~

## **Sec. 403.10. Multi-family residential requirements.**

~~(g) A minimum provision of one (1) Level 2 Vehicle Charging Station (240v) per every ten (10) units shall be provided in new multi-family development.~~

# Questions?

Outreach:

General Public

# Expedited Approval of Residential Building Permits

## Background

**May 29, 2024** Expands Florida Statute §177.073 relating to Platting and Subdivisions.

- Expedite issuance of residential subdivisions or planned community's building permits before a final plat is recorded.
- A two-step process to be established by October 1, 2024.

**July 9, 2024** This request to advertise is to update the ULDC to comply with State law.



# Considerations

Applicant must request and identify their interest in the expedited building permits process 30-days prior to submitting the building permits.

- Adds Definition: “Preliminary plat” means a map or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.
- Two Step Process:
  - Preliminary Plat to be approved by the Development Review Committee and they recommend approval to the BoCC.
  - Final Plat ministerially approved by the BoCC and then submitted to the Clerk of Courts for recording.
- Requires a 130% performance bond.
- Hold harmless agreement.
- County may utilize a 3<sup>rd</sup> party to review the building permits.

# Questions?

Outreach:

General Public

# Live Local Act

## Background

**July 2023** The proposed Unified Land Development Code (ULDC) update implements subsection in Florida Statute §125.01055(7) the “Live Local Act” (LLA) and the law’s revision in May 2024.

- Preempts certain standards associated with the approval process, land use, density, height, and floor area ratio in the ULDC.

**May 15, 2024** AHAC Presentation of proposed code updates.

**July 9, 2024** This request to advertise is to update the ULDC to comply with State law.



# Affordability Requirements

- Statute requires all local governments to allow multifamily or mixed-use development in Commercial, Industrial and Mixed-Use zoning districts.
- Must retain 30-year affordability.
  - » 40% of rental units if solely residential development.
  - » 65% of total square footage is residential in a mixed-use development.



# Preemptions

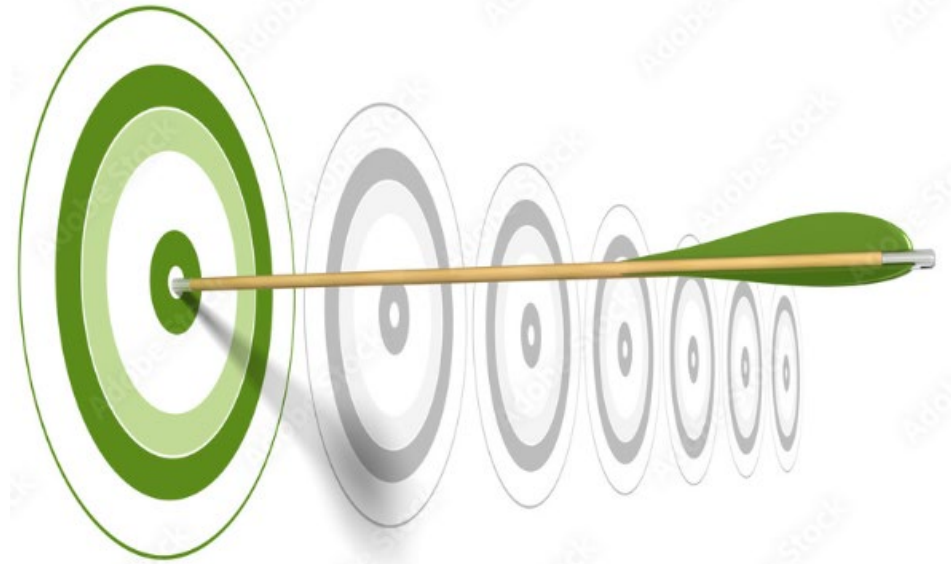
## Statutory Development Standards:

- Density: Highest allowed in Unincorporated Alachua County without bonus incentive.
- Floor Area Ratio (F.A.R.): *125.01055(7)(a)(c) states that “A county may not restrict the floor area ratio of a proposed development...”* however, our code does not limit.
- Height: Max. Building height within 1 mile of allowed land use.
- Administrative Review Process.

# Where these developments could go.

## Zoning Districts

- AP: Administrative/Professional
- BP: Business and Professional
- BR: Business, Retail
- BR-1: Business, Tourist and Entertainment
- BH: Business Highway
- BA & BA-1: Business, Automotive
- BW: Wholesale/Warehousing
- MB: Business Marine District
- ML: Light Industrial
- MS & MP: Industrial Services and Manufacturing
- RP: Residential Professional District
- Eastside Activity Center Overlay with Mixed-Use Zoning Districts
- Planned Developments with Mixed-Use

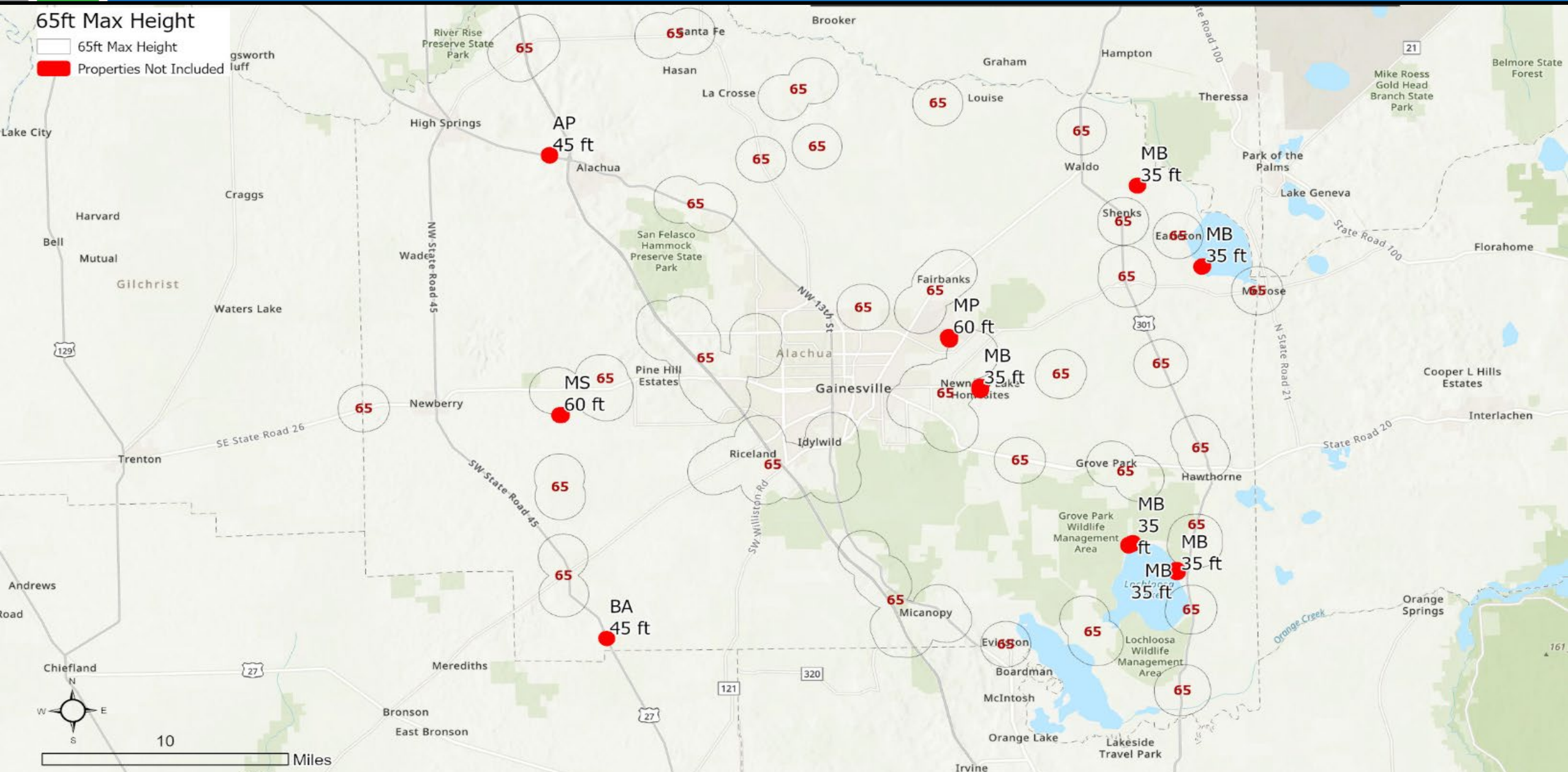


# Maximum Density

- Per the highest density of 24 dwelling units per acre in the residential high future land use category without additional bonus.
  - » 20% bonus density if 1/3 of the units to be rented at 80% AMI during the 30-year period.
    - Only allowed in commercial land use.



# County Height Maximums



# Administrative Development Review

The application will be administratively approved by County staff *without* a public hearing if:

- Application meets the allowable land use, density and height requirements, ***and***
- The development application is otherwise consistent with Alachua County's Comprehensive Plan and ULDC regulations for multiple-family development.

# Monitoring Affordability

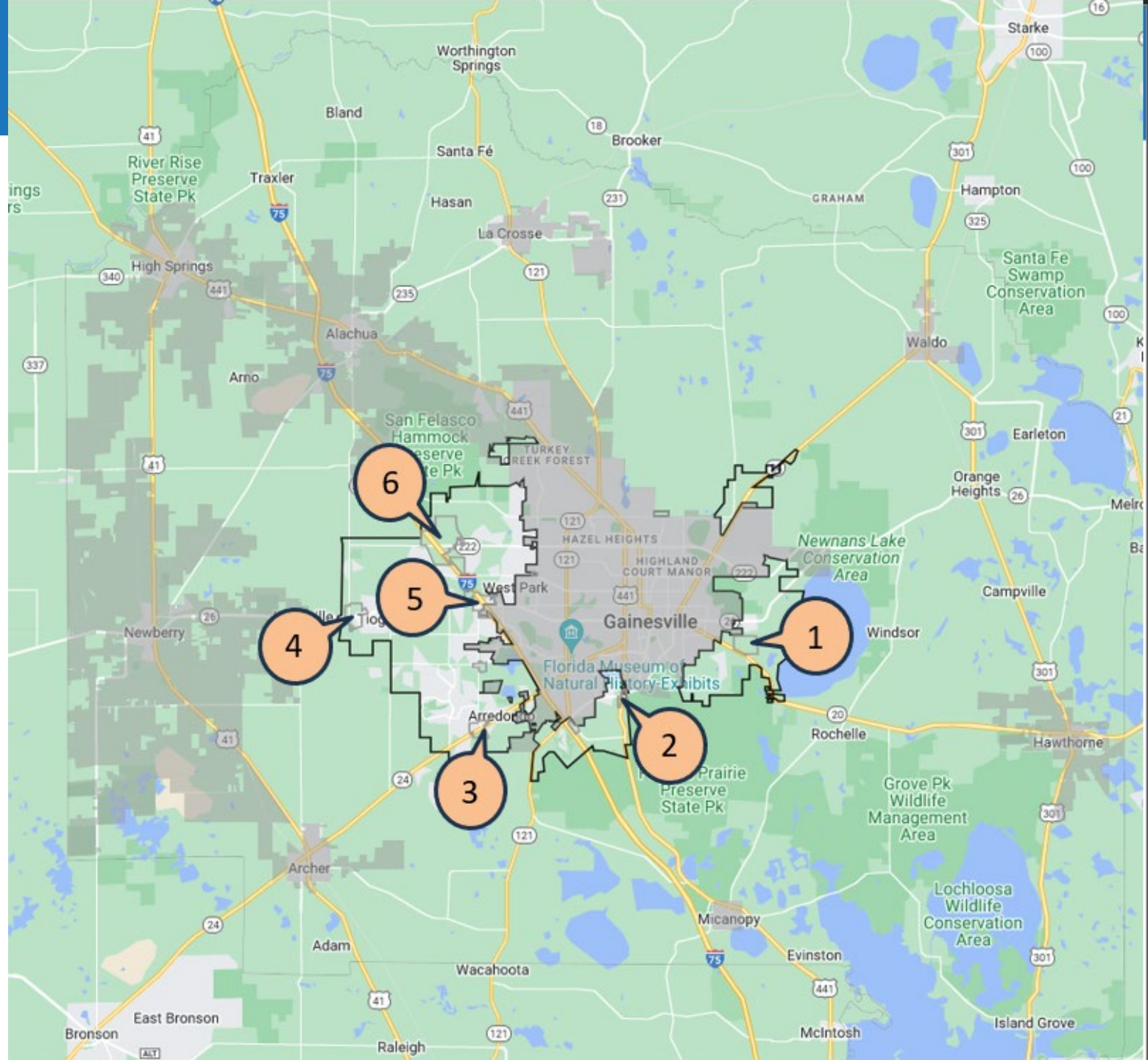
## Land Use Restriction Agreement (LURA)

- Tool to ensure long-term affordability.
- LURA must be signed and recorded prior to Construction Permit.
- The BoCC would need to delegate their authority to the County Manager as signatory for the LURA.



# Locations

Six areas with commercial, industrial and/or mixed-use districts where Live Local Act preemptions could be applied.





# 1: Eastside Activity Center Overlay District



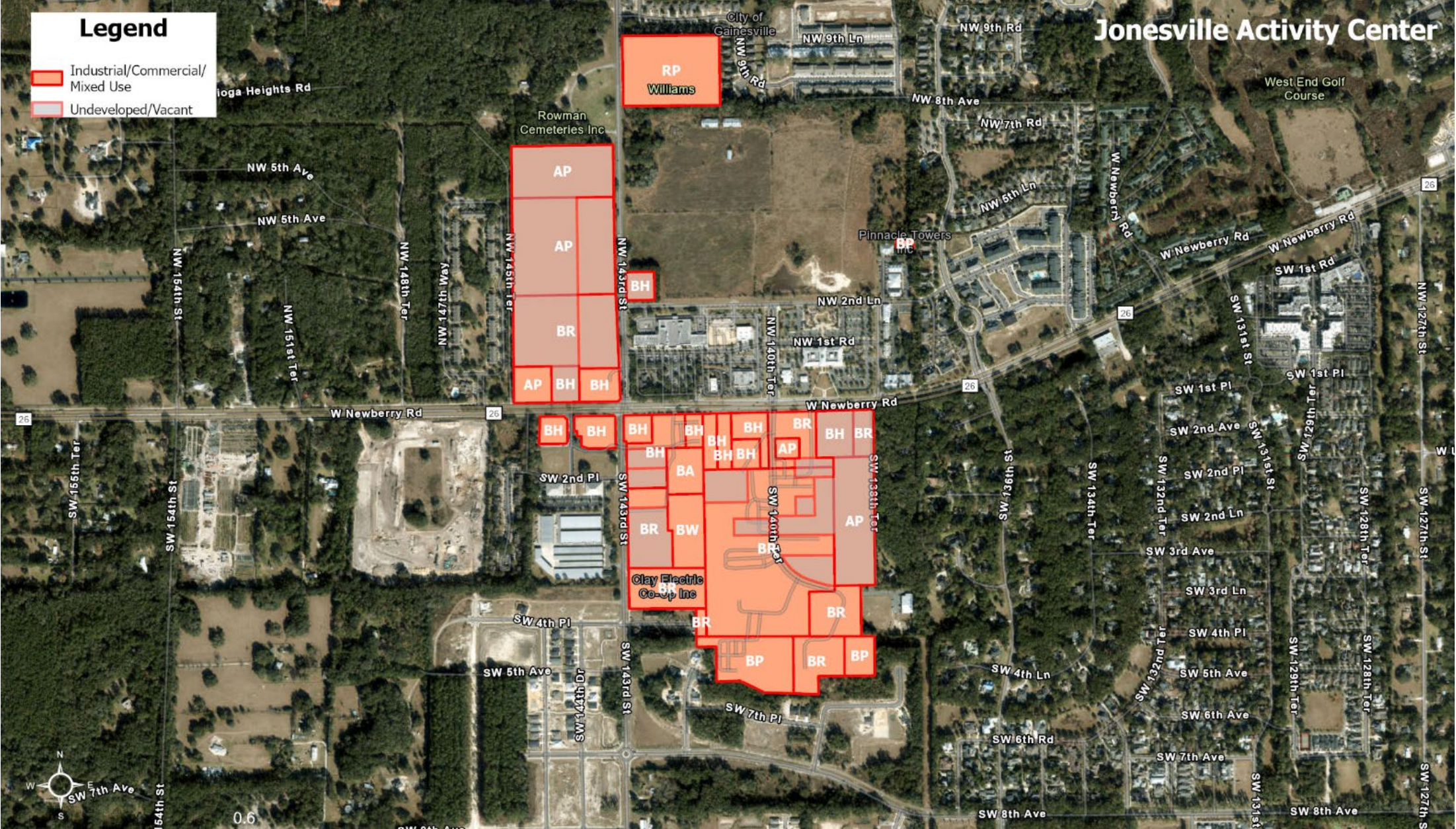
# 2: Williston and I-75



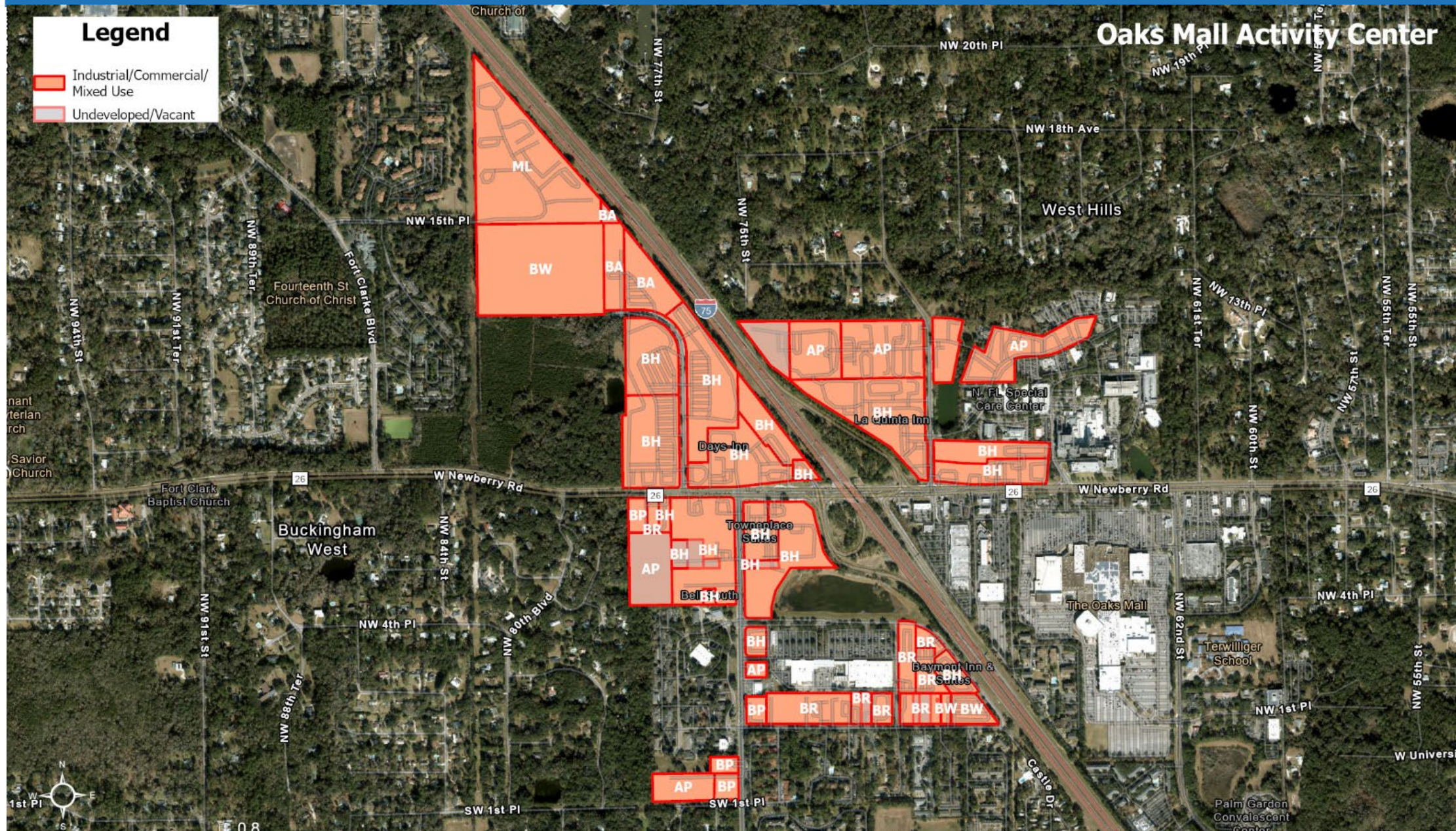
# 3: Archer Road near Tower Road



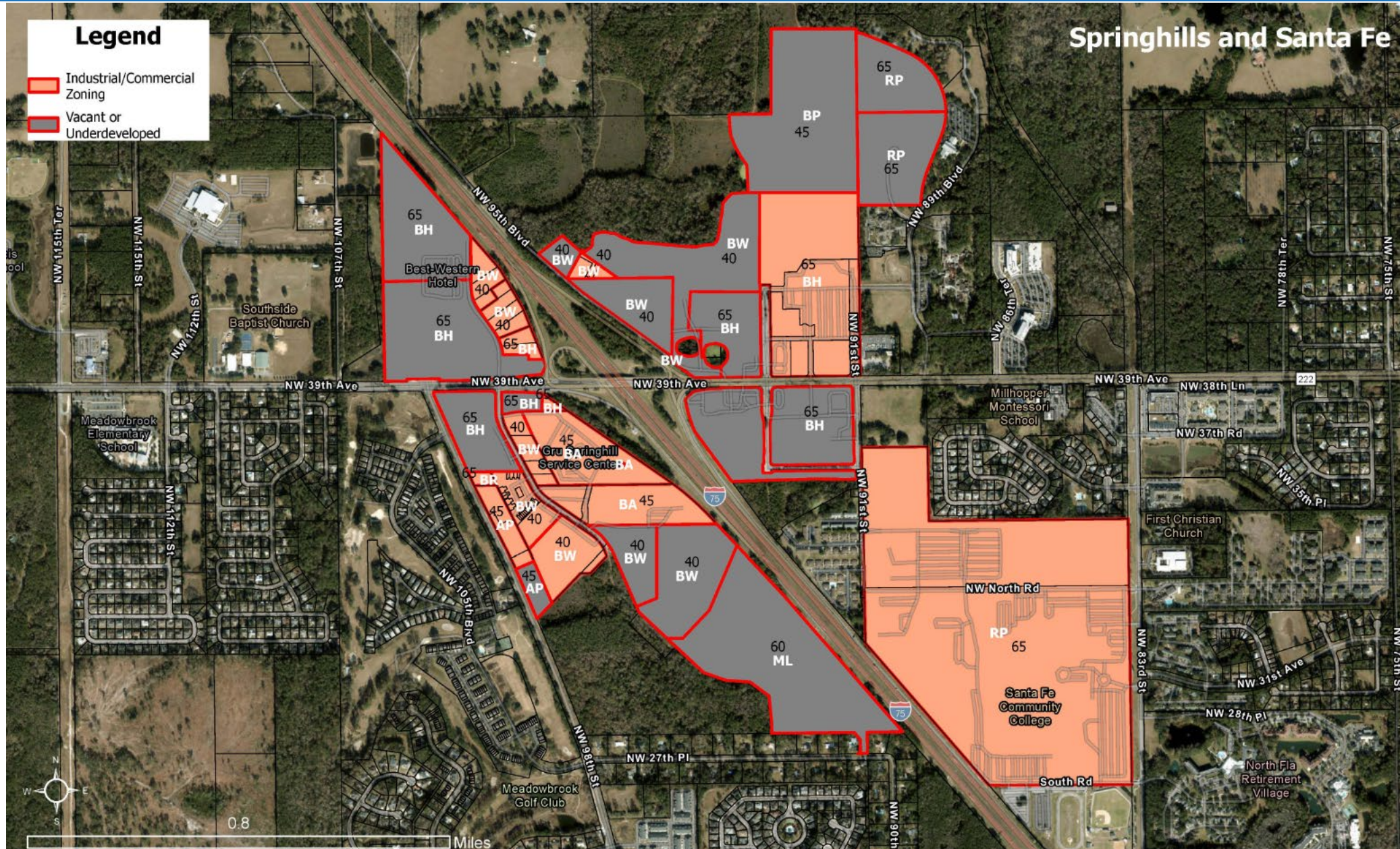
# 4: Jonesville Activity Center



# 5: Oaks Mall Activity Center



# 6: 39<sup>th</sup> Avenue, Sante Fe College by I-95



# Questions?

## Outreach:

General Public

Affordable Housing Advisory Committee (AHAC)

- Presentation on May 15, 2024. AHAC motioned to recommend the 65-foot height limits and consider using a density bonus as an incentive for 80% AMI and excluding industrial land use.

# Staff Recommendation

Approve the request to advertise for amendments to the ULDC requiring two public hearings

