



Agenda Item Summary

File #: 24-00773

Agenda Date: 9/10/2024

Agenda Item Name:

Adoption hearing for amendments to the Unified Land Development Code (ULDC) related to Florida Statutes and staff-initiated updates.

Presenter:

Angeline Jacobs, Planner

Description:

Adoption hearing for amendments to the Unified Land Development Code (ULDC) related to Florida Statute updates for the Live Local Act, Expedited Permits, Electric Vehicle charging and staff-initiated updates for Rural Cluster ADU's and Rural Commercial-Agriculture uses.

Recommended Action:

BoCC convene as the Land Development Regulation Commission and find the amendments consistent with the Alachua County Comprehensive Plan.

Reconvene as the BoCC and approve the ordinance and authorize the Chair's signature.

BoCC delegate authority for the signing of the LURA for all Live Local Act applications to the County Manager.

Prior Board Motions:

August 24, 2021 Board approved CPA-03-21 Rural Commercial-Agriculture Uses Comprehensive Plan Amendment.

January 9, 2024 Board approved Z23-00004 Rural Cluster Accessory Dwelling Unit's Comprehensive Plan Amendment.

July 9, 2024 Board Approved the request to advertise for two required public hearings, #24-00624.

August 13, 2024 Hold the first public hearing and authorize staff to bring back the proposed ordinance for a second public hearing on September 10, 2024.

Fiscal Note:

Costs related to the amendment to be included in Municode are covered in the FY24 budget in account 008.65.6500.554.49.04 (other charges).

Strategic Guide:

Other Mandatory and Discretionary Services

Background:

Florida Statute

Live Local Act Implementation to comply with Florida Statute 125.01055(7) to establish an administrative process for multiple family or mixed-use developments in commercial, industrial and Mixed-use zoning districts if certain requirements are met.

Expedited Permits to comply with Florida Statute 177.073 to create a two-step process to expedite issuance of residential building permits before the final plat is recorded. Deadline for implementation is October 1, 2024.

Electric Vehicle Charging to comply with Florida Statute 366.94 preempting regulation to the State for electric vehicle charging stations. Removal of unenforceable sections of the ULDC.

Staff Initiated

Rural Cluster Accessory Dwelling Unit's (ADU's) to revise the ULDC to reflect the changes approved by the Board allowing ADU's in the Rural Cluster per Comprehensive Plan FLU Policy 6.4.2.1.

Rural Commercial Agriculture Uses to revise the ULDC to reflect the update made to the Comprehensive Plan FLU Policy 3.11.1 providing for use standards and special exceptions in Rural Commercial-Agriculture land use.