



Agenda Item Summary

File #: 24-00835

Agenda Date: 9/24/2024

Agenda Item Name:

Adoption Hearing for a Privately-Initiated ULDC Text Amendment Sec. 404.20.5 Hotel or Motel Adaptive Reuse for Multiple-Family Dwelling.

Presenter:

Angeline Jacobs, Planner

Description:

The proposed text amendment was privately initiated by eda consultants, inc. to modify the limited use standards for adaptive reuse of motel and hotels in Business Highway zoning to allow for redevelopment in activity centers with affordable housing and reduced parking.

Recommended Action:

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

Reconvene as the Board of County Commissioners and adopt Z24-000006 amendments to the text of the Unified Land Development Code.

Prior Board Motions:

January 26, 2021 Board approved ordinance 2021-02 to amend ULDC Sec. 404.20.5 allowing the reuse of hotels and motels in the Business Highway (BH) zoning district for multiple-family dwellings with standards.

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:

All Other Mandatory and Discretionary Services

Background:

Multiple-Family Dwelling Sec. 404.20.5 This update was initiated through a private application to update the limited use standards in the Business Highway (BH) zoning district. Proposed changes include: standards only applicable in Activity Centers, allows redevelopment and/or adaptive reuse of the hotel/motel site, reduces parking required by 50 percent, and providing 40% of the units as affordable to 80% AMI households.