



Unified Land Development Code Revisions: Open Space Development Review Procedures

March 10, 2020

**Alachua County Board of County
Commissioners**

Growth Management
Environmental Protection



Section 402.03 Overdue, taxes, liens and fines

- Revisions to allow property owners within master planned developments to not be unduly penalized from receiving development approvals when other property owners within master planned development have overdue taxes, liens or fines.



Purpose of code changes related to Open Space

- To be consistent with and implement the proposed policies in the Alachua County Comprehensive Plan 2019-2040
- Clearly define the purpose and requirements of Open Space as it applies to new development
 - Proposed changes are not intended to reduce conservation resource protections
 - Remove stormwater from open space and define open space location and as it applies to developments



Revisions from Workshop Comments

- Section 407.52 - Multiphase Developments will require Open Space to be designated with first Final Development Plan or other legal instrument.
- Section 407.52(b) - Nonresidential developments not required to provide Open Space are still required to provide bicycle and pedestrian connections to adjacent Open Spaces, parks, and bicycle and pedestrian facilities.
- Section 407.53 – Additional detail regarding review of adjacent properties in pre-app Open Space identification

Revisions from Workshop Comments

- Section 407.54(b)- 50 foot width changed to minimum average width
- Section 407.55(a) – No more than two Open Spaces on large properties
- Section 407.55(e) – TNDs/TODs providing at least 6 units per acre receive more flexibility with Open Space locations.



Revisions from Workshop Comments

- Section 407.55(e) – Exceptions for projects approved for Preliminary
- Section 402.43(a) – “Minimum open space areas and tree protection defined with the preliminary development plan shall be utilized in the final development plan.”



Approved PDs or Preliminary Developments

- Town of Tioga
- Arbor Greens
- Oakmont
- Tara Estates
- Multerra TND
- Eastgate PD



Staff Recommendation

- **Approve Ordinance 20-XX as proposed.**

