



Public Hearing on Proposed Amendment to Alachua County Charter

Land Use Planning, Section 1.5

Purpose and Requested Board Action

- Proposed ordinance to amend Alachua County Charter Section 1.5 (Land Use Planning)
- Supermajority approval of ordinance needed to place proposed Charter amendment on ballot for voter consideration.
- Proposed Charter amendment is subject to approval by a majority of electors of Alachua County voting in a referendum.
- Supervisor of Elections needs to know total number of issues that will be placed on November 2020 ballot by June 12, 2020.

Previous Board Action – Charter Land Use

March 3, 2020: Develop framework for charter amendment based on the “Rural Area” shown on “Map 2A”, where the County would retain land use authority, whether annexed or not, until the point where the County votes to turn land use authority over to the municipality.

April 14, 2020: Board reviewed proposed Charter amendment ordinance and authorized advertisement of public hearing (May 26th).

May 26, 2020: Revisions to Section 1.5 (D) on removal of areas from the Rural Area; specify that BoCC version would proceed to the ballot only if CRC version does not proceed.

Existing Charter Section 1.5

Land Use Planning

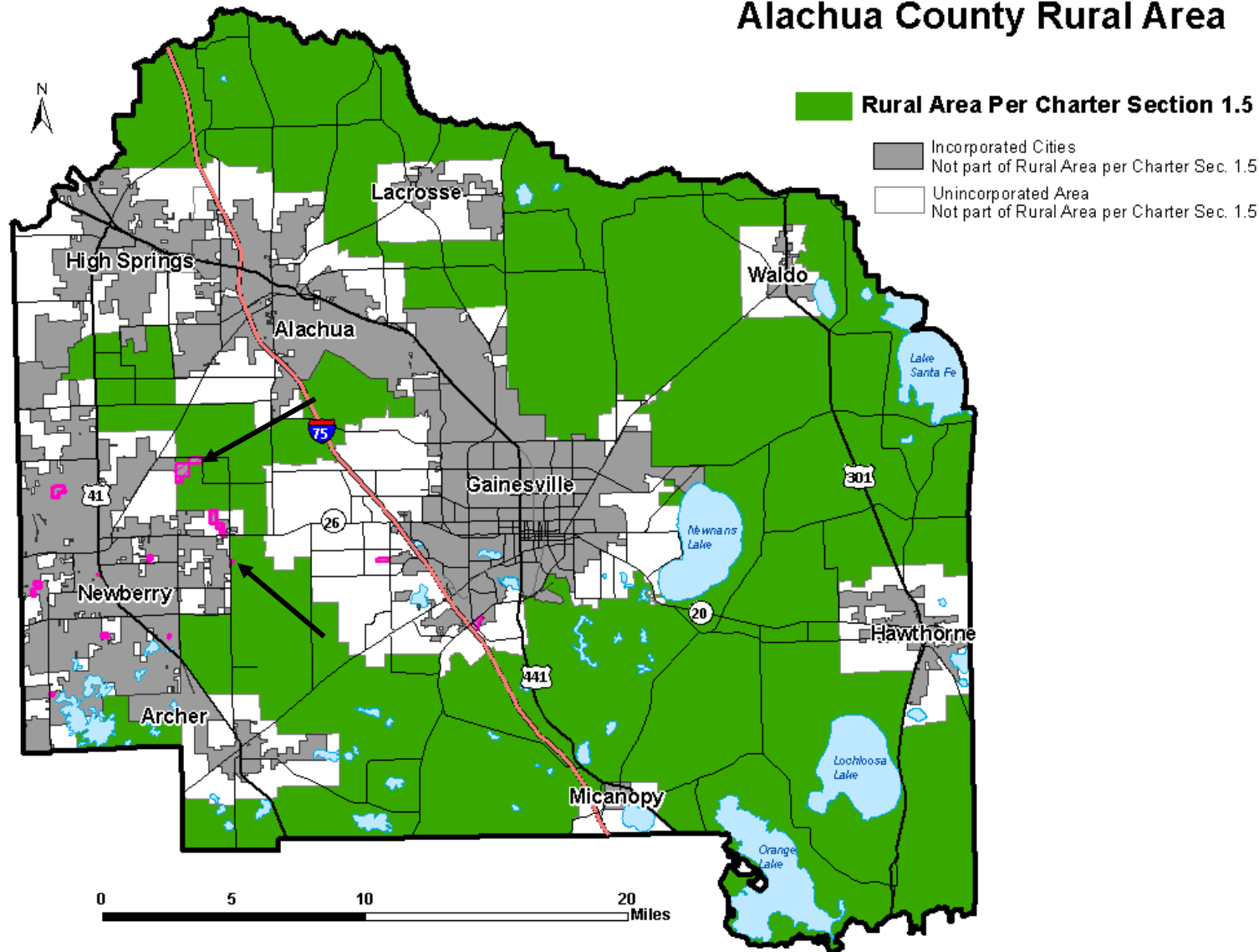
- Municipalities are responsible for land use planning within municipal boundaries.
- County is responsible for land use planning in the unincorporated area.
- Allows for interlocal agreements on joint planning for incorporated or unincorporated areas.

Proposed Charter Amendment:

Section 1.5 – Land Use Planning

- Establishes a “Rural Area” of Alachua County within which the County’s Comprehensive Plan and land development regulations would govern land development regardless of whether those areas are within a municipality.
- BoCC may remove property from Rural Area by ordinance with supermajority approval.
- BoCC may enact implementing ordinances which would prevail over municipal ordinances.

Alachua County Rural Area



Alachua County Growth Management Department
May 13, 2020

Proposed Charter Amendment: Section 1.5 – Land Use Planning

“Rural Area” map for Comprehensive Planning per Charter Section 1.5 (“Map 2A”)



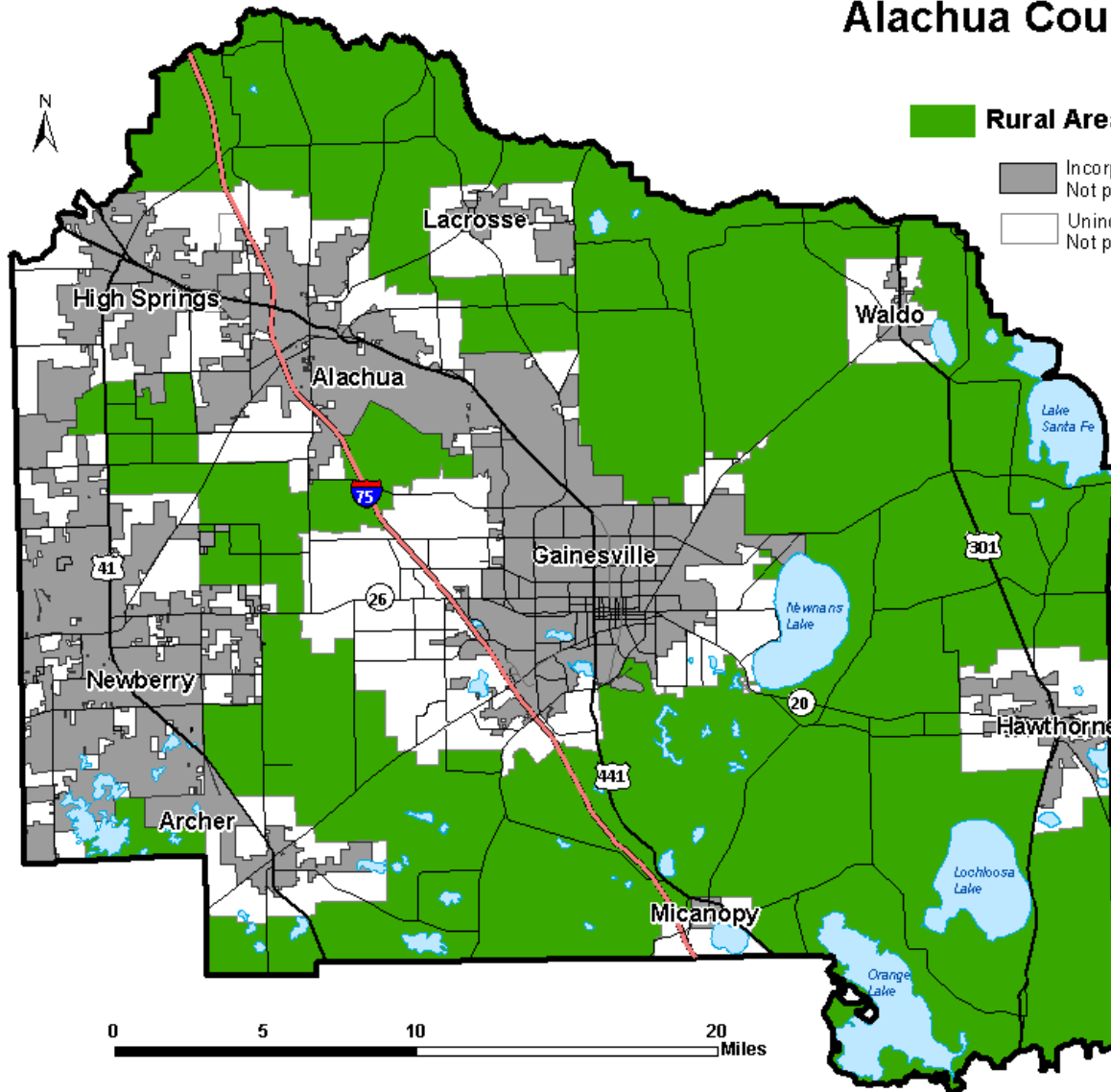
Annexations that have gone
into effect since production
date of map shown at April
14th BoCC meeting.

Alachua County Rural Area

Rural Area Per Charter Section 1.5

■ Incorporated Cities
Not part of Rural Area per Charter Sec. 1.5

□ Unincorporated Area
Not part of Rural Area per Charter Sec. 1.5



Alachua County Growth Management Department
May 13, 2020

Proposed Charter Amendment: Section 1.5 – Land Use Planning

**“Rural Area” map for
Comprehensive Planning
per Charter Section 1.5
 (“Map 2A”) as shown in
attached ordinance**

Proposed Ballot Language

ESTABLISHMENT OF A RURAL AREA FOR COMPREHENSIVE PLANNING IN ALACHUA COUNTY

SHALL THE ALACHUA COUNTY CHARTER BE AMENDED, EFFECTIVE COUNTYWIDE, TO ESTABLISH A RURAL AREA FOR COMPREHENSIVE PLANNING IN ALACHUA COUNTY, WHEREIN THE ALACHUA COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS SHALL APPLY REGARDLESS OF WHETHER THE AREA IS WITHIN A MUNICIPALITY; PROVIDE FOR REDUCTION OF THE RURAL AREA BY ORDINANCE OF THE COUNTY COMMISSION; AUTHORIZE IMPLEMENTING ORDINANCES; AND PROVIDE THAT THE CHARTER AND IMPLEMENTING COUNTY ORDINANCES SHALL PREVAIL OVER CONFLICTING MUNICIPAL ORDINANCES?

Staff Recommendation

1. Adopt the attached ordinance approving the proposed amendment to Section 1.5 of the Alachua County Charter, and authorizing the enclosed language to be placed on the ballot for consideration by the electors of Alachua County in a referendum as part of the general election in November, 2020, unless the Charter Review Commission places a substantially similar item on the ballot.
2. If either the Board places this item, or the Charter Review Commission places a substantially similar item on the ballot, authorize hiring of Nabors, Giblin & Nickerson, PA to challenge SB 410 (2020) at \$300/hour for senior attorneys and \$275.00 for associate attorneys.