



Alachua County Office of Planning and Development Staff Report

Proposed Amendments to Unified Land Development Code

BOARD OF COUNTY COMMISSIONERS

Adoption Hearing: October 8, 2019

SUBJECT: A request to amend ULDC Chapter 402, Article 10 – Development Plan Review, by changing thresholds for preliminary development plan consideration and action by the Board of County Commissioners

APPLICANT/AGENT: Alachua County

Summary of Proposed Amendment

Applicants submit Preliminary Development Plans (PDP) as part of an initial broad review of a site's specific characteristics that will influence the design of a development. For example, the PDP establishes the extent of natural resources on site, approximate access points, utility locations and minimum open space and tree protection required. Sec. 402.44 of the Unified Land Development Code provides development thresholds for consideration and action by the Board of County Commissioners (BoCC) for Preliminary Development Plans. Applications that fall below the thresholds established in Table 402.44.1 of the Unified Land Development Code (ULDC) are heard by the Development Review Committee (DRC), which is comprised of County staff representatives from the Growth Management, Public Works and the Environmental Protection Departments. The DRC has the authority to approve Preliminary Development Plans that fall below the listed thresholds. Table 402.44.1 lists development applications by type and the thresholds whereby these would require Preliminary Development Plan approval from the BoCC rather than the Development Review Committee (DRC)

The proposed amendment would increase the number of preliminary development plan applications requiring BoCC approval. The following table illustrates the number of Preliminary Development Plans (PDP) from 2016-present, broken down by those over/under 25 dwelling units as well as those heard by the Board of County Commissioners.



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Year	2016	2017	2018	2019 (through 05/20/2019 or in review)
# of PDP 25 units and above heard by <u>DRC</u>	5	0	3	3
# of PDP less than 25 units heard by <u>DRC</u>	0	4	2	1
Total # of PDP heard by the <u>BoCC</u>	1	2	3	1

Staff has also proposed removing the exceptions for previously approved planned developments, special exceptions and special use permits. Currently, these types of applications are heard by the Development Review Committee rather than the Board of County Commissioners, even if they surpass the thresholds in Table 402.44.1. If the proposed amendment is approved as recommended by staff this exception would be removed and these Preliminary Development Plans would be heard by the Board of County Commissioners instead of the Development Review Committee.

Proposed Text Amendment

Proposed Text Change

Sec. 402.44. - Thresholds for development review.

Any proposed development, ~~except those that are part of an approved planned development, special exception, or special use permit,~~ that meets or exceeds the thresholds established in Table 402.44.1 below, including expansions of existing development that cumulatively cause the threshold to be met or exceeded, shall require preliminary development plan consideration and action by the Board of County Commissioners. Projects classified as redevelopment under [Chapter 407](#) Article XV may exclude from the threshold calculation any existing square footage. Any preliminary development plans submitted for review concurrently with a zoning application for a planned development, special use permit, or special exception shall require board of county commissioner's consideration and action, regardless of whether they are above the thresholds in Table 402.44.1.



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Table 402.44.1
Development Thresholds

Development Type	Threshold
Residential, Single Family	100 <u>25</u> dwelling units
Residential, Multiple Family	150 <u>25</u> dwelling units
Commercial/Office	50,000 sf of GFA
Institutional/Place of Worship/Civic Organizations/Recreation	25,000 sf of GFA
Industrial	100,000 sf of GFA
Mixed Use: Residential <u>TND/TOD</u>	80 <u>25</u> dwelling units <u>or 50,000 sq. ft. of GFA</u>
Mixed Use: Commercial/Office	40,000 sf of GFA
Mixed Use: Industrial	80,000 sf of GFA
All Development Types	Extension of water-sewer service beyond the Urban Cluster Line
All Development Types	Adverse impact to wetlands
All Development Types	Proposed developed area of parcel contains Strategic Ecosystem

GFA = gross floor area

Analysis of Staff's Proposed Amendment

Staff's proposed language lowers thresholds for preliminary development plans to be heard by the BoCC and eliminates the provision for developments with approved planned developments, special exceptions and special use permits to be exempt from the established thresholds.



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Fiscal Impact Analysis

Impact on the Initial Cost of Housing and on the Long Term Cost of Home Ownership

The proposed amendment may have an increase to the initial cost of housing as the cost differential for a Preliminary Development Plan heard by the BoCC is \$1,100 more than if heard by the DRC. Additionally, costs may be borne by developers in the form of additional time required for approvals. Staff does not expect any impact on the long term cost of home ownership.

Fiscal Impacts to the County and County Taxpayers

There are no costs to the County or to County taxpayers resulting from the amendment. The additional revenues from the increased cost of the applications will cover the additional expenditures for advertising; however, the Growth Management budget may need to be adjusted to cover the additional cost of advertising.

Staff Recommendation

Staff recommends that the Board of County Commissioners:

1. Convene as the Land Development Regulation Commission and find the proposed amendment consistent with the Comprehensive Plan
2. Reconvene as the Board of County Commissioners to adopt the amendment to the text of the Unified Land Development Code (ULDC) as proposed below.

Staff recommends amending the text of Sec. 402.44 as follows:

Sec. 402.44. – Thresholds for development review.

Any proposed development ~~, except those that are part of an approved planned development, special exception, or special use permit,~~ that meets or exceeds the thresholds established in Table 402.44.1 below, including expansions of existing development that cumulatively cause the threshold to be met or exceeded, shall require preliminary development plan consideration and action by the Board of County Commissioners. Projects classified as redevelopment under [Chapter 407](#) Article XV may exclude from the threshold calculation any existing square footage. Any preliminary development plans submitted for review concurrently with a zoning application for a planned development, special use permit, or special exception shall require board of county commissioner's consideration and action, regardless of whether they are above the thresholds in Table 402.44.1.



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