



Public Hearing on Proposed Amendment to Alachua County Charter

County Land Use Planning for “Rural Area”

Purpose and Requested Board Action

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

Previous Board Direction

March 3, 2020: Develop implementation framework for a 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 authorized advertisement of public hearing on proposed Charter amendment ordinance for land use planning for the “Rural Area”.

Existing Charter Section 1.5

Land Use Planning

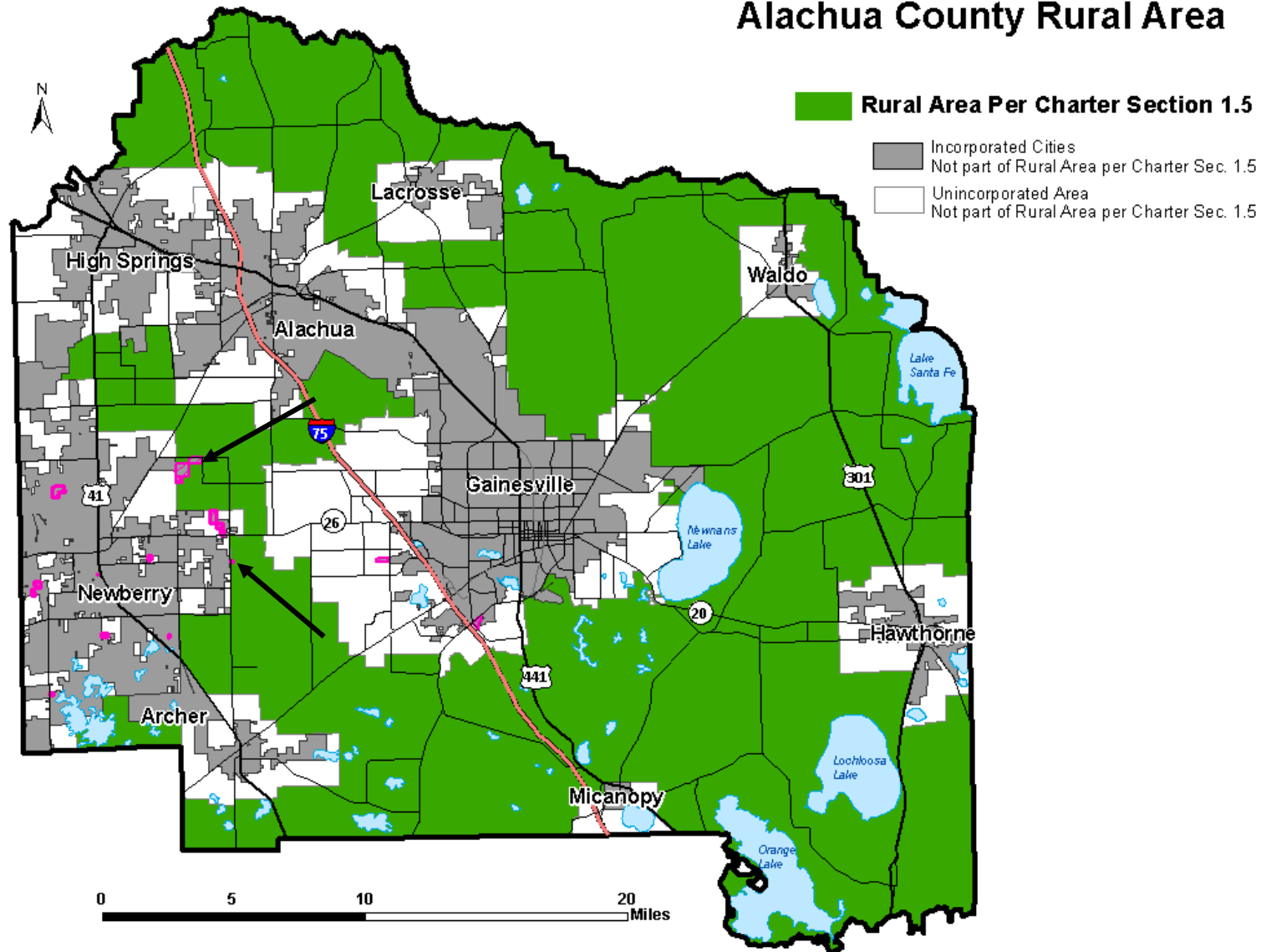
- Municipalities are responsible for land use planning within municipal boundaries.
- County is responsible for land use planning in the unincorporated area.
- Allows for interlocal agreements on joint planning for incorporated or unincorporated areas.

Proposed Charter Amendment:

Section 1.5 – Land Use Planning

- Establishes a “Rural Area” within which the County’s Comprehensive Plan and land development regulations would continue to govern land development regardless of whether those areas are within a municipality.
- BoCC may remove property from Rural Area by approval of a regular ordinance
 - Removal and any associated amendment of applicable comprehensive plan for that area must take into consideration the general purposes of preserving rural and agricultural lands, discouraging urban sprawl, and protecting areas with natural resource value.
- BoCC may enact implementing 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”)



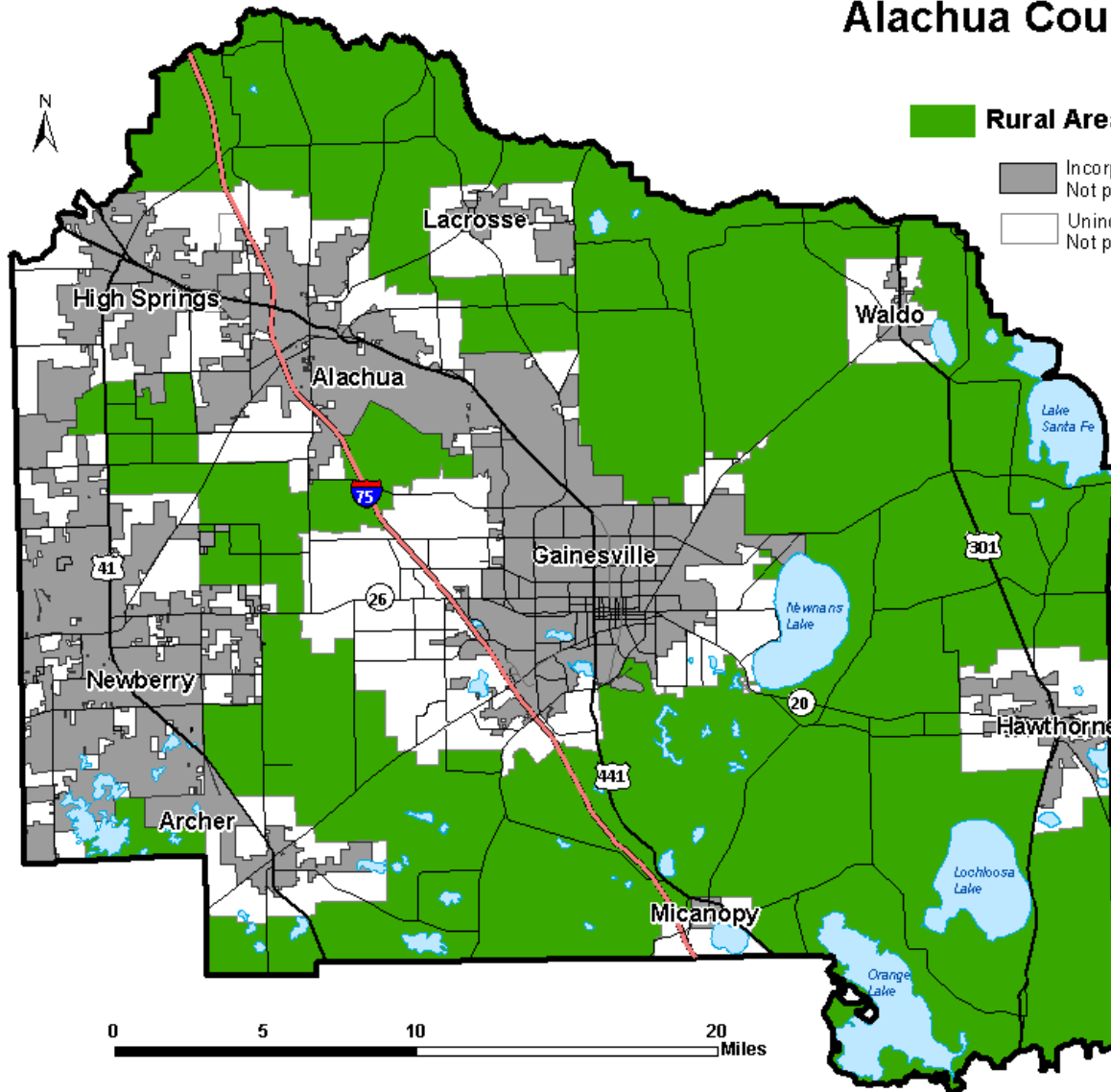
Annexations that have gone
into effect since production
date of map shown at April
14th BoCC meeting.

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

Adopt the attached ordinance approving the proposed amendment language 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.