



Alachua County, FL Special Meeting

Meeting Agenda - Final

Tuesday, September 6, 2022

10:00 AM

BoCC Special Meeting: Growth Management Items Only

The public may attend and participate in this meeting. Public comment will be in person only. Public comment will be taken for each agenda item, and the public will also have an opportunity to speak about items not on the agenda at the end of the meeting. Members of the public who wish to speak are asked to limit their comments to three minutes.

Masks for vulnerable citizens are strongly recommended

The public may view the meeting on Cox Channel 12 and the County's Video on Demand website: http://alachua.granicus.com/ViewPublisher.php?view_id=8

Citizens attending Alachua County public meetings downtown can enjoy free parking in the S.W. Parking Garage (105 SW 3rd St, Gainesville). To obtain parking validation, download the "Passport" app on your smartphone and pay for your session. Then visit the Alachua County Manager's Office, located on the 2nd floor of the County Administration Building, on noticed public meeting days to receive a validation code.

All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

If you have a disability and need an accommodation to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service).

Approval of Agenda

Items for Discussion

1. [22-0755](#) Presentation on Alachua County Tree Protection Code & Buffer Requirements
[DevReview Presentation of Tree ULDC and Buffers.pdf](#)
2. [22-0749](#) Cottage Neighborhoods
[Presentation](#)
[ULDC COTTAGE NEIGHBORHOODS.pdf](#)
[Comp Plan Cottage Neighborhoods.pdf](#)

Closing Comments

Public Comment

Commission Comment

Adjourn



Agenda Item Summary

Agenda Date: 9/6/2022

Agenda Item No.: 1.

Agenda Item Name:

Presentation on Alachua County Tree Protection Code & Buffer Requirements

Presenter:

Christine Berish

Description:

Presentation on the tree protection standards in the Unified Land Development Code, Top 3 examples of tree mitigation, Comp Plan and ULDC requirements on Buffers, and clearing of development sites during construction.

Recommended Action:

Hear Staff's Presentation

Prior Board Motions:

April 20, 2022: Staff is to bring back to the Board a discussion about the Board's current policy related to both tree mitigation and protection and how the Growth Management Department interprets these policies in conjunction with the Board's Open Space requirements. As part of the discussion staff should report the top 3 tree mitigation incidences over the last three years with a discussion about how the developer and staff determined/calculated the tree mitigation and open space requirements. May 24, 2022: Staff bring back a presentation on buffers in the ULDC and Comprehensive Plan. The Board would like to know about the way in which we develop. Are there incentives for not clearing everything at once? Can it be phased or not clear lots?

Fiscal Consideration:

NA

Strategic Guide:

Environment

Background:

At the April 20, 2022 Budget Meeting, the Board requested Staff provide the current Board with an overview of the Tree Protection in the Land Development Code that was adopted in November of 2020. The motion included a request as to how Staff identifies areas to protect, and information regarding how the ULDC is working to retain or mitigate for trees.

On May 24, 2022 the Board also requested a presentation regarding landscape buffer requirements between existing and new development. The request also included a need to understand more about the way in which development occurs. Construction appears to be clearing everything at one time

and what are the incentives to phase the clearing or leave lots with existing vegetation.



Tree Protection ULDC & Buffers

**Process, Mitigation, Top 3
Examples, and Clearing**

Christine Berish
Development Review Manager



Discussion Topics

- Tree Code Update 2020 – What's different?
- Process to site tree preservation & open space
- 3 Top Examples of mitigation
- Buffers in the Comp Plan & ULDC
- Construction and clearing – Incentives to phase?



BoCC Motion 4/19/2022

- Staff is to bring back to the Board a discussion about the Board's current policy related to both tree mitigation and protection and how the Growth Management Department interprets these policies in conjunction with the Board's Open Space requirements. As part of the discussion staff should report the top 3 tree mitigation incidences over the last three years with a discussion about how the developer and staff determined/calculated the tree mitigation and open space requirements.

Tree Protection Code Update 2020

- Corrected ambiguities with previous code
- Differentiated regulations between development sites and single family lots
- Clarified dripline protection
- Updated and increased mitigation to incentivize retention of larger trees
- Added allowance for 10% canopy retention based on density of residential development



Trees over 60" dbh per Sec. 406.12:

A tree removal permit authorizing the removal of high quality specimen trees sixty (60) inches dbh or greater may only be issued upon demonstration by the applicant that the development activity cannot occur in any other location on the site, or that removal is unavoidable due to site conditions and design considerations that minimize impacts to other regulated resources.



Every project begins with the trees

- Submit a tree survey and request Pre-design Onsite Inspection
- County Forester rates the trees & identifies highest quality to retain (20-10-5%)
- Best trees are not always clustered together
- Not always coincident with required 10% Open Space
 - One piece contiguous land, at periphery per Sec. 407.54(b)



Every project begins with the trees

- If conservation resources are present, then the canopy preservation area will be the same area
- If any trees over 60" dbh trees are present, then need to be retained in addition to conservation and tree preservation areas
- Staff evaluates PDP just as carefully as engineered FDP to ensure dripline & root plate protections are provided for at Preliminary



Tree Protection ULDC and Buffers

Tara Vista



Pre-app 8/04/2021 Concept Plan



Preliminary Approved 5/10/2022

Top 3 Examples – Veve TND Comparison

- PDP approved in 2015
- FDP approved 2021
- 19.68 acres removed (94.6%)

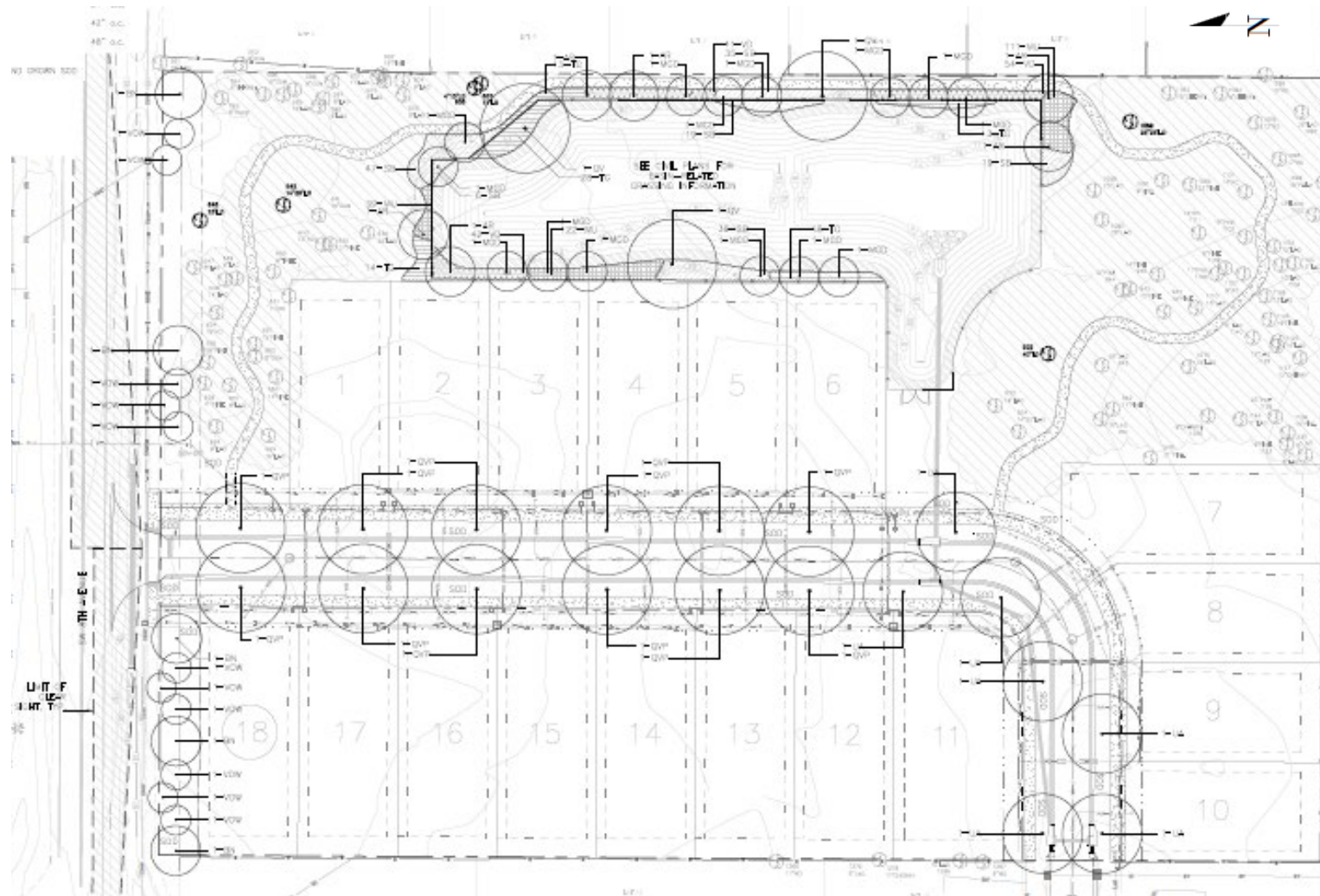
Previous Code Mitigation:
577 trees, 1,153 inches

Current Code Mitigation:
768 trees, 1,536 inches



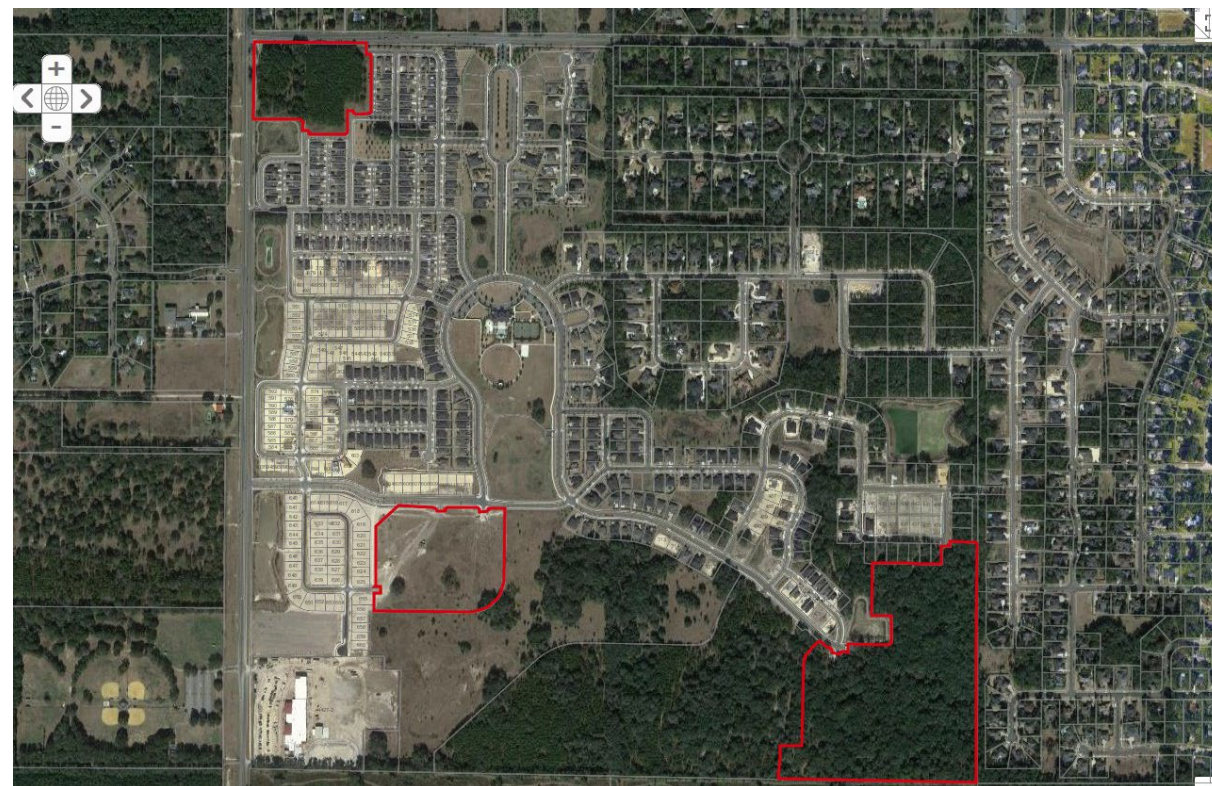
Top 3 Examples – Oakhaven Walk

- 4.23 acres (79.81%) acres of canopy removed
- 331 trees removed = 861.5" required for mitigation
- 58 trees = 116" planted on site
- 745.5" = \$96,915 fee in lieu



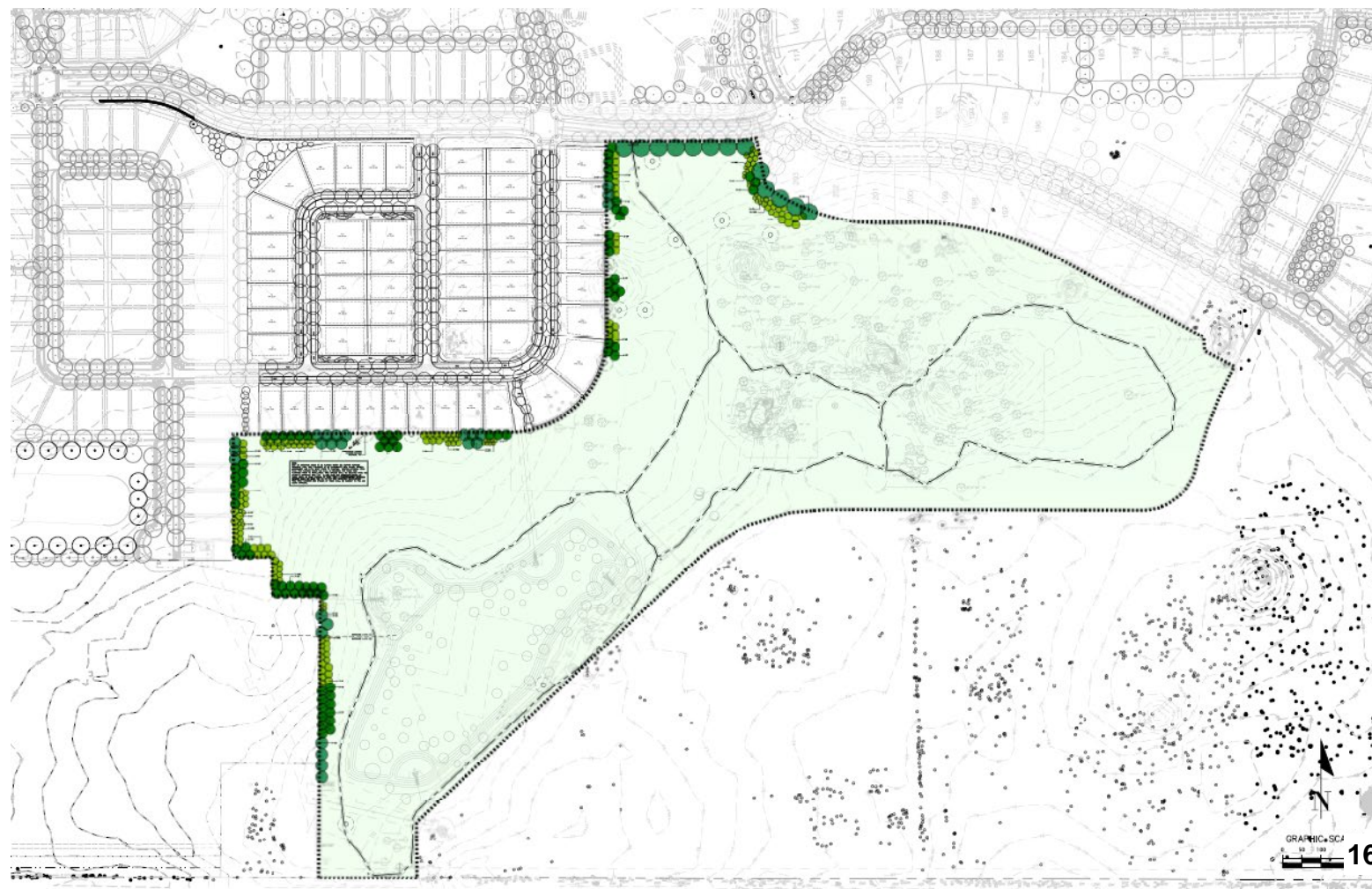
Top 3 Examples – Oakmont Phase 5

- 1,551 trees removed = 8,238" required for mitigation
- 1,140 trees = 2,285" planted in common areas and lots
- 926 trees = 1,852.5" surplus from previous phases 1-4



Top 3 Examples – Oakmont Phase 5

- 274 trees = 500" planted in Gopher Tortoise habitat restoration of CMA
- $3,600.25" \times \$130.00 = \$468,032.50$ fee in lieu paid



Commissioner's Request 5/24/2022

- Staff is to bring back to the Board a presentation on buffers in the ULDC and Comp Plan as well as information regarding the way in which we develop such as phased clearing or “moonscaping” of development. Are there incentives for not clearing all at once?

Comprehensive Plan

Policy 7.1.8 Buffers shall be required between two adjacent uses as generally described in the Buffer Group Matrix table.

As part of the update of the land development regulations to implement the Comprehensive Plan, buffer requirements shall be further specified, including buffer height and width, amount and type of plant material, and use of walls, fences, and berms. Use of effective transitional design practices shall be recognized in the land development regulations as an alternative to or in combination with buffers, to integrate development along the edges of different land use categories and within mixed use developments.



Buffer Table ULDC

Table 407.43.1 Project Boundary Buffer Standards							
Zoning or Existing Use of Subject Property	Zoning or Existing Use of Adjacent Property						
	A, A-RB	Single Family Residential	Multifamily Residential; Churches (any district)	AP, BP, HM, RP (non-residential)	BR, BR-1, BH, BA, BA-1, BW	ML	MS MP
A, A-RB	None	AG	AG	None	None	None	None
Single Family Residential	AG	None	L	M	H	H	H
Multifamily Residential; Churches (any district)	AG	M	None	L	M	H	H
AP, BP, HM, RP (non-residential)	None	H	M	None	None	L	M
BR, BR-1, BH, BA, BA-1, BW	None	H	M	None	None	L	M
ML	None	H	H	L	L	None	L
MS and MP	M	H	H	M	M	L	None
KEY TO BUFFER TYPES: See Below in Table 407.43.2							

What is the value and purpose of a buffer?

The effect of a landscape buffer is mainly physical: it provides space, obstructs undesirable views, and in other ways reduces the impact of one thing upon another by providing acoustic and visual screening.

American Planning Association, Information Report No. 133, April 1960.



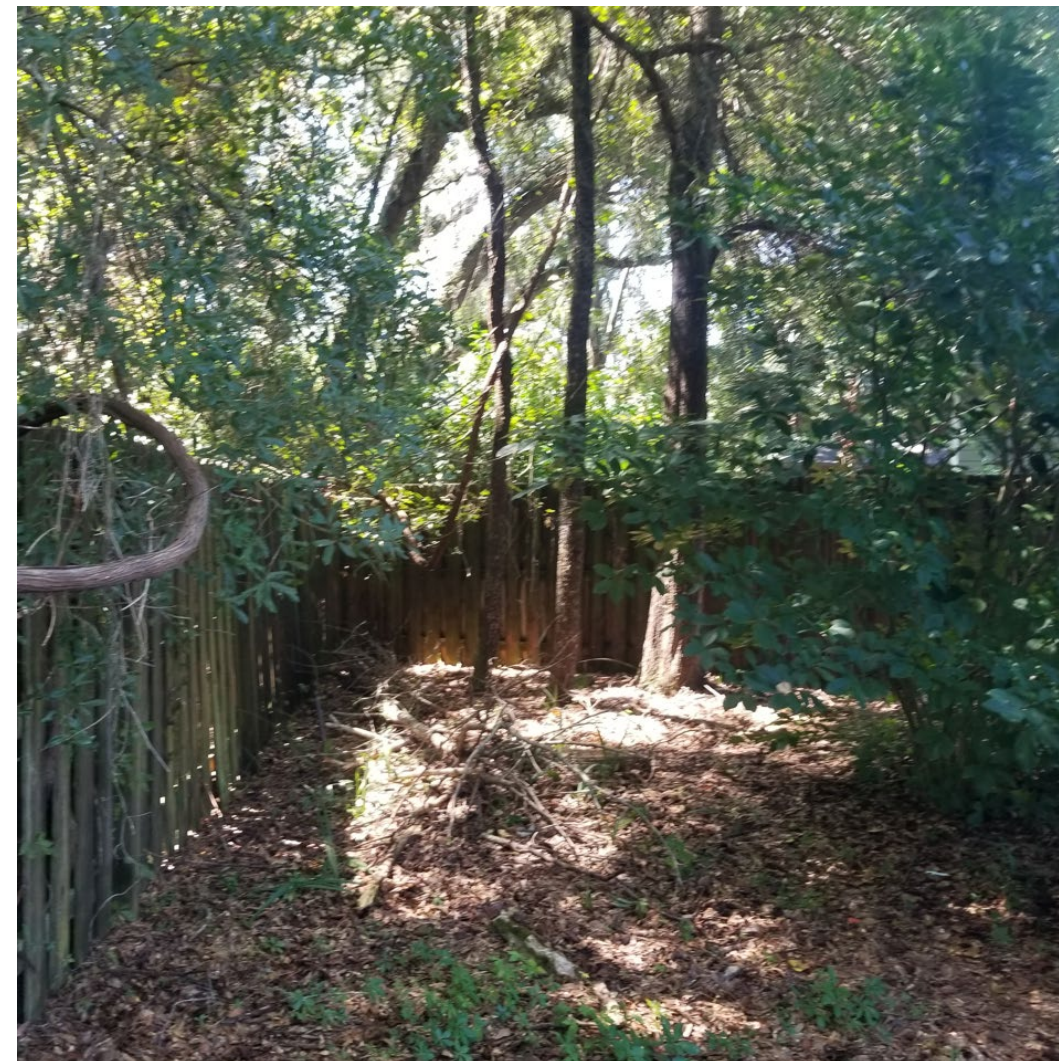
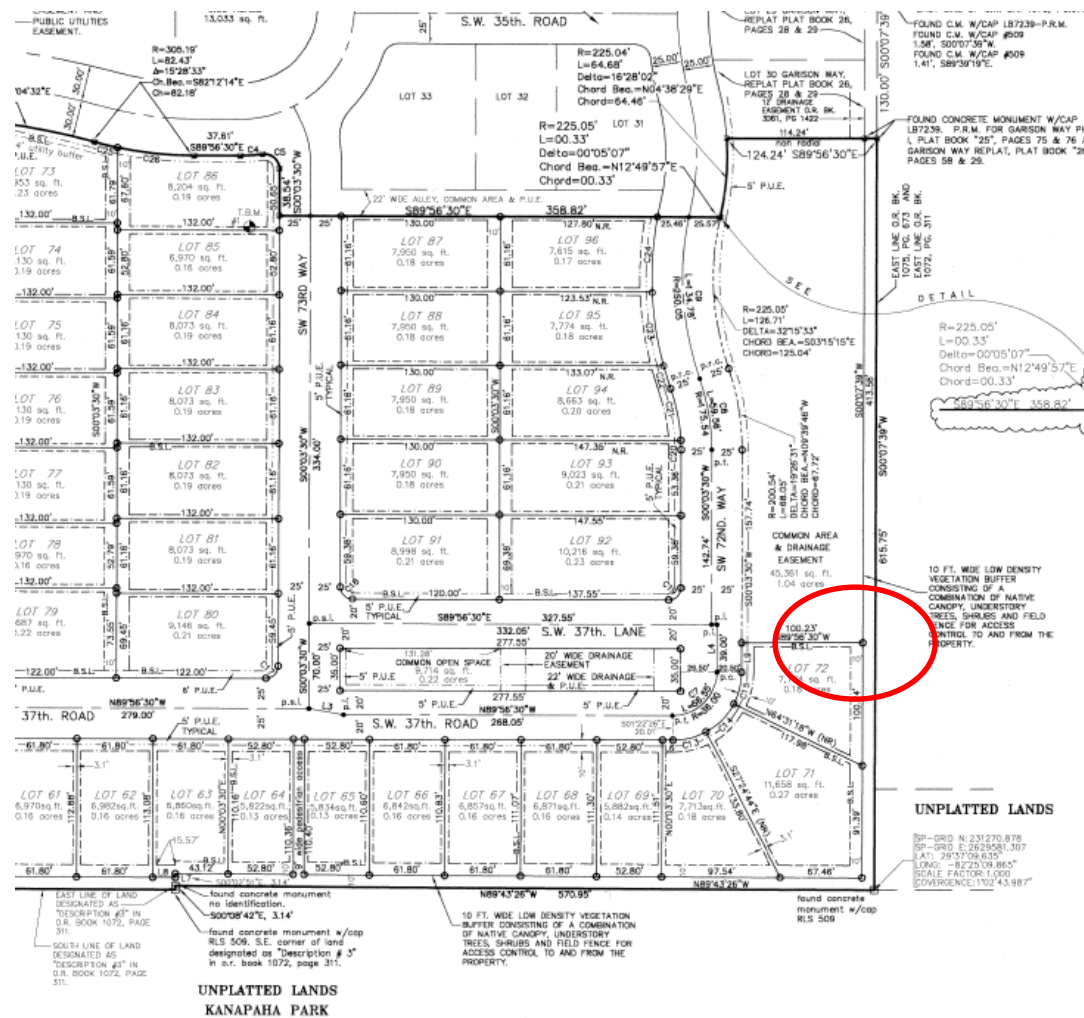
Historical Changes to Buffers in ULDC

- **2000 Comp Plan & ULDC Update (effective in 2005)**
removed requirement of buffers between similar types of residential development, and prohibited buffers on lots
- **ULDC amended in 2016 to remove the criteria to provide buffer based on size of “abutting lots” (i.e 50’wide medium density required if abutting lots are larger than proposed)**

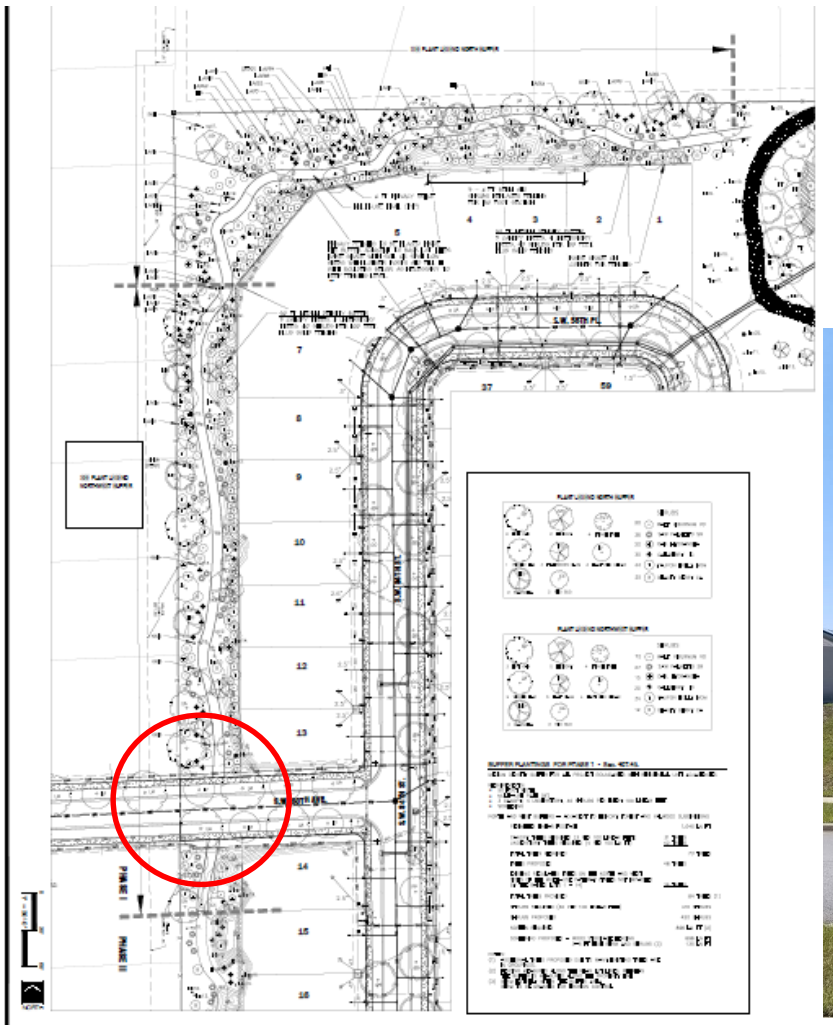


Tree Protection ULDC and Buffers

Garison Way 10' Wide Low Density



Chesnut Village 50' Medium Density



South side



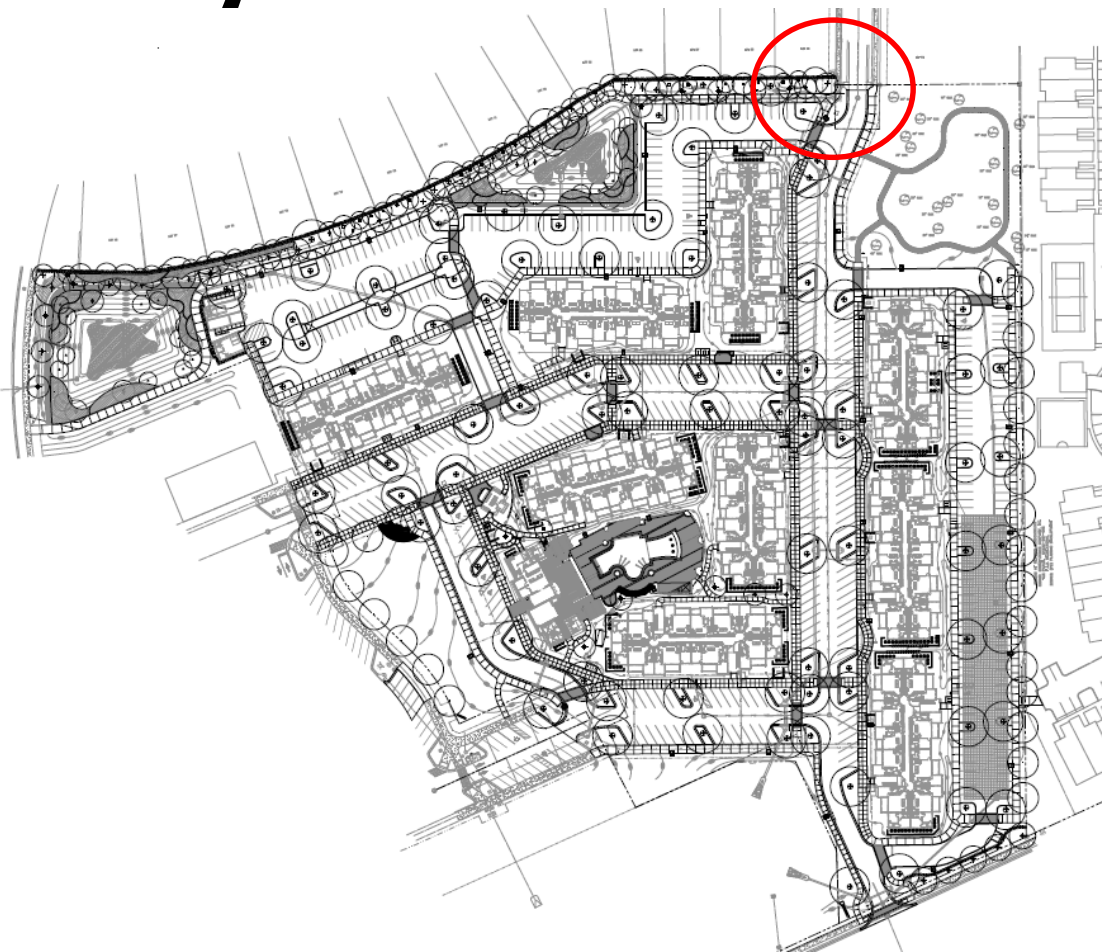
North side



Fairway Pointe 15' Low Density



The Gathering at Arbor Greens 25' Medium Density



Buffer Issues

- **Should they be related to site design rather than adjacent land uses?**
- **What about around the limits of impact instead of a property boundary?**
- **Should they be usable or left natural?**



Conservation & Open Space Element

Policy 4.2.2 Land clearing. All development shall occur such that land clearing is phased with construction activity and includes measures to:

- » Minimize soil erosion.
- » Minimize removal of native and non-invasive trees and vegetation.
- » Strictly limit the removal and damage of champion and designated specimen trees in accordance with policy 5.4.3.
- » Stabilize and revegetate the site with native vegetation after clearing.

Specific criteria for achieving these standards shall be provided in the land development regulations.



Current Process of Construction

1. **Tree mitigation fee in lieu payment is due up front**
2. **Forester inspects tree barricades**
3. **Construction permit issuance authorizes the clearing of trees**



Can clearing be phased?

- No minimum lot size in Cluster
- Tree mitigation required to be paid up front, not per lot
- Many local builders have retired, “Production Builders” don’t customize per lot
- What about just infrastructure, not lots?



Garison Way Phase II – 2005
Varied Lots = 6,000-11,000sf

Infrastructure only v. Lots

- Grading of lots needed for drainage & utilities
- Fill for lots is added to site before asphalt in order to avoid damage to roads
- Increased cost to clear lot by lot via “surgical strike down” instead of site contractor with equipment
- Increased risks to damage of adjacent property during construction
- Alternatives such as lot by lot clearing would require more Staff to implement



Arbor Greens Ph 2, Unit 3 – 2020
Lot Sizes = 5,000sf



Questions?





Agenda Item Summary

Agenda Date: 9/6/2022

Agenda Item No.: 2.

Agenda Item Name:

Cottage Neighborhoods

Presenter:

Jeffrey Hays, AICP

Description:

A presentation of the County's Cottage Neighborhood Ordinance

Recommended Action:

Hear the presentation

Prior Board Motions:

NA

Fiscal Consideration:

NA

Strategic Guide:

Housing

Background:

The Board of County Commissioners adopted a Cottage Neighborhood Ordinance in 2018. Cottage Neighborhoods offer opportunities for creative, diverse and high quality infill development within the Urban Cluster and promote a variety of housing types and sizes available within the community to meet the needs of a population diverse in age, income, and household composition. These neighborhoods provide for more efficient use of land through density bonuses consistent with Housing Element Policy 1.2.2, which provides incentives for development of affordable housing. Since adoption of the Cottage Neighborhood Ordinance, the County has approved two Cottage Neighborhood Developments, of which one has been constructed. Staff will review the ordinance and go over the design of the approved projects.



Cottage Neighborhoods

Presentation and Status Update



Comprehensive Plan

- Adopted 2018 (Comprehensive Plan and Unified Land Development Code)
- OBJECTIVE 1.8 COTTAGE NEIGHBORHOODS
- Cottage Neighborhoods offer opportunities for creative, diverse and high quality infill development within the Urban Cluster and promote a variety of housing types and sizes available within the community to meet the needs of a population diverse in age, income, and household composition.
- These neighborhoods provide for more efficient use of land through density bonuses consistent with Housing Element Policy 1.2.2, which provides incentives for development of affordable housing.
- Cottage Neighborhoods encourage the creation of more usable open space for residents of the development and maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.

Unified Land Development Code

- Allowed in Urban Residential Land Use Designations
- Minimum 1 acre parcel size
- 4 – 15 units around any one common green (one development can have multiple common greens)
- Allows for 2,500 sq ft common building
- Allows twice density of underlying zoning district
- Requires Public Road Access
- Requires Emergency Vehicle Access within 150' of every unit

Unified Land Development Code

- Setbacks consistent with zoning district
- 15' low density buffer adjacent to platted subdivisions or lots greater than 6,000 sq ft.
- Common Greens at least 400 sq ft per unit
- Front Porches on all units
- Units can be platted or developed as a condominium and can be single unit or attached up to 3 units in one structure.
- 1.5 parking spaces per unit (Parking can be decoupled from units)

Unified Land Development Code

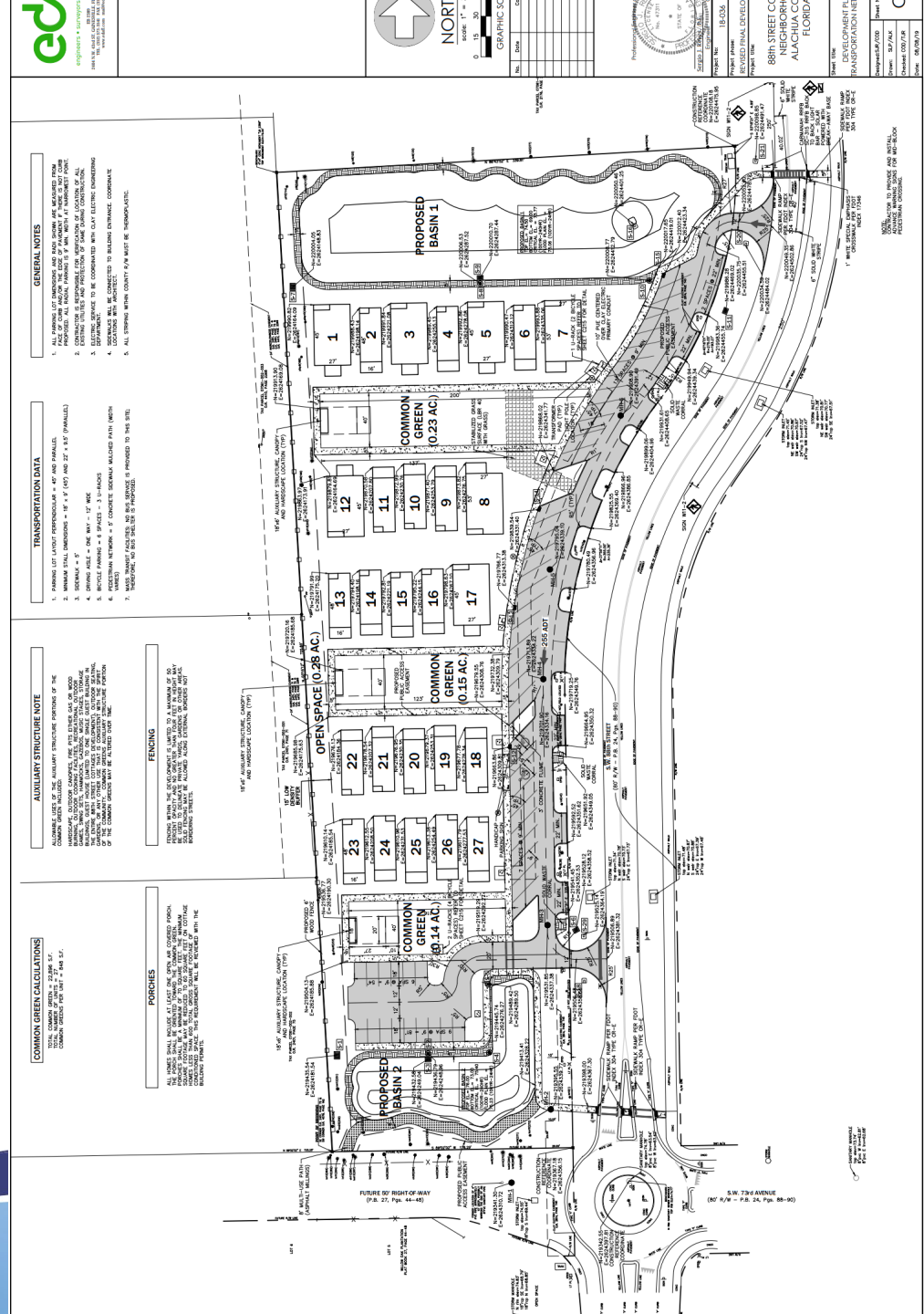
- Original Staff recommendation for Cottage Neighborhood included individual unit sizes up to 1,200 sq ft, multiple units limited to building size of 2,500 sq ft.
- Two Cottage Neighborhoods approved to date
- “Cottages” as a rental unit type is a popular product. Being provided in two TND projects (Park Ave, Veve) and several others proposed.

SW 88th Street Cottages

- 3.83 Acres R-1A Zoning
- 27 dwelling units
- 7 units / acre
- One Story - 1,167 sq ft 2 br/2 bath - Rents for \$1,825/Mo
- Two Story – 1,252 sq ft 2 br/2.5 bath – Rents for \$1,900/Mo

SW 88th Street Cottages





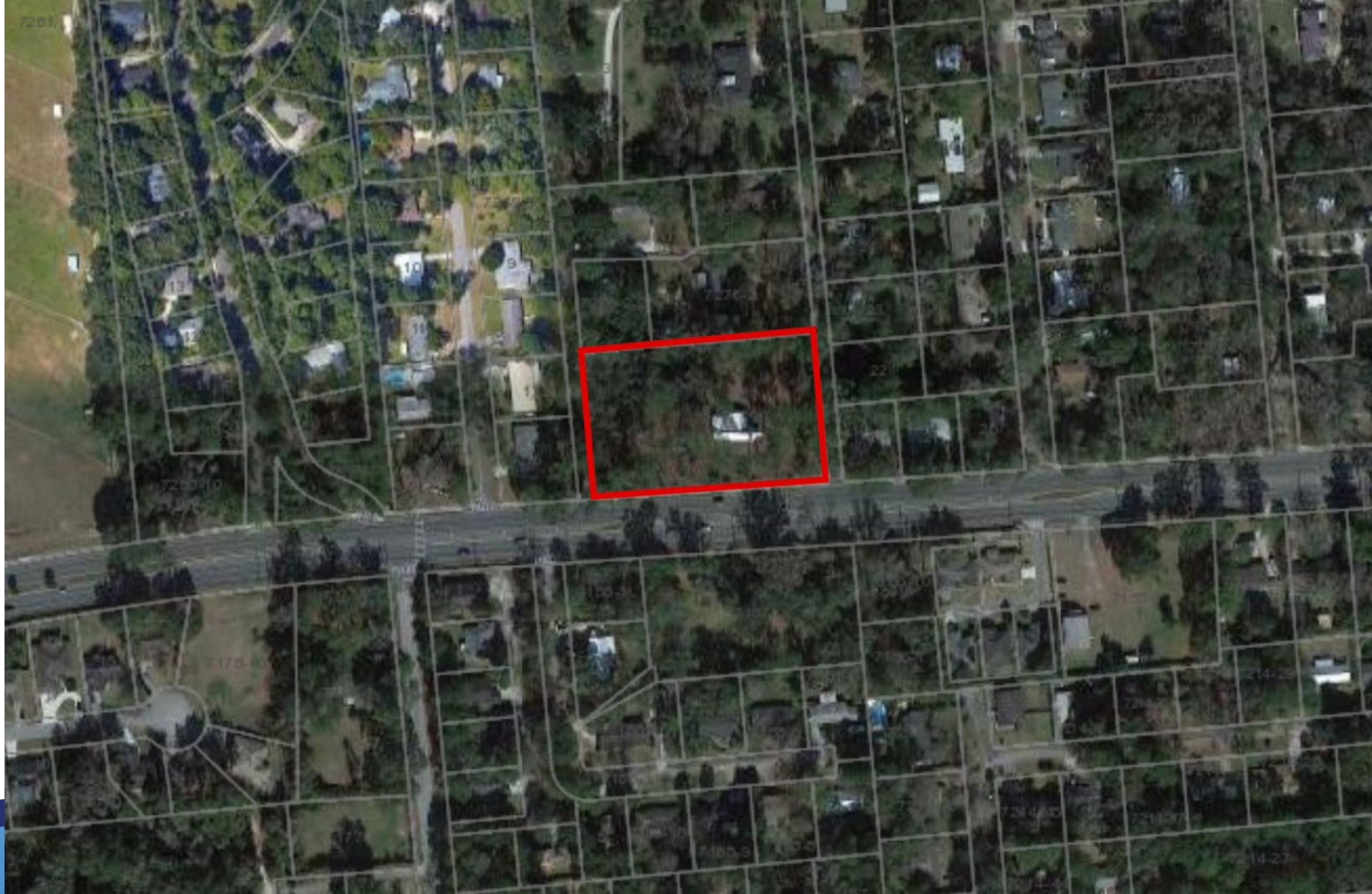
88th Street Cottages



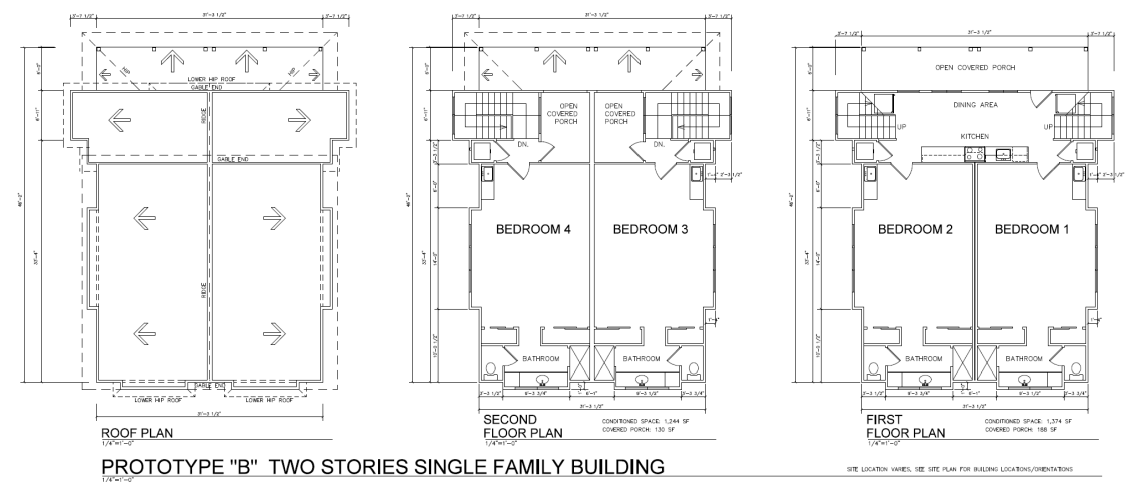
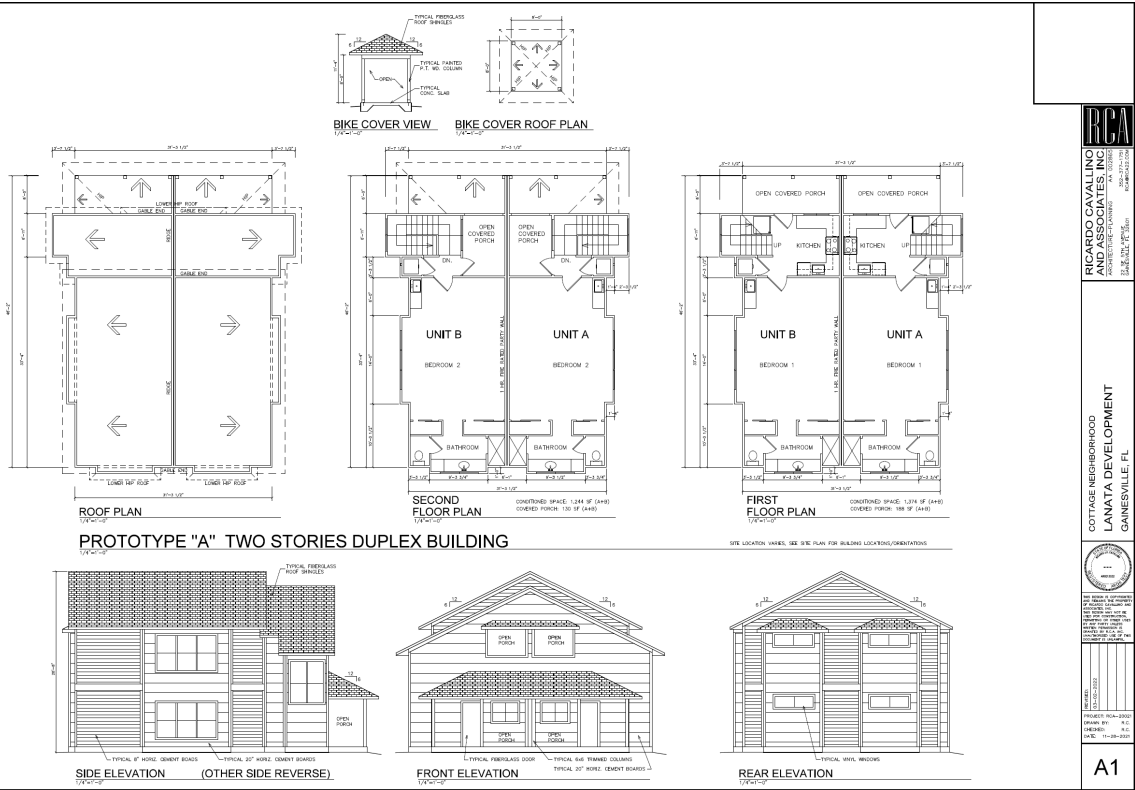
Lanata Cottage Neighborhood

- 2.07 Acres R-1A Zoning
- 12 dwelling units
- 6 units / acre (Density limited by Idlewild / Serenola Policies)
- Four 2 story duplex bldgs (2 br / 2 bath 1,309 sq ft)
- Four 2 story single unit bldgs (4 br / 4 bath 2,618 sq ft)

Lanata Cottage Neighborhood



Lanata Building Plans



Discussion Points

- 1) All Cottage Neighborhoods require a development plan (open space, tree preservation, stormwater treatment, parking, etc.)
- 2) Cottage Neighborhoods don't easily translate to existing platted neighborhoods both from a market standpoint and regulatory standpoint. (Deed restrictions, minimum 1 acre parcel requirement)
- 3) Most likely on greenfield or extremely underdeveloped properties in Urban Cluster.
- 4) Requirements include buffers from existing single family lots.



Questions?

ARTICLE XVI. COTTAGE NEIGHBORHOODS

Sec. 407.152. Purpose.

Cottage neighborhoods are intended to:

- (a) Provide opportunities for creative, diverse and high quality infill development within the Urban Cluster.
- (b) Promote a variety of housing types and sizes available within the community to meet the needs of a population diverse in age, income, and household composition.
- (c) Provide for more efficient use of land.
- (d) Encourage the creation of more usable Open Space for residents of the development.
- (e) Maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.

(Ord. No. 2018-10 , § 2(Exh. A), 3-13-18; Ord. No. 2020-09 , § 2(Exh. A), 3-10-20; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.153. Applicability.

Cottage neighborhoods are allowed as a limited use within urban residential land use designations subject to the following standards.

(Ord. No. 2018-10 , § 2(Exh. A), 3-13-18; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.154. General requirements.

- (a) *Cottage homes.* A cottage home is a principal residential dwelling constructed within a neighborhood built consistent with the standards in this Article. The homes may be located on individually platted lots or on a common ownership lot that is not platted and may be located within single unit, duplex or triplex buildings.
- (b) *Size of neighborhood.* Cottage neighborhoods shall be on lots a minimum of one (1) acre in size. A minimum of four (4) homes and a maximum of fifteen (15) homes are allowed around any common green in a cottage neighborhood. Cottage neighborhoods may also be incorporated within larger subdivisions of land developed consistent with Article VIII of this Chapter.
- (c) *Common buildings.* One (1) community building per neighborhood is allowed. Community buildings may contain, but are not limited to, a club house, a common dining area, kitchen, bathroom, laundry facilities, one (1) sleeping quarters for guests and/or storage. The maximum size of a community building is two thousand five hundred (2,500) square feet.
- (d) *Density.* Per Policy 1.8.3 of the Future Land Use Element, cottage neighborhoods may develop at two (2) times the maximum units per acre of the zoning district designation.
- (e) *Access.* Cottage neighborhoods must have direct access to a paved, publicly maintained street. Private roads, drives or alleys within the neighborhood that are connected to a public street and access either the

individual homes or common parking lots are allowed consistent with Subsection 407.141(b) multi-family requirements. All private road, drives or alleys shall have a clear width of twenty (20) feet.

- (f) *Emergency access.* For neighborhoods with common parking areas, stabilized access shall be provided such that the farthest distance from a structure to the stabilized surface is one hundred fifty (150) feet. The stabilized access shall be a minimum of ten (10) feet wide and have a clear width of twenty (20) feet.
- (g) *Setbacks.* All zoning district setbacks shall be applicable from the property boundaries and not from internal individual platted lots. Required buffers may be located within the setback.
- (h) *Project boundary buffers.* A 15-foot wide low density buffer, consistent with Section 407.43, shall be required along property lines adjacent to existing platted subdivisions or lots in excess of six thousand (6,000) square feet with an existing single-family residence.
- (i) *Landscaping.* Landscaping shall be consistent with Section 407.43.1, Required tree plantings and landscaping of this Chapter.
- (j) *Open Space.* Open Space shall be provided per Article V, Open Space, of this Chapter.
- (k) *Stormwater.* Stormwater management provision shall be consistent with Article IX, Stormwater Management of this Chapter.
- (l) *Maintenance of Open Space, common areas and utilities.* The applicant shall ensure that joint use and maintenance of public Open Space, community facilities, private roads and drives, and all other commonly owned and operated property is guaranteed through a maintenance plan, covenants, deeds and/or homeowners' association by-laws.

(Ord. No. 2018-10 , § 2(Exh. A), 3-13-18; Ord. No. 2020-09 , § 2(Exh. A), 3-10-20; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

Sec. 407.155. Design.

- (a) *Common green.* Each cottage neighborhood shall have a common green. The common green may be counted toward the Open Space required consistent with Section 407.52. The common green shall be designed to meet the following:
 - (1) The common green shall include at least four hundred (400) square feet per unit.
 - (2) The common green shall be centrally located within the development.
 - (3) The common green may include stormwater management facilities incorporating low impact design as long as a minimum of four hundred (400) square feet per dwelling unit is usable by the residents for active or passive recreation.
 - (4) Amenities such as community gardens, benches, and pavilions are allowed in the common green.
- (b) *Porches.* All homes shall include at least one (1) open air covered porch. The porch shall be oriented toward the common green. Porches shall be a minimum of seventy (70) square feet. The minimum square footage may be reduced to sixty (60) square feet on cottage homes less than six hundred (600) total gross square of conditioned space.
- (c) *Parking.* Parking may be provided in a common lot or a common garage. Parking may alternately be co-located with the cottages when accessed by drive aisles. All parking must meet the following standards:
 - (1) A minimum of one and one-half (1.5) spaces per unit shall be provided.
 - (2) All common parking areas and associated drive aisles adjacent to neighboring residential property must be screened in addition to the required low density buffer.

(d) *Pedestrian access.* A system of interior walkways shall be provided to connect all homes with each other, the parking areas, the Open Space and any sidewalks along the public street(s) bordering the Cottage Neighborhood. Interior walkways shall meet applicable ADA accessibility requirements.

(e) *Fencing.* Fencing within the development is limited to a maximum of fifty (50) percent opacity and no greater than four (4) feet in height may be used to delineate private yards, gardens or other areas. Solid fencing may be allowed along external borders not bordering streets.

(Ord. No. 2018-10 , § 2(Exh. A), 3-13-18; Ord. No. 2020-09 , § 2(Exh. A), 3-10-20; Ord. No. 2020-25 , § 2(Exh. A), 11-10-20)

the development, provide connectivity, and functionally and physically integrate the various uses within and beyond the neighborhood to reduce the distances of travel between uses and promote the internal capture of trips, reduce impact on external roadways, and promote transit use. Transportation network design shall be consistent with policies 1.6.7 through 1.6.7.13 of this element.

Policy 1.7.8 Parking: To promote a walkable urban scale environment, off-street parking shall be significantly limited and designed in such a manner as to minimize visibility from the street. Parking design shall be consistent with Policy 1.6.8 of this element and the following:

Policy 1.7.8.1 For projects with more than 2,000 cumulative peak hour trips, 50% of all required parking shall be provided via parking structures and on-street parking.

Policy 1.7.8.2 Non-residential uses shall be provided on the exterior of the 1st floor of any parking structure fronting a street, except for parking structures surrounded by liner buildings. Criteria shall be established for the exterior portions of parking structures not surrounded by liner buildings.

Policy 1.7.9 Express Transit Service shall be provided from the development to the University of Florida consistent with [Express Transit Corridors Map](#). The frequency and span of service required shall be consistent with the requirements of the [Transportation Mobility Element](#). The Express Transit Service shall be funded for a fifteen (15) year period. Standards shall be established in the Land Development Regulations (LDRs) to ensure the level of funding is provided on a proportional basis. The employees, employers and residents of the development that contribute towards the Express Transit Service shall be provided with a mechanism that ensures they ride fare free so long as the development funds transit. The funding mechanism, details, and cost to provide Express Transit Service shall be memorialized in an enforceable developer agreement between the developer and the County in consultation with the Regional Transit System. Annexation into a municipality shall not absolve the developments requirement to fund express transit service.

Policy 1.7.10 Dedicated transit lane(s), transit turnouts (bus bays) and park and ride facilities shall be provided consistent with policies 1.6.7.11 through 1.6.7.13 of this element.

OBJECTIVE 1.8 COTTAGE NEIGHBORHOODS

Cottage Neighborhoods offer opportunities for creative, diverse and high quality infill development within the Urban Cluster and promote a variety of housing types and sizes available within the community to meet the needs of a population diverse in age, income, and household composition. These neighborhoods provide for more efficient use of land through density bonuses consistent with Housing Element Policy 1.2.2, which provides incentives for development of affordable housing. Cottage Neighborhoods encourage the creation of more usable open space for residents of the development and maximize resident and pedestrian oriented outdoor spaces while minimizing the impact of automobile traffic and parking.

Policy 1.8.1 Cottage Neighborhoods are groups of smaller homes built around a common green space.

Policy 1.8.2 Design criteria for Cottage Neighborhoods shall be established in the Unified Land Development Code and shall include, but not be limited to, provisions for clustering, and maximum neighborhood size.

Policy 1.8.3 Cottage Neighborhoods meeting the design requirements for such neighborhoods in the Unified Land Development Code shall be allowed to develop at two times the maximum units per acre of the zoning district designation.

OBJECTIVE 1.9 CELEBRATION POINTE TRANSIT ORIENTED DEVELOPMENT

To provide for a compact, mixed-use, interconnected development that creates a pedestrian, bicycle and transit friendly environment through site and building design with the densities and intensities of land uses needed to enable a person to live, work, play and shop within a development that provides mobility and accessibility options and that preserves natural areas adjacent to environmentally sensitive lands.

Policy 1.9.1 The northwest quadrant of 1-75 and Archer Road designated as Mixed-use on the Future Land Use Map shall be known as the Celebration Pointe Transit Oriented Development and shall be developed as Transit Oriented Development consistent with policies under Future Land Use Element Objective 1.7 except as otherwise provided herein under Objective 1.9. Celebration Pointe TOD shall be:

- (a) Allowed 2,000 dwelling units and 1.5 million square feet of nonresidential uses. Upon entering into an agreement with the County that guarantees 10% of additional units over 2,000 are affordable to households earning up to 50% of the Area Median Income, an additional 500 units may be approved. Additional units over 2,000 will require a reduction of 750 sq. ft. of non-residential per dwelling unit. The maximum number of permitted units shall not exceed 2,500. Notwithstanding Policy 1.9.2(c), additional development beyond 2,000 units may be located anywhere within the development.
- (b) Allowed to incorporate existing non-residential buildings and dwelling units into the development. Existing buildings, dwelling units and parking areas are not required to meet design elements of Objective 1.9 until they are redeveloped or enlarged.
- (c) Allowed to repurpose surface and structured parking areas throughout the development for infill and expansion of existing buildings up to the approved development entitlements.
- (d) Allowed to propose alternative design concepts where the applicant can demonstrate that deviation is necessary and will result in a better development outcome while maintaining consistency with the intent provided in the Comprehensive Plan and subject to ULDC regulations for alternative compliance in TNDs and TODs.
- (e) Allowed to amend the existing approved Preliminary Development Plan to be consistent with Objective 1.9 and be permitted, if desired by the Developer and approved by the County, to establish specific conditions, criteria and standards on a Preliminary Development Plan that are consistent with Objective 1.9.
- (f) Consistent with Unified Land Development Code (ULDC) policies for Transit Oriented Development, except as otherwise provided for under Objective 1.9 of the Future Land Use Element or through conditions, criteria and standards on an approved Preliminary Development Plan that are consistent with Objective 1.9.
- (g) Allowed a multisport and entertainment events center. The events center shall be considered a civic use and shall not have a maximum building footprint size.