



Legislation Details (With Text)

File #: 19-0044 **Version:** 1 **Name:**

Type: Public Hearing - 5:01 PM **Status:** Agenda Ready

File created: 7/18/2019 **In control:** Board of County Commissioners

On agenda: 10/8/2019 **Final action:**

Title: Unified Land Development Code (ULDC) Text Amendment: Thresholds for Board review of Preliminary Development Plans (PDP)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Presentation, 2. Signed Ordinance, 3. Staff Report, 4. Staff Report (PDF), 5. Engagement Survey

Date	Ver.	Action By	Action	Result
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Agenda Item Name:

Unified Land Development Code (ULDC) Text Amendment: Thresholds for Board review of Preliminary Development Plans (PDP)

Presenter:

Mehdi Benkhatar, 352-374-5249, ext. 2361

Description:

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.

Recommended Action:

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.

Prior Board Motions:

Request to advertise this item was approved by the BoCC on June 25, 2019.

Fiscal Consideration:

n/a

Background:

The Board of County Commissioners approved a request to advertise this item at its regular meeting of June 25, 2019. The proposed code revision is in response to a motion made at the May 7, 2019 BoCC special meeting during a discussion on the County's plat approval process. At the March 12, 2019 BoCC public meeting the Board reviewed the Preliminary Development Plan for the Parkwood subdivision. During the discussion of that item, the Board discussed the possibility of amending the development review thresholds in order to have more input earlier in the approval process. Current thresholds for preliminary development plans (PDP) requiring action by the Board of County Commissioners can be found in Section 402.44 of the Unified Land Development Code (ULDC). For example, preliminary development plans of single-family residential subdivisions of more than 100 units and multi-family residential development more than 150 units are currently considered by the BoCC rather by the Development Review Committee (DRC). The proposed amendment would lower several thresholds (e.g. from 100 single-family units down to 25 units) providing the BoCC more oversight on Preliminary Development Plans. Additionally, PDP for developments with approved planned developments, special exceptions or special use permits would now be heard by the BoCC if they surpass the established thresholds. The proposed amendment would have impacts to the timelines and costs of applicants. Applications falling under the new lowered thresholds will require additional time for neighborhood workshops and placement on a BoCC agenda. This may result in a 1-2 months additional time for applicants. Preliminary development plans that are over the set thresholds require higher application fees (\$5,100 vs. \$4,000). Staff is proposing to lower the threshold for BoCC consideration to 25 units for both single-family and multifamily development.. Two mixed-use categories are proposed to be deleted and the "mixed use: residential" category has been edited to read "mixed use: TND/TOD" and have a threshold of 25 dwelling units or 50,000 sq. ft. of gross floor area.