



Legislation Text

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Agenda Item Name:

Workshop on Amendments to Unified Land Development Code related to Open Space

Presenter:

Jeffrey Hays, AICP 352-374-5249

Description:

Staff are proposing revisions to references to Open Space provisions within the Unified Land Development Code (ULDC) related to the recently adopted Comprehensive Plan. This workshop is intended to get direction from the Board regarding implementing the Open Space policies of the Comprehensive Plan

Recommended Action:

Hear the presentation and direct staff to return to the Board with amendments to the Unified Land Development Code related to Open Space

Prior Board Motions:

None

Fiscal Consideration:

None

Background:

The Board adopted revisions to Policy 5.2 of the Conservation and Open Space Element of the Comprehensive Plan which went into effect in December of 2019. The revisions related to the provision of Open Space in new development require implementation within the ULDC in order that the two documents are consistent regarding this issue. The primary revisions in the Comprehensive Plan related to Open Space were to reduce the requirement from 20% to 10% in new development while removing the allowance for stormwater to be counted towards the Open Space requirement. Additionally, there were more explicit locational requirements added for Open Space provided in new development. Several types of development were exempted from the provision of Open Space entirely including non-residential development and some types of non-clustered Rural/Ag subdivisions.

The proposed ULDC revisions implement the adopted Comprehensive Plan in a manner that is as straightforward for staff, development designers and the public as possible.

Effect on the Cost of Housing

Board policy requires staff to evaluate what effect revisions to the ULDC will have on the immediate

cost of housing as well as the long term cost of housing to the homeowner and the public. The new Open Space regulations were designed primarily to keep the existing framework of 10% non-conservation and non-stormwater open space intact for residential developments. There is a possibility that the new locational requirements may effect site designs but overall the amount of developable area should remain largely the same. Therefore staff does not anticipate a short or long term change to the cost of housing to the developer, homeowner, or public due to the proposed amendments.