



Legislation Text

File #: 20-0949, **Version:** 3

Agenda Item Name:

Second Public Hearing to Consider an Ordinance Establishing a Six Month Moratorium on new development or structures in rural commercial agriculture land use and commercial zoning areas.

Presenter:

Missy Daniels

Description:

This is the second of two public hearings to consider a proposed ordinance that would enact a six month moratorium on the acceptance of applications for, the processing of, and the issuance of development permits, development plan approvals or other official action of Alachua County permitting or having the effect of permitting new development or structures in rural commercial agriculture land use and commercial zoning areas.

Recommended Action:

Approve the ordinance imposing a moratorium of up to six months on new preliminary development plan approval and certain other development permits or approvals in rural commercial agriculture land use and commercial zoning areas.

Prior Board Motions:

At the October 13, 2020 Board of County Commissioners meeting, the Board moved to authorize the County Attorney to advertise a six month moratorium on the processing of development applications in the Rural Commercial Agriculture Land use, for an adoption hearing before the end of the calendar year, to allow staff to return with necessary amendments.

The first public meeting for this proposed ordinance was held on November 10, 2020.

Fiscal Consideration:

N/A

Background:

In June the County Commission asked staff to bring back a discussion of the Rural Commercial Agriculture land use designation and proposed land development regulations to begin implementing Policy 3.11.1 (e) and (f). This was done in response to concerns from the County Commission regarding a proposed development near Micanopy. Staff brought back proposed code amendments for the interim but the Commission has requested a more in depth look at these policies and how they are implemented. In order to ensure that future development in these areas is consistent with the goals and objectives of the comprehensive plan for the rural area, a zoning in progress and a

temporary moratorium on development in this land use designation will allow staff to bring a thorough discussion and proposals to the Board for consideration.

Future Land Use Element Policy 3.11.1

(e) The land development regulations for this land use category shall specify performance standards required to mitigate any adverse impact of such development on adjacent land uses and affected public facilities. Such performance standards shall include buffering and landscaping provisions, site design measures to locate such uses away from less intensive adjacent land uses, signage and parking restrictions, and intensity provisions (e.g. height and bulk restrictions). In the interim, until land development regulations consistent with these policies are adopted, the standards and criteria governing Rural Commercial-Agriculture development shall be implemented by the County's Development Review Committee process.

(f) As part of an area-based Community and Neighborhood Planning program to be implemented as a follow up to the Comprehensive Plan update, the Future Land Use Map shall be reevaluated to consider reclassification of areas designated for Rural Commercial-Agriculture uses as Agriculture. (These parcels are undeveloped rural sites with commercial zoning classifications established prior to October 2, 1991.)