



Legislation Text

File #: 21-0346, **Version:** 1

Agenda Item Name:

Presentation and request to advertise a Public Hearing on amendments to Unified Land Development Code Subdivision Regulations for rural residential developments.

Presenter:

Ken McMurry, Planner, Growth Management, 352-374-5249

Description:

The draft changes to the Unified Land Development Code (ULDC) are to implement Alachua County Comprehensive Plan policy amendments adopted by the Board in October 2020, which became effective in December 2020, related to rural residential developments including lowering the threshold from 25 to 10 lots to require clustered subdivisions and related aspects of clustered subdivisions, and increasing from maximum of 6 to maximum of 9 the number of lots in rural residential developments where use of internal private easement roads are allowed.

Recommended Action:

Authorize advertisement of a public hearing by the County Commission on adoption of amendments to the Unified Land Development Code.

Prior Board Motions:

On October 27, 2020, the Board of County Commissioners adopted ordinance approving Comprehensive Plan Amendment CPA 04-20 to Rural and Agricultural policies relating to clustering and paving requirements for rural residential subdivisions.

Fiscal Consideration:

Cost of advertisement is estimated at \$1,200 and there is sufficient budget in account:
008.65.6500.554.49.04

Background:

In October 2020, the County Commission adopted amendments, which became effective in December 2020, to Section 6.0 Rural and Agricultural Policies of the Future Land Use Element of the Alachua County Comprehensive Plan: 2019-2040. These policy amendments came out of consideration by the County Commission of issues and strategies related to promotion of the Local Foods initiative during the Evaluation and Appraisal of the Comprehensive Plan, starting in 2018. In the course of that Evaluation and Appraisal, in addition to new policies relating to local foods in the Economic Element of the Comprehensive Plan, there was extensive review by the County Commission of policies in the Future Land Use Element of the Plan relating to clustering of rural residential developments, and the Board directed changes to the policies in the Plan that were adopted in three categories:

1. Lowering the threshold for requiring clustered rural residential subdivisions from 25 lots to 10 lots, clarifying the permitted and prohibited uses in the open space, clarifying management plan requirements, deleting provision for continuation of an existing homestead in the open space, adding policy on transition of ownership and management to a homeowners association and implementation through the land development regulations, and providing definitions of community gardens, natural forest management, and regenerative agriculture;
2. Increasing the incentive for inclusion of agricultural uses such as community gardens in the open space of clustered rural residential subdivisions to further the local foods initiative, by providing for 1 additional unit per every 10 acres of such agricultural area instead of 1 additional unit per every 20 acres;
3. Providing more flexibility regarding internal road requirements by increasing the maximum number of lots from 6 to 9 in rural residential subdivisions allowed to have internal unpaved private easement roads.

The proposed amendments to the Unified Land Development Code are to implement these adopted Comprehensive Plan Policy changes and clarify and reorganize the related Code provisions.