



Agenda Item Summary

File #: 25-00134

Agenda Date: 2/25/2025

Agenda Item Name:

Request to advertise and staff presentation for staff-initiated amendments to the Unified Land Development Code (ULDC).

Presenter:

Angeline Jacobs, Planner II, Growth Management Department

Description:

Staff presentation to the Board of County Commissioners (BoCC) of proposed amendments to the ULDC and a request to advertise. Proposed amendments include Paved/Unpaved Public Access in Family Homestead Subdivisions and Rural Agricultural Subdivisions less than 9 lots; Carport Allowance in front yards; Setback Affidavit Process for Zoning District Setbacks; Timing of Setting Survey Monuments; and certain Parking standards.

Recommended Action:

Hear staff presentation and approve the request to advertise the staff-initiated amendments to the ULDC for a public hearing.

Prior Board Motions:

N/A

Fiscal Note:

There is no fiscal impact at this time, the advertisement, if approved, will be published on the County's "Public Notices" page.

Strategic Guide:

All Other Mandatory and Discretionary Services.

Background:

Paved/Unpaved Public Access in Family Homestead Subdivisions and Rural Agricultural Subdivisions less than 9 lots: Staff propose that the Family Homestead Subdivisions and Rural Ag Subdivisions with no more than 9 lots allow access to either paved or unpaved public roadways if the applicant can meet all the other requirements of the ULDC. Additional updates include fire safety clearance widths, and to match Comprehensive Plan language for parent parcels. These types of subdivisions were previously allowed to access paved or unpaved public roadways.

Carport Allowance in Building Area: Residents have requested permission to place a carport on their existing driveway; however, Section 407.02 of the ULDC prohibits accessory buildings in the front yard.

Staff propose permitting carports in the front yards, subject to limited standards. This is already allowed on agriculturally zoned lots with limited standards.

Affidavit Process for Zoning District Setbacks: Citizens have raised concerns about the lengthy process and costs involved in replating to correct existing encroachments or for new structures that would be permitted under current zoning district setbacks. Staff propose an administrative review affidavit process to streamline the process and reduce both time and costs for landowners.

Survey Monuments Requested by the Alachua County Surveyor, staff propose providing specific direction for when to set the monuments.

Parking: Staff propose removing the minimum and maximum parking in ULDC Chapter 407 and classify as “required” parking for clarity. Additionally, the parking schedule is proposed to be updated to remove redundancy or reflect current State Statute requirements. A more comprehensive review of the parking requirements is expected during the Evaluation and Appraisal review in the future.