



## Agenda Item Summary

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**File #: 25-00199**

**Agenda Date: 3/25/2025**

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**Agenda Item Name:**

**Adoption Hearing For County-Initiated Amendments To The Unified Land Development Code (ULDC) For Public Road Access, Zoning Setback Affidavit, Survey Monuments, Parking.**

**Presenter:**

Angeline Jacobs, AICP Planner II, Growth Management Department

**Description:**

Public hearing with the Board of County Commissioners (BoCC) for adoption of proposed amendments to the ULDC. Proposed amendments would update Paved and Unpaved Public Road Access in Family Homestead Subdivisions and Rural Agricultural Subdivisions less than 9 lots; create an Affidavit Process for Zoning District Setbacks; clarify when certain Survey Monuments are required; and clarify minimum and maximum Parking.

**Recommended Action:**

1. Convene as the Land Development Regulation Commission and find the ULDC amendments consistent with the Alachua County Comprehensive Plan.
2. Reconvene as the Board of County Commissioners and approve the ordinance and authorize the Chair's signature on the ordinance.

**Prior Board Motions:**

Approved request to advertise on Tuesday, February 25, 2025 agenda item 25-00134; Note: Sec. 407.02 Permitted building area (including carports) will be presented for further discussion and consideration for adoption in future meetings.

**Fiscal Note:**

Costs related to the amendment to be included in Municode are covered in the FY25 budget in account 008.65.6500.554.49.04 (other charges) There is no fiscal costs associated with advertisement as this item will be published on the County's "Public Notices" page.

**Strategic Guide:**

All Other Mandatory and Discretionary Services.

**Background:**

**Paved and Unpaved Public Road 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. This is to address a code update error for these types of subdivisions that were previously allowed to access paved or unpaved

public roadways. Additional updates include Fire Rescue clearance widths, Public Works sufficient right-of-way and matching Comprehensive Plan language for parent parcels.

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

**Survey Monuments** Requested by the Alachua County Surveyor, proposing specific timing to set certain monuments.

**Parking:** Staff propose removing the minimum and maximum parking in ULDC Chapter 407 and reclassifying as needed for clarity. Additionally, the parking schedule is proposed to be updated to remove redundancy or comply with State Statute requirements. A more comprehensive review of the parking requirements is expected during the Comprehensive Plan Evaluation and Appraisal Review in the future.