



Unified Land Development Code Adoption Hearing

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Unified Land Development Code

Topics:

- Access to Paved or Unpaved Publicly Maintained Roadways
- Setbacks
 - Setback Affidavit Process
 - Definitions
- Survey Monuments
- Parking Minimums

Access to Paved or Unpaved Public Roadways

Staff propose that the Family Homestead Subdivisions and Rural Ag Subdivisions with less than 9 lots allow access to either paved or unpaved publicly maintained roads if the applicant can meet all the other requirements of the ULDC.



Paved or Unpaved Public Road Access

Including: Fire Rescue Horizontal Clearance & Public Works Right-of-Way

407.75 Family Homestead Subdivisions

(c) A private easement road internal to the subdivision may be utilized where such internal subdivision road must provides a direct connection to a paved or unpaved County maintained public road with sufficient a minimum of 40 feet of right-of-way to meet County standards. ~~and~~ The internal road shall be subject to the following standards:

(c)(2) b. Minimum 20 ~~18~~-foot horizontal and 14-foot vertical clearance unless a waiver is approved consistent with the Florida Fire Prevention Code Chapter 18.

407.76. Subdivisions with no more than nine lots in the rural agricultural area.

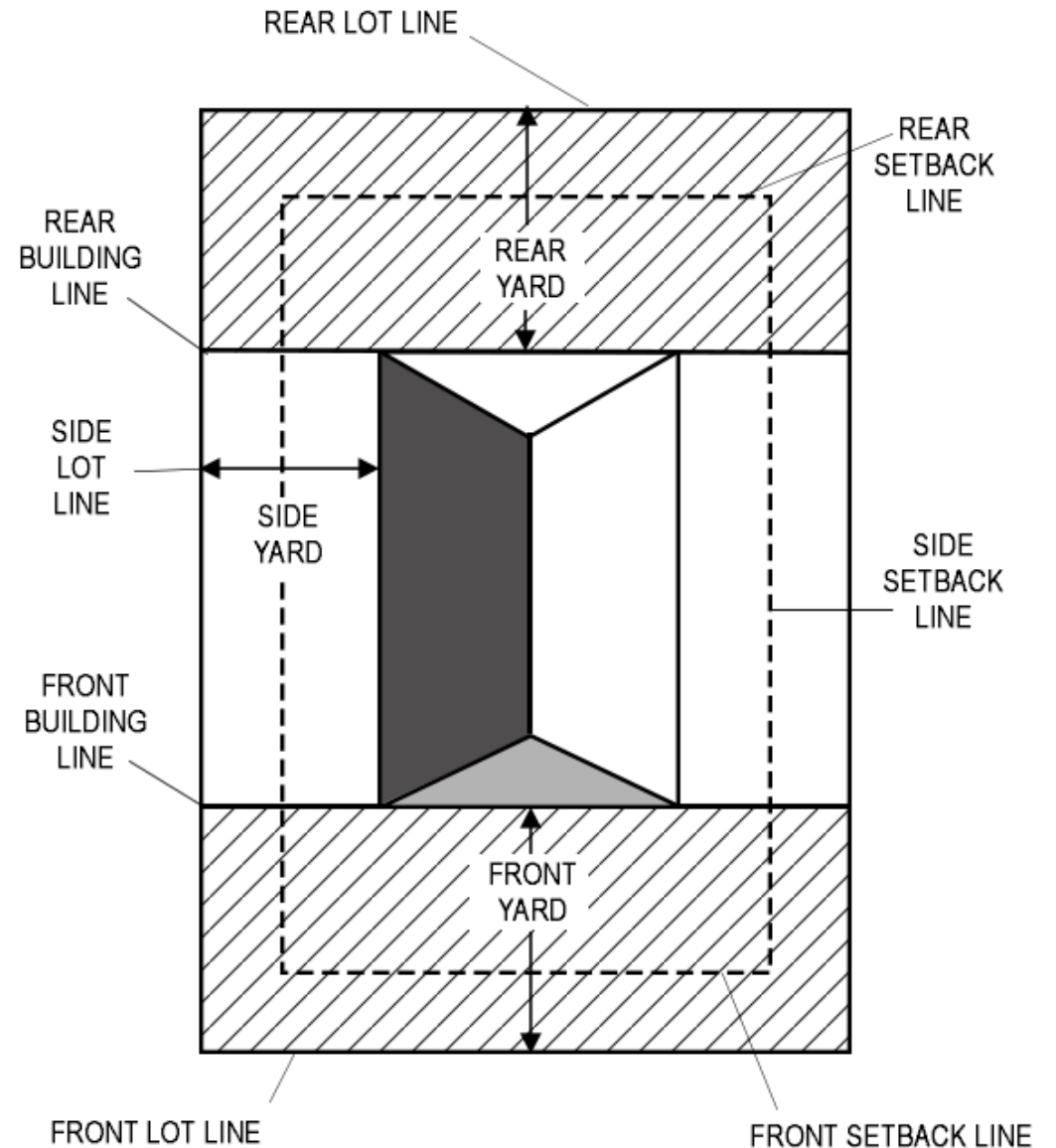
(c)(2) The private easement road must provide a direct connection to a paved or unpaved County maintained public road with sufficient a minimum of 40 feet of right-of-way to meet County standards. The internal private road may be paved or unpaved, but must meet the minimum requirements in Subsection (g) below.

407.141 Minimum design and construction standards for streets and drainage systems.

(7) ... The internal road must have a minimum 20-foot horizontal and 14-foot vertical clearance unless a waiver is approved consistent with the Florida Fire Prevention Code Chapter 18. Private internal roads shall be in an easement or common area not less than forty (40) feet in width. Drainage for private internal roads shall be designed to meet the requirements of this ULDC.

Setbacks

- Setback Affidavit Process
- Definitions



Updated building line image

Setback Affidavit Process

Residents have made inquiries to address the lengthy process associated with replating in circumstances that correct existing encroachments or for a new structure, that based upon current zoning setbacks, would be allowed.

Staff is proposing an administrative process to streamline and reduce time and costs to the landowner.



New Section

402.56.5 Changes to the setbacks of platted lots.

The owner of a lot in an existing platted subdivision may amend the setback shown on the original plat to the zoning district setbacks in Chapter 403 **through an administrative process** permitted by Sec.401.20 of this ULDC subject to the following:

- (a) The **amended setback shall not be less than the zoning setback standards** outlined in Chapter 403, unless a variance is approved by the DRC as provided in Chapter 402, Article 26.
- (b) The change shall **not affect existing natural resources** setbacks.
- (c) **Any easements or buffers** on the original plat **must be avoided** unless a re-plat is approved by the BoCC.
- (d) The change shall be documented by the **recording the affidavit, signed and stamped by the department, in the Office of the Clerk of the Court** in such a manner that it appears in the chain of title of the affected parcel of land. The affidavit shall be in a form established by the department.
- (e) The affidavit is **required to be recorded with the Clerk of the Court within one year of approval** or prior to the permitting any new structures to be effective. Recording of an affidavit without prior approval from the department will not be recognized as the legal setback for the lot.

Definitions

Garage: A detached residential accessory structure or a portion of the principal building used as a work or hobby space, for recreation or leisure activities, or for the storage of motor vehicles and personal property belonging to the occupants of the principal building. ~~A carport shall be considered as a private garage.~~

Parent parcel tract: A lot of record that existed on October 2, 1991, the date of the Alachua County Comprehensive Plan adoption, or a parcel of land fronting on a public road and divided by an easement road approved by variance to Road Ordinance 18 prior to May 7, 1992.

Setback: The required minimum distance between the lot line and the exterior vertical wall of a building or structure. ~~Unless otherwise provided for within the ULDC, setbacks shall be measured from the property line to the exterior vertical wall of a building or structure as opposed to the foundation.~~

Yard, front: The yard extending across the full width of the lot, extending from the front lot line to the front building line ~~as established by the zoning district designation.~~

Yard, rear: The yard extending across the full width of the lot, extending between the rear lot line and the rear building line ~~as established by the zoning district designation.~~

Yard, side: The yard extending between a side lot line and the side building line ~~as established by the zoning district designation.~~

Survey Monument

Alachua County Surveyor request to codify the timing of setting monuments.



Considerations

Sec. 407.85 Monuments.

Any subdivision boundary that is within a one-half-mile radius of any horizontal geodetic control monument established by the Alachua County Control Densification Survey, National Geodetic Survey Horizontal or Vertical Control Network bearing confirmed coordinate values related to the 1983 and the 1990 North American Datum Adjustment, shall conform to the following requirements:

(h) Monuments at lot corners that do not require a Permanent Reference Monument (PRM) or Permanent Control Points (PCP) must be set prior to approval of the Final Plat.

Parking

Simplify Chapter 407 Article II Parking Loading and Stacking

- Removing Minimum and Maximum
- Reduce Redundancy
- Reflect Florida Statute

Considerations

Sec. 407.13 Applicability.

Every use of a building or land hereafter established shall provide ~~the minimum~~ parking and loading spaces as required by this Article in addition to the Florida Accessibility Code and the Fair Housing Act. ~~Changes in use, changes in intensity of use, and building expansions shall comply with all applicable requirements.~~ Re-striping or re-paving of ~~such~~ spaces shall comply with Florida Accessibility Code and The Fair Housing Act...

Sec. 407.14 Parking Schedule.

In all districts, the ~~required~~ number of parking spaces shall be provided in accordance with Table 407.14.1. The ~~required~~ number of spaces may be exceeded or reduced by up to ten (10) percent. Applicants proposing greater than ten (10) percent variation must comply with Section 407.18.

Sec. 407.18 Parking ~~reduction or increases.~~

Applicants for development plan review may ~~vary from~~ exceed the off-street parking schedule in Table 407.14.1 by greater than ten (10) percent by providing sufficient documentation that demonstrates reduced or increased parking demand. ~~Examples include the provision of on-street parking, trip generation during peak conditions, shared parking, turnover rates, employment numbers, staggered work shifts, alternate sources of transportation, mass transit ridership or employee showers, lockers, and changing areas may justify a reduction in off-street parking.~~ Applicants seeking an increase in parking shall provide a parking study consistent with Subsection 407.14(~~cb~~). In all cases, the applicant shall provide sufficient documentation to the appropriate reviewing body to clearly establish that ~~minimum and maximum~~ parking needs shall be accommodated...

Parking Table

Use	Required Number of Spaces
Nursing home	1 per 2 beds
Community residential homes	1 per 3 persons of licensed capacity, plus one per employee
Place of assembly/Civic organizations	1 per 5 seats of maximum seating capacity in the principal area of assembly
Place of worship	1 per 5 seats of maximum seating capacity in the principal area of assembly
Fire station	1 per person on duty on the largest shift

FL Statute 419.001(8)
 Required to match noncommercial or residential family unit standards.

Redundant or Preempted

Use	Number of Spaces
Assisted living facility/ <u>Nursing Home</u>	1 per 2 persons of licensed capacity
Auditorium/ <u>Place of assembly/Civic Organization/Place of worship</u>	1 per 5 seats of maximum seating capacity in the principal area of assembly
Retail Sales and Service, not otherwise specified	See 407.14(a) below
	<u>Spaces per 1,000 square feet</u>
<u>Up to 20,000 sf</u>	<u>5</u>
<u>20,000 to 200,000 sf</u>	<u>4.5</u>
<u>Over 200,000 sf</u>	<u>4</u>

Aligning Redundancy

Outreach

Online public notice for all ULDC amendments.

Staff Recommendation

- 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.**