

# Proof of Publication

ALACHUA COUNTY  
STATE OF FLORIDA  
COUNTY OF ALACHUA

## PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Ethan Long, who on oath says that he is the OMB Data Analyst Coordinator of Alachua County, Florida; that the attached copy of advertisement: **Public Hearing - Z25-000005 Adoption hearing for Unified Land Development Code (ULDC) amendments**, for March 25th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on 3/11/25.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature Ethan Long / Data Analyst Coordinator

Date March 11th, 2025

Business Impact Estimate published with the advertisement and attached.

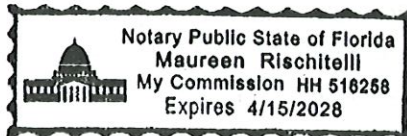
## THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 11<sup>th</sup> day of March 2025, by Ethan Long who is personally known to me  or who has produced \_\_\_ as identification.

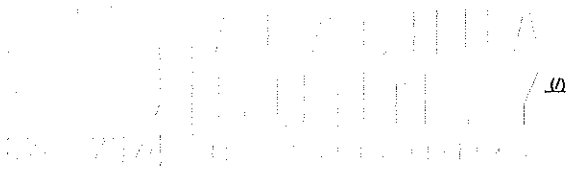
Maureen Rischitelli

Signature of Notary Public

Notary Public Seal



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## Public Hearing - Z25-000005 Adoption hearing for Unified Land Development Code (ULDC) amendments

Tue Mar 25th 11:30am

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Jack Durrance, Room 209, 12 SE 1st St, Gainesville, FL 32601, USA [map](#) [directions](#)

Published March 11th, 2025

NOTICE OF PUBLIC HEARING

### Amendment to the Alachua County Unified Land Development Code

The Alachua County Board of County Commissioners will hold an adoption hearing on Tuesday, March 25, 2025, at 11:30 am, or as soon thereafter as may be heard. The public hearing will be held in the John R. "Jack" Durrance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider an ordinance amending the Unified Land Development Code titled:

**Z25-000005 Adoption hearing for Unified Land Development Code (ULDC) amendments related to paved/unpaved public road access, affidavit process for zoning district setbacks, survey monument setting, and certain parking requirements.**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING

THE ALACHUA COUNTY CODE OF ORDINANCES, TITLE 40, RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE UNINCORPORATED AREA OF ALACHUA COUNTY, FLORIDA; INCLUDING AMENDMENTS TO CHAPTER 401 DEVELOPMENT REVIEW BODIES; CHAPTER 402 DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS; CHAPTER 403 ZONING DISTRICTS; CHAPTER 404 USE REGULATIONS; CHAPTER 407 GENERAL DEVELOPMENT STANDARDS; CHAPTER 408 NONCONFORMITIES; AND CHAPTER 410 DEFINITIONS; PROVIDING FOR MODIFICATIONS; A REPEALING CLAUSE; SEVERABILITY; INCLUSION IN THE CODE AND CORRECTION OF SCRIVENER'S ERRORS; LIBERAL CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

General Information: A draft of the above item(s) will be available on Friday of the week preceding the meeting by emailing [planning@alachuacounty.us](mailto:planning@alachuacounty.us). A copy of the proposed ordinance can also be inspected by the public at 10 SW 2nd Avenue, 3rd floor, Growth Management Gainesville FL 32601. For further information call (352) 374-5249.

All interested persons may attend and provide public comment with respect to the proposed ordinance. The public is encouraged to submit any written comments or photographic documents prior to the public hearing to [planning@alachuacounty.us](mailto:planning@alachuacounty.us) or <https://growth-management.alachuacounty.us/PublicComment>

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

If accommodation for persons with disabilities is needed, please contact the Alachua County Equal Opportunity Office at 352-374-5275, at least 2 business days prior to the event. TTY users please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If Required Business Impact Attached

 Print

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As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence Platform™ to help identify and prioritize accessibility issues on our website.

📷 Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL



# Business Impact Estimate

## Proposed Ordinance Title:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING THE ALACHUA COUNTY CODE OF ORDINANCES, TITLE 40, RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE UNINCORPORATED AREA OF ALACHUA COUNTY, FLORIDA; INCLUDING AMENDMENTS TO CHAPTER 401 DEVELOPMENT REVIEW BODIES; CHAPTER 402 DEVELOPMENT APPLICATION REVIEW PROCEDURES CONTENTS; CHAPTER 403 ZONING DISTRICTS; CHAPTER 404 USE REGULATIONS; CHAPTER 407 GENERAL DEVELOPMENT STANDARDS; CHAPTER 408 NONCONFORMITIES; AND CHAPTER 410 DEFINITIONS; PROVIDING FOR MODIFICATIONS; A REPEALING CLAUSE; SEVERABILITY; INCLUSION IN THE CODE AND CORRECTION OF SCRIVENER'S ERRORS; LIBERAL CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

**This Business Impact Estimate is provided in accordance with section 125.66(3), Florida Statutes. If one or more boxes are checked below, this means Alachua County is of the opinion that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance and no additional information is provided on the following pages. This Business Impact Estimate may be revised following its initial posting. Choose applicable exemption box(s) if the proposed ordinance:**

- is required for compliance with Federal or State law or regulation.
- relates to the issuance or refinancing of debt.
- relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.
- is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government.
- is an emergency ordinance.
- relates to procurement.
- is enacted to implement any of the following:
  - a. Development orders and development permits as authorized by the Florida Local Government Development Agreement Act in ss. 163.3220 - 163.3243.
  - b. Comprehensive Plan Amendments or land development regulation amendments initiated by an application by a private party other than the County.
  - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  - d. Section 553.73, Florida Statutes, relating to the Florida Building Code;
  - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

<sup>1</sup> See Section 125.66(3)(c), Florida Statutes.

**1. Provide a summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

Proposed Amendment to comply with Florida Statutes found in Chapter 177 with regards to the Timing of Setting Survey Monuments.

Proposed amendments serving the Public Health, Safety and Welfare of the County include:

1. The amendments to the Paved/Unpaved Public Access in Family Homestead Subdivisions and Rural Agricultural Subdivisions less than 9 lots implements Comprehensive Plan Future Land Use (FLU) Element Policy 6.2.6.1. and Transportation Mobility Policy 1.3.2.
2. The amendments to the Setback Affidavit Process for Zoning District Setbacks implements the General Strategy 3 of the FLU Element by promoting the spatial organization of neighborhoods, districts, and corridors through urban design codes, incorporating graphics that serve as predictable guides for community development.
3. The amendments to the Parking standards implements the Transportation Mobility Element Policy 1.3.1 to provide adequate and safe on-site circulation... and parking facilities.

**2. Provide an estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in Alachua County, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

1. (a) No direct compliance costs for businesses; (b) No new charges or fees; (c) any such subdivision will require a development review approval and the fees are predetermined by the fee schedule.

2. (a) No direct compliance costs for businesses (b) No new charges or fees; (c) The Setback Affidavit process has a prescreening review and permitting fees predetermined by the fee schedule. If a property owner requests a Setback Affidavit process those applications will be reviewed for compliance and reduce the landowners costs and time.

3. (a) No direct compliance costs for businesses (b) No new charges or fees; (c) The changes proposed in parking requirements are aligning the requirements and complying with state statute.

**3. Provide a good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

1. No business will be impacted.
2. No business will be impacted.
3. No business will be impacted.

**4. Any additional information the governing body deems useful:**

Alachua County Staff notified and solicited for comments from residents regarding the proposed ordinance by posting on the Alachua County public notice website and during the request to advertise.