



Agenda Item Summary

File #: 25-00550

Agenda Date: 8/12/2025

Agenda Item Name:

Adoption Hearing for County-Initiated Amendments to the Unified Land Development Code (ULDC) For Accessory Structures Including Carports.

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 ULDC Sec. 407.02 Permitted building area to allow for accessory structures in the front yard with limited standards. Chapter 410 Definitions for Accessory Use, Accessory Structures and Garage will be updated.

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:

On Tuesday, **February 25, 2025** the Board of County Commissioners, during their regular meeting agenda item 25-00134, approved a request to advertise and motioned for staff to bring back language for compatibility for accessory structures, including carports, on lots under an acre. On Tuesday, **June 3, 2025** the Board of County Commissioners, during their policy workshop agenda item 25-00389, motioned for staff to bring back appropriate setbacks standards, height, area, lot size and any character considerations moving forward with expansion of allowable accessory structures in front yards.

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:

Accessory Structures, including carports: Staff propose to update ULDC Sec. 407.02 *Permitted building area* to allow accessory structures and buildings, including carports, in the front yard building area with limited standards. Definitions updated for accessory use, accessory structures & garage..