

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 - Consider adoption of amendments to the Unified Land Development Code for Inclusionary Housing** for December 9th, 2025 was published on the publicly accessible website, <https://alachuacounty.us/Pages/AlachuaCounty.aspx>, of Alachua County, Florida on **11/24/25**.

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

Signature Ethan Long

Date November 24th, 2025

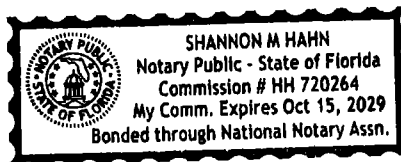
Business Impact Estimate published with the advertisement and attached.

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 24th day of November 2025, by Ethan Long who is personally known to me or who has produced ___ as identification.

Shannon M Hahn

Signature of Notary Public



Notary Public Seal

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Public Hearing - Consider adoption of amendments to the Unified Land Development Code for Inclusionary Housing

Tue Dec 9th 11:30am

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

Published November 24th, 2025

NOTICE OF PUBLIC HEARING

Amendment to the Alachua County Unified Land Development Code

Inclusionary Housing

The Alachua County Board of County Commissioners will hold the adoption hearings on Tuesday, December 9, 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:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING THE ALACHUA COUNTY CODE OF ORDINANCES, CREATING CHAPTER 402 ARTICLE 30 AND AMENDING

THE ALACHUA COUNTY CODE OF ORDINANCES, CREATING CHAPTER 702 ARTICLES 30 AND AMENDING SECTION 407.64 AND 407.65 RELATING TO THE PROVISION OF AFFORDABLE HOUSING IN CERTAIN TYPES OF DEVELOPMENT IN THE UNINCORPORATED AREA OF ALACHUA COUNTY, FLORIDA; 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. 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 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 you need special accommodations because of a disability, please contact the Alachua County Equal Opportunity Office at 352-374-5275 at least two business days before the event. TTY users can call 711 (Florida Relay Service). Printed materials can be provided in other formats 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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[View Alachua County's Website Accessibility Policy And Procedures \(/Depts/EO/Pages/Website-Accessibility.aspx\)](#)

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To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or ✉ publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (</Depts/attorney/Pages/PublicRecordsRequest.aspx>) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

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, CREATING CHAPTER 402 ARTICLE 30 AND AMENDING SECTION 407.64 AND 407.65 RELATING TO THE PROVISION OF AFFORDABLE HOUSING IN CERTAIN TYPES OF DEVELOPMENT IN THE UNINCORPORATED AREA OF ALACHUA COUNTY, FLORIDA; 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 law¹ 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.

¹ 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):

The proposed ordinance implements standards for developments that provide affordable housing in accordance with the Comprehensive Plan or Unified Land Development Code to ensure that affordable units serve the public purpose for which they are intended, and to ensure that affordable housing provided as part of a development is not less safe than market-rate units.

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.

These proposed ordinance does not impose any new required development standards. As such, there are no required compliance costs. No new fee is proposed to be charged as a result of the ordinance. Any development that is subject to the standards in this ordinance are likely already undergoing a development review process, so no new regulatory costs are anticipated, nor are there any estimated new revenue proposed as part of this ordinance.

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

The ordinance includes voluntary programs for the provision of affordable units in new development. The number of businesses that may be impacted is likely to be 10 or fewer annually.

4. Any additional information the governing body deems useful: