



Agenda Item Summary

File #: 25-00128

Agenda Date: 2/25/2025

Agenda Item Name:

First of two public hearings for a Unified Land Development Code (ULDC) amendment related to small-scale alcoholic beverage production facilities

Presenter:

Mehdi Benkhatar, 352-374-5261

Description:

This is a staff-initiated request for a ULDC amendment that would add a specific use for "small-scale alcoholic beverage production facility" under the Food and Beverage section of the Zoning Use Table (Chapter 404, Article II). Its definition along with amended definitions for "restaurant" and "cocktail lounge, bar, tavern or nightclub" are included.

Recommended Action:

Staff recommends that the Board of County Commissioners hold the first public hearing and authorize staff to bring back the proposed ULDC Amendment ordinance for a second public hearing (adoption) on March 11, 2025.

Prior Board Motions:

At its meeting on 1/28/25, the BoCC approved a request to advertise a public hearing related to this item.

Fiscal Note:

There is no fiscal impact at this time, as the advertisement will be published on the County's "Public Notices" page.

Strategic Guide:

Social and Economic Opportunity

Background:

In recent years the alcoholic beverage market has seen a rise in the number of small-scale producers throughout the United States. How these production facilities are regulated from a land use and zoning perspective vary. Currently, Alachua County's land development code does not have a specific use or related definitions. Public interest in this use has led to some uncertainty about how it would be regulated. Some jurisdictions throughout Florida have begun specifically regulating and defining "microbreweries", "brewpubs" and similar uses. In the existing Alachua County ULDC, the use of "light industrial" is the closest match for small-scale alcoholic beverage production facilities (SSABPF). However, for places like brewpubs, restaurants or bars that are

primarily commercial in nature and located within commercial zoning districts, the light manufacturing component of producing alcoholic beverages for on-site consumption or carry out is not allowed. This item is staff initiated due to a number of calls received over the years but is not in response to any specific applicant request



Alachua County Office of Planning and Development Staff Report

Proposed Amendments to Unified Land Development Code (ULDC)

BOARD OF COUNTY COMMISSIONERS

Request to Advertise: January 28, 2025

First Hearing: February 25, 2025

SUBJECT: A request to amend ULDC Chapter 404, Article XV (Food and Beverage) by adding Sec.404.69.2 “Small-scale alcoholic beverage production facility” and related definitions in Chapter 410, Article III.

APPLICANT/AGENT: Alachua County Growth Management

Summary of Proposed Amendment

In recent years the alcoholic beverage market has seen a rise in the number of micro-breweries, micro-wineries and micro-distilleries throughout the United States. In Florida, the Division of Alcoholic Beverages and Tobacco issues the licenses or permits that are required for any business or person to manufacture, import, export, store, distribute or sell alcoholic beverages. As a prerequisite for the license or permit the applicant is required to have a zoning certification that the use is allowed in the particular zoning district.

How these alcoholic beverage production facilities are regulated from a land use and zoning perspective vary. Currently, Alachua County’s land development code does not have a specific use or related definitions. Public interest in this use has led to some uncertainty about how it would be regulated. Some jurisdictions throughout Florida have begun specifically regulating and defining microbreweries et al.

In the existing ULDC, the use of “light industrial” is the closest match for small-scale alcoholic beverage production facilities (SSABPF). However, some places like “brewpubs” primarily have a retail, commercial use with a secondary light manufacturing component. The proposed amendment would allow restaurants and bars to integrate alcoholic beverage production for on-site consumption.

Comprehensive Plan Consistency

The proposed ordinance is consistent with the Alachua County Comprehensive Plan. Small-scale alcoholic beverage production facilities are most closely aligned with light industrial uses. This ordinance specifies that SSABPF are a permitted use within the light and heavy industrial zoning districts and as an accessory use within the A district, with an active agricultural operation for agritourism purposes and utilizing agricultural products grown and processed on site.



Alachua County Office of Planning and Development Staff Report

FUTURE LAND USE ELEMENT OBJECTIVE 4.3 - LIGHT INDUSTRIAL

The Light Industrial future land use classification is established to accommodate certain office and light industrial uses, such as research and development and experimental laboratories and similar uses or the manufacturing or fabrication of products that have minimal off-site impacts. Certain warehousing, transportation and distribution uses may be appropriate if all performance standards can be achieved. SSABPF are aligned with this future land use classification.

Staff's Proposed Text Amendment

Proposed Text Change

Staff is proposing adding Sec.404.69.2 under the Food and Beverage section of the Zoning Use Table to provide standards for SSABPF and to amend definitions for “restaurant” and “Cocktail lounge, bar, tavern, or nightclub”.

*Chapter 404 Use Regulations
Article XV Food and Beverage*

Sec. 404.69.2 Small-scale alcoholic beverage production facility

A small-scale alcoholic beverage production facility is allowed as a permitted use within the BW, ML, MS and MP districts and as an accessory use in the A district, with an active agricultural operation for agritourism purposes and utilizing agricultural products grown and processed on site.

*Chapter 410 Definitions
Article III Defined Terms*

Small-scale alcoholic beverage production facility: A facility that produces no more than 15,000 barrels (465,000 U.S. gallons) of beer and/or cider per year (microbrewery/cidery), 100,000 U.S. gallons of wine and/or mead per year (winery/meadery), or 15,000 U.S. gallons of spirits per year (distillery). Tasting or tap rooms and retail sales of merchandise related to the alcoholic beverage may also be allowed.

Restaurant: Any structure where food is prepared or served for consumption on or off the premises or within an enclosed business or building. Alcoholic beverages may also be produced for consumption on the premises.



Alachua County Office of Planning and Development Staff Report

Cocktail lounge, bar, tavern, or nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises in which the service of food is merely incidental defined as the establishment deriving no more than fifty (50) percent of its gross revenue from the sale of food consumed on the premises. Alcoholic beverages may also be produced for consumption on the premises. Dancing and musical entertainment may be permitted. The term nightclub may also include facilities in which dancing and musical entertainment are permitted whether or not alcoholic beverages are served.

Staff Analysis of Proposed Amendment

The proposed language would provide clarity for small-scale alcoholic beverage producers by specifying in which zoning districts this use is allowed and how the use is defined. The use is primarily a light industrial use with ancillary uses of tasting/taprooms and the sale of related merchandise allowed.

The amendment also impacts the uses of “restaurant” and “cocktail lounge, bar, tavern, or nightclub” by allowing these locations to incorporate alcoholic beverage production at their sites.

Fiscal Impact Analysis

Impact on the Initial Cost of Housing and on the Long Term Cost of Home Ownership


These proposed amendments will not cause an increase to the initial cost of housing and there would be no impact on the long term cost of home ownership.

Fiscal Impacts to the County and County Taxpayers

There are no costs to the County or to County taxpayers resulting from these amendments.

Staff Recommendation

Staff recommends that the Board of County Commissioners hold the first public hearing and authorize staff to bring back the proposed ULDC Amendment ordinance for a second public hearing (adoption) on March 11, 2025.

 <p>Alachua County, Florida</p>	<h2><u>Business Impact Estimate</u></h2>
<p>Proposed Ordinance Title</p>	<p>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 RELATED CHAPTER 404 USE REGULATIONS 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.</p>

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 view that a business impact estimate is not required by state law¹ for the proposed ordinance and no additional information is provided on the following page. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation
- The proposed ordinance relates to the issuance or refinancing of debt
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget
- The proposed ordinance 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
- The proposed ordinance is an emergency ordinance
- The ordinance relates to procurement
- The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits as authorized by the Florida Local Government Development Agreement Act in ss. 163.3220-163.3243;

¹ See Section 125.66(3)(c), Florida Statutes.

- 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; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

The public purpose of this ordinance is to create a specific use for small-scale alcoholic beverage production facilities in unincorporated Alachua County. By creating a specific use in the Unified Land Development Code, this will reduce ambiguity as to how these uses are regulated. Furthermore, the ordinance allows for restaurants and bars to incorporate small-scale alcoholic beverage production, providing for more diversification and economic opportunities.

2. 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.

The proposed ordinance defines the use and specifies in which zoning districts it may occur. There is not a direct economic impact of the proposed ordinance on private, for-profit businesses in Alachua County. Manufacturers of alcoholic beverages will need to comply with existing applicable licensing requirements from the Division of Alcoholic Beverages & Tobacco. The proposed ordinance does not add any new charges, fees or regulatory costs.

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

Currently, there are no micro-breweries or micro-distilleries located in the unincorporated portion of Alachua County (all existing are within municipal limits). There are two existing wineries in the unincorporated area.

The proposed ordinance would also allow all existing bars and restaurants to incorporate small-scale alcoholic beverage production into their operations. Therefore, the estimate is consistent with that actual number.

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4. Additional information the governing body deems useful (if any):

**ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE 2025-

(Unified Land Development Code Amendment)

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 RELATED TO CHAPTER 404 USE REGULATIONS 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.

WHEREAS, the Board of County Commissioners of Alachua County, Florida, is authorized, empowered, and directed to adopt land development regulations to implement the Comprehensive Plan and to guide and regulate the growth and development of the County in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161 et seq.,) Florida Statutes; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its 2019-2040 Comprehensive Plan, which became effective on December 13, 2019; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its Unified Land Development Code, which became effective on January 30, 2006; and

WHEREAS, the Board of County Commissioners of Alachua County, Florida, wishes to make amendments to the Alachua County Code of Ordinances Part III, Unified Land Development Code, relating to development of land in Alachua County; and

WHEREAS, the Board of County Commissioners, acting as the Land Development

Regulation Commission, has determined that the land development regulations that are the subject of this ordinance are consistent with the Alachua County Comprehensive Plan; and,

WHEREAS, a duly noticed public hearing was conducted on such proposed amendment on February 25, 2025 and March 11, 2025 by the Board of County Commissioners, with one hearing being held after 11:30 a.m. and the other hearing being held after 5:00 p.m.; and,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA:

Section 1. Legislative Findings of Fact. The Board of County Commissioners of Alachua County, Florida, finds and declares that all the statements set forth in the preamble of this ordinance are true and correct.

Section 2. Unified Land Development Code. The Unified Land Development Code of the Alachua County Code of Ordinances Part III is hereby amended as shown in Exhibit A and attached hereto.

Section 3. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Section 4. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Inclusion in the Code, Scrivener's Error. It is the intention of the Board of County Commissioners of Alachua County, Florida, and it is hereby provided that, at such time as the Development Regulations of Alachua County are codified, the provisions of this ordinance shall become and be made part of the Unified Land Development Code of Alachua County, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such

intention, and the word "ordinance" may be changed to "section," "article," or other appropriate designation. The correction of typographical errors that do not affect the intent of the ordinance may be authorized by the County Manager or designee, without public hearing, by filing a corrected or re-codified copy of the same with the Clerk of the Circuit Court.

Section 6. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 7. Severability. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 8. Effective Date. A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners, and shall take effect upon filing with the Department of State.

DULY ADOPTED in regular session, this 11th day of MARCH, A.D., 2025.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____

Charles S. Chestnut, IV, Chair

ATTEST:

J.K. "Jess" Irby, Esq. Clerk

APPROVED AS TO FORM:

Alachua County Attorney

(SEAL)

DEPARTMENT APPROVAL AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

Unified Land Development Code Revision Language

CODE: Words ~~stricken~~ are deletions; words underlined are additions

CHAPTER 404. USE REGULATIONS

Sec. 404.69.2 Small-scale alcoholic beverage production facility

A small-scale alcoholic beverage production facility is allowed as a permitted use within the BW, ML, MS and MP districts and as an accessory use in the A district, with an active agricultural operation for agritourism purposes and utilizing agricultural products grown and processed on site.

**CHAPTER 404. USE REGULATIONS
ARTICLE II USE TABLE**

Code Revision Language

Words stricken are deletions; words underlined are additions

ARTICLE II. USE TABLE		P = Permitted Use by Right L = Limited Use SE = Special Exception SU = Special Use Permit																	A = Accessory Use Blank Cell = Prohibited Uses NA = Not Applicable									
ZONING DISTRICT	LAND USE CATEGORY	A	A- RB	C- 1	RE RE- 1	R1- aa R-1a	R- 1b	R- 1c	R-2 R- 2a R-3	RM 1	RM- 1	RP	HIM	BP AP	BR	BR- 1	BH	BA BA- 1	BW	ML	MS MP	MB	TOD TND	STANDARDS				
		FOOD AND BEVERAGE																										
Restaurant		L																									Section 404.67.5	
Restaurant, with drive-through															SE	L	L	L	L	L	L	L					Section 404.68	
Incidental food and beverage sales			A												A	A	A	A	A	A	A	A	A	A			Section 404.69	
Cocktail lounge, bar, tavern, or nightclub														SE														
Mobile food sales			L												L	L	L	L	L	L	L	L	L	L			Section 404.69.1	
<u>Small-scale alcoholic beverage production facility</u>		<u>A</u>																									<u>Section 404.69.2</u>	

CHAPTER 410 DEFINITIONS

ARTICLE III DEFINED TERMS

Small-scale alcoholic beverage production facility: A facility that produces no more than 15,000 barrels (465,000 U.S. gallons) of beer and/or cider per year (microbrewery/cidery), 100,000 U.S. gallons of wine and/or mead per year (winery/meadery), or 15,000 U.S. gallons of spirits per year (distillery). Tasting or tap rooms and retail sales of merchandise related to the alcoholic beverage may also be allowed.

Restaurant: Any structure where food is prepared or served for consumption on or off the premises or within an enclosed business or building. Alcoholic beverages may also be produced for consumption on the premises.

Cocktail lounge, bar, tavern, or nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises in which the service of food is merely incidental defined as the establishment deriving no more than fifty (50) percent of its gross revenue from the sale of food consumed on the premises. Alcoholic beverages may also be produced for consumption on the premises. Dancing and musical entertainment may be permitted. The term nightclub may also include facilities in which dancing and musical entertainment are permitted whether or not alcoholic beverages are served.



ULDC Amendment for “Small-scale alcoholic beverage production facility”

Background

- Rise of small-scale alcoholic beverage producers in US
- No specific use or definitions currently exist in ULDC
- Allow for restaurants and bars to produce beverages for on-site consumption



Background

- State of Florida's Division of Alcoholic Beverages & Tobacco regulates licenses or permits that are required for any business or person to manufacture, import, export, store, distribute or sell alcoholic beverages
- Zoning certification by local government required as a prerequisite for approval



**FLORIDA DIVISION OF ALCOHOLIC BEVERAGES AND TOBACCO
LICENSES AND PERMITS FOR ALCOHOLIC BEVERAGES**

VENDORS – ALCOHOLIC BEVERAGES					
TYPE AND FEE	CLASS	STATUTE	REGULATIONS OF LICENSE ACTIVITY	APPLICATION	
CHILD LICENSES – LICENSES CORRESPONDING TO A PRIMARY LICENSE TYPE AT A LICENSED PREMISES					
Manufacturer of Malt Beverages in Vendor Premises \$500	CMBP	561.221(3) 563.02(2)	Products Permitted	Malt Beverages.	FORM 6001
			Type of Sale	By the drink for consumption on premises only.	
			Other Terms	Manufacturer engaged in the business of brewing malt beverage. Issued in connection with a primary consumption on premises vendor license.	
			Restrictions	May not brew more than 10,000 kegs per year. Only for consumption on the premises or on contiguous licensed premises owned by the vendor.	
MANUFACTURERS – ALCOHOLIC BEVERAGES					
TYPE AND FEE	CLASS	STATUTE	REGULATIONS OF LICENSE ACTIVITY	APPLICATION	
Manufacturer of Wine \$1000 per plant or branch	AMW	564.02(2)(a)	Engaged in manufacturing or bottling wine. License permits the manufacture of alcoholic beverages and the distribution of the same at wholesale to licensed distributors and to no one else within the state, unless authorized by statute.	FORM 6001	
Manufacturer of Wine and Cordials \$2000 per plant or branch	BMWC	564.02(2)(b)	Engaged in manufacturing of wines and cordials. License permits the manufacture of alcoholic beverages and the distribution of the same at wholesale to licensed distributors and to no one else within the state, unless authorized by statute.	FORM 6001	
Manufacturer of Malt Beverages \$3000 per plant or branch	CMB	563.02(2)	Engaged in brewing malt beverages. License permits the manufacture of alcoholic beverages and the distribution of the same at wholesale to licensed distributors and to no one else within the state, unless authorized by statute.	FORM 6001	
Distiller of Spirituous Liquor \$4000 per plant or branch	DD	565.03(2)(a)1	Engaged in manufacturing distilled spirits. License permits the manufacture of alcoholic beverages and the distribution of the same at wholesale to licensed distributors and to no one else within the state, unless authorized by statute.	FORM 6001	

Life safety

- Separation of high hazard industrial areas from places of assembly
- Compliance with:
 - Florida Building Code (FBC)
 - Florida Fire Prevention Code (FFPC)



Revisions to Code

- New use proposed to be added to the Food & Beverage code (Sec. 404.69.2)
- Permitted in BW, ML, MS, MP districts and as an accessory use in the A district
- Bars and restaurants would also be allowed to produce alcoholic beverages for on-site consumption
- Tap/tasting rooms and sale of related merchandise allowed

SSABPF defined

- *A small-scale alcoholic beverage production facility* is a facility that produces no more than:
 - 15,000 barrels (465,000 U.S. gallons) of beer and/or cider
 - 100,000 U.S. gallons of wine and/or mead per year (winery/meadery)
 - 15,000 U.S. gallons of spirits per year (distillery)
- Tasting or tap rooms and retail sales of merchandise related to the alcoholic beverage may also be allowed.

Proposed revised code

Sec. 404.69.2 Small-scale alcoholic beverage production facility

A small-scale alcoholic beverage production facility is allowed as a permitted use within the BW, ML, MS and MP districts and as an accessory use in the A district, with an active agricultural operation for agritourism purposes and utilizing agricultural products grown and processed on site.

Chapter 410 definitions:

Small-scale alcoholic beverage production facility: A facility that produces no more than 15,000 barrels (465,000 U.S. gallons) of beer and/or cider per year (microbrewery/cidery), 100,000 U.S. gallons of wine and/or mead per year (winery/meadery), or 15,000 U.S. gallons of spirits per year (distillery). Tasting or tap rooms and retail sales of merchandise related to the alcoholic beverage may also be allowed.

Restaurant: Any structure where food is prepared or served for consumption on or off the premises or within an enclosed business or building. Alcoholic beverages may also be produced for consumption on the premises.

Cocktail lounge, bar, tavern, or nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises in which the service of food is merely incidental defined as the establishment deriving no more than fifty (50) percent of its gross revenue from the sale of food consumed on the premises. Alcoholic beverages may also be produced for consumption on the premises. Dancing and musical entertainment may be permitted. The term nightclub may also include facilities in which dancing and musical entertainment are permitted whether or not alcoholic beverages are served.

Code Revision Language

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ZONING DISTRICT	A	A-RB	C-1	RE-RE-1	R1-aa R-1a	R-1b	R-1c	R-2 R-2a R-3	RM	RM-1	RP	HM	BP AP	BR	BR-1	BH	BA BA-1	BW	ML	MS MP	MB	TOD TND	STANDARDS
LAND USE CATEGORY																							
FOOD AND BEVERAGE																							
Restaurant	L													P	P	P	P	P	A	A	P	P	Section 404.67.5
Restaurant, with drive-through														SE	L	L	L	L		A		L	Section 404.68
Incidental food and beverage sales		A												A	A	A	A	A	A	A	A	A	Section 404.69
Cocktail lounge, bar, tavern, or nightclub										SE						P	P	P			SE	P	
Mobile food sales		L												L	L	L	L	L	L	L	L	L	Section 404.69.1
<u>Small-scale alcoholic beverage production facility</u>	<u>A</u>																	<u>P</u>	<u>P</u>	<u>P</u>			<u>Section 404.69.2</u>

Staff recommendation

Staff recommends that the Board of County Commissioners authorize the second (adoption) hearing of this ULDC amendment to be heard at the 3/11/25 BoCC meeting.



Agenda Item Summary

File #: 25-00144

Agenda Date: 2/25/2025

Agenda Item Name:

Preliminary Development Plan for South Pointe PD – Phase 2, Unit 2 C (quasi-judicial)

Presenter:

Jacob Stout – ext. 2320

Description:

Preliminary Development Plan for South Pointe PD – Phase 2, Unit 2 C – 105-unit single family detached subdivision.

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR-25-06 based on a finding of consistency with the Alachua County Comprehensive Plan, the Alachua County Unified Land Development Code, and Resolution Z-06-19/Zoning Master Plan ZOM-06-19.

Prior Board Motions:

BoCC moved to defer the approval of the preliminary development plan. The motion carried 4-0.

Fiscal Note:

None

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

The Preliminary Development Plan is to create a single family detached residential subdivision with associated infrastructure. The proposed development at full build-out allows for a maximum of 105 units and is the final phase of an existing Planned Development.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee.