



Request to Advertise 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



Sippin' Seven Alachua County Ale Trail


Existing Microbreweries in the County
(none are in unincorporated area)

- Blackadder
- Cypress & Grove
- Dry Wrought Cider
- Daft Cow
- First Magnitude
- Grand Scheme
- High Springs Brewing
- Swamp Head






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

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						STANDARDS
ZONING DISTRICT	A	A-RB	C-1	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	
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 a request to advertise a public hearing on a ULDC amendment related to small-scale alcoholic beverage production facilities.

