



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 Page 1 of 2 Alachua County, FL 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