



Agenda Item Summary

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**File #: 25-00146**

**Agenda Date: 3/11/2025**

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**Agenda Item Name:**

**Adoption hearing on an ordinance related to small-scale alcoholic beverage production facilities**

**Presenter:**

Mehdi Benkhatar, 352-374-5261

**Description:**

Adoption hearing for proposed amendments to the Unified Land Development Code (ULDC) Chapter 404, Article XV, Food and Beverage, and Chapter 410, Article III Definitions, related to small-scale alcoholic beverage production facilities.

**Recommended Action:**

Staff recommends that the Board of County Commissioners:

1. Convene as the Land Development Regulation Commission and find the amendments consistent with the Alachua County Comprehensive Plan; and
2. Reconvene as the BoCC and approve the ordinance amending the Unified Land Development Code and authorize the Chair's signature.

**Prior Board Motions:**

1/28/25: the Board of County Commissioners approved the request to advertise  
2/25/25: the Board of County Commissioners held first hearing on 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.