



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

Adoption Hearing: March 11, 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



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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.

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.



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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:

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.