



Agenda Item Summary

File #: 25-00166

Agenda Date: 4/22/2025

Agenda Item Name:

Request to Advertise County-initiated Amendments to the Unified Land Development Code for Floating Solar, Agritourism and Small-Scale Comprehensive Plan Amendment, CAD Files, Resurfacing Roads.

Presenter:

Angeline Jacobs AICP, Planner II Growth Management & Lalit Lalwani, Civil Engineer III, Public Works

Description:

Staff presentation to the Board of County Commissioners (BoCC) of proposed amendments to the ULDC and a request to advertise for first of two hearings. Proposed Florida Statute related amendments include compliance with Floating Solar per F.S. 163.32051; Agritourism-Language to clarify substantial offsite impacts per F.S. 570.85; Small Scale Comprehensive Plan Amendments F.S. 163.3187 compliance; and Home-Based business code F.S. 559.955 clean-up. Additionally, Public Works proposes updates to obtain CAD files for new development projects and updates to road resurfacing requirements.

Recommended Action:

Hear staff presentation and approve the request to advertise amendments to the ULDC for the first of two required public hearings.

Prior Board Motions:

Home-Based Business Ordinance # 2023-09 approved on April 25, 2023

Fiscal Note:

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

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

Home Based Business To clean-up one section that was missed during the overall compliance with F.S. 559.955 in the home-based business update adopted by the BoCC in 2023.

Floating Solar Florida Statute 163.32051 requires "floatovoltaics" or floating solar facilities update to ULDC Sec. 404.50.5 Solar facilities to include the floating solar as an expanded use for solar facilities.

Comprehensive Plan Small-Scale Amendments To comply with Florida Statute increasing the

acreage of impact for a small-scale amendment from 10 acres to 50 acres.

Agritourism Significant Offsite Impacts Staff propose an update to establish certain standards for substantial offsite impacts for agritourism activities and provide consistent application. Additional update related to the restaurants in A-RB as an accessory use to an active agricultural operation for agritourism purposes.

Submission of CAD files for acceptance of the right-of-way and stormwater facilities. ULDC Section 407.86 is the inspection and acceptance of required improvements. Public Works proposed update will now include the submittal of “Electronic CAD files” for the mapping and asset databases to provide a significant increase in efficiency of this maintenance process.

Resurfacing improvements of existing roadway connections. ULDC Section 407.133 (d) describes the specifications for milling and resurfacing existing roadway connections and the improvements by the developer. The proposed language clarifies the requirement on development projects and provides for a better transition with the County’s pavement management System.