



# Unified Land Development Code

## Request to Advertise

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# Unified Land Development Code

## Topics:

### Growth Management

- Home Based Business F.S 559.955; ULDC Sec. 404.15
- “Floatovoltaics” Floating Solar Facilities F.S. 163.32051; ULDC Sec. 404.50.5
- Small-Scale Comprehensive Plan Amendment F.S 163.3187; ULDC Chapter 410 Definitions
- Agritourism:
  - Substantial Offsite Impacts F.S 570.85-.86; ULDC Chapter 404.
  - Restaurants ULDC Sec. 404.67.5

### Public Works

- Submission of Computer-Aided Design (CAD) Files for Acceptance of ROW and Stormwater Facilities ULDC Sec. 407.86
- Resurfacing Improvements of Existing Roadway Connections ULDC Sec. 407.133

# Home-Based Business

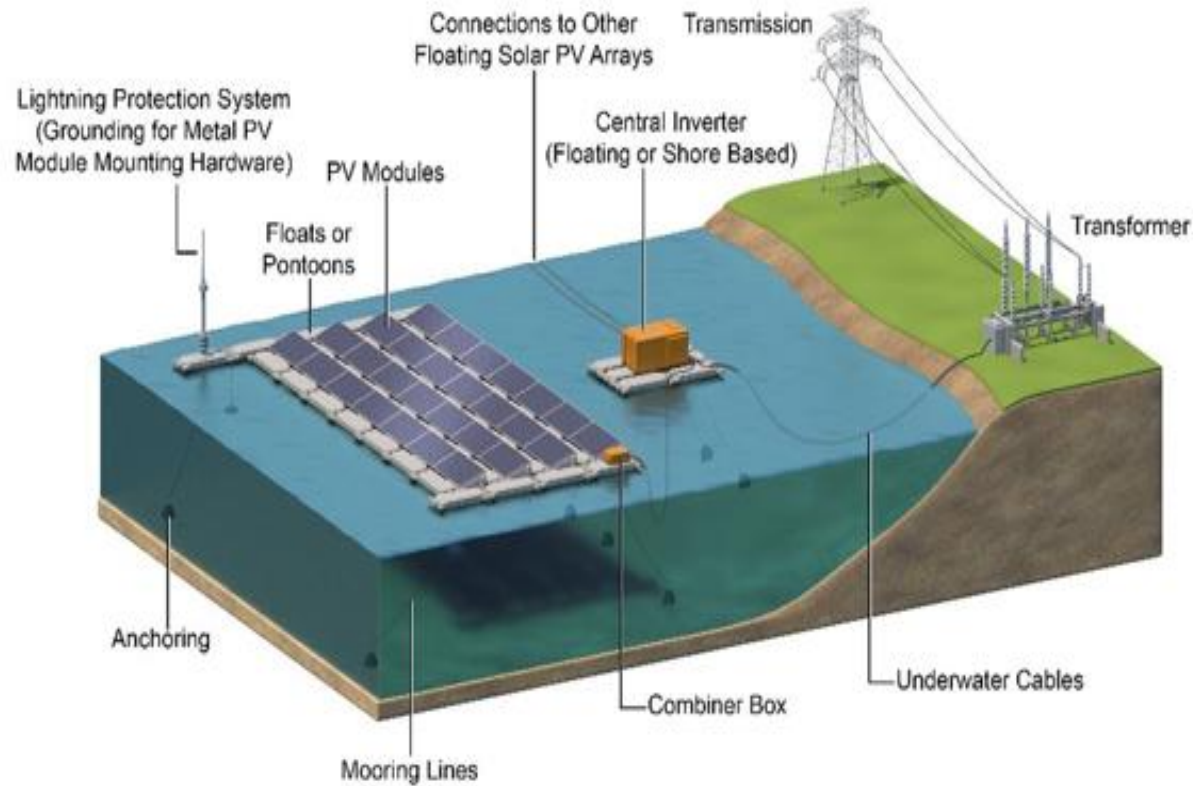
This section was missed in the 2023 update:

## **Sec. 404.15. Farm machinery and lawn and garden equipment repair.**

Farm machinery and lawn and garden equipment repair is permitted by right in the following districts: A-RB, BA, BA-1, MS, and MP. Where permitted as a limited use in the A district, a farm machinery or lawn and garden repair facility shall operate ~~only~~ as a ~~rural~~ home-based business in compliance with the standards of Section 404.623 of this Chapter.



# Floating Solar “Floatovoltaics”



Schematic of a typical floating photovoltaic



<https://www.miamiherald.com/news/local/environment/article239710988.html>  
Source accessed 03/04/2025

# Background

Became law in 2024

- Created as an approved use.
- Established criteria addressing land use compatibility.
- Provides standards for buffer and landscaping.
- Defined floating solar facilities.



# Considerations

**Sec. 404.50.5. Solar facilities.**

Solar facilities may be allowed as a limited use in the A district with the exception of those parcels subject to a special exception application to construct a solar facility prior to July 1, 2021, where they may be allowed with a special exception. Solar facilities may also be allowed with a special exception in A-RB, RE, RE-1, R-1a, R-1aa, 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, and MB districts.

Where allowed as a limited use, Solar facilities shall ~~be located subject to the following standards:~~ Shall provide a high density buffer with vegetation and screening consistent with Table 407.43.2, and a width consistent with the table below. ~~unless otherwise approved by the Board through a special exception. The buffer shall be of the following minimum widths:~~Where approved as part of a special exception, the Board may approve a different buffer width or density.

Adjacent Existing Land Use	Buffer Width
Residential	150'
All other uses	75'

**Definition:** *Solar facility:* A production facility for electric power which uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily offsite. A solar facility consists principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components. Solar facilities may include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures. Photovoltaic modules mounted on buildings or that are accessory to an otherwise developed property are not considered solar facilities. This definition includes solar facilities located on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs.

# Small-Scale Comprehensive Plan Amendment

Became law in 2023

## ARTICLE III DEFINED TERMS

*Small-scale Comprehensive Plan amendment:* A small-scale development amendment may be adopted under the following conditions:

- (a) The proposed amendment involves a use of ~~ten (10)~~ 50 acres or fewer and:

# Agritourism: Substantial Off-Site Impacts

Staff propose establishing certain standards for consistent application to address substantial offsite impacts from agritourism activities considering public health, safety and welfare of the community.





# Considerations

## **Sec. 404.09. Agricultural uses.**

2b. Any related site alteration or construction of temporary or permanent structures not otherwise required for the ongoing agricultural operation shall be subject to building permit and development plan approval and all applicable development standards in Chapter 407 of this ULDC and with the following standards for that portion of the site proposed for use as part of the agritourism or ecotourism activity to mitigate substantial off-site impacts:

- i. Lighting levels for necessary security and safety are permitted. Lighting associated with agritourism activities shall minimize light trespass to adjacent properties. Maximum maintained illumination measures within 25 feet of the property line shall not be more than one half (.5) footcandles.
- ii. The property must have adequate space for on-site parking outside of public rights-of-way.
- iii. Agritourism activities that result in more than 50 weekday peak hour trips will require a traffic impact analysis to determine if any improvements are needed.

# Agritourism: Restaurants

## Sec. 404.67.5. Restaurant.

A restaurant is allowed as a permitted use in the BR, BR-1, BH, BA, BA-1, BW, and MB districts and in traditional neighborhood and transit oriented developments TODs. A restaurant is allowed as an accessory use to industrial uses within the ML, MS and MP districts. A restaurant is allowed as an accessory use to an active agricultural operation for agritourism purposes in the A and A-RB zoning district subject to development plan review and the following standards:-:

~~(a) Restaurants in the agriculture (A) district.~~

~~(1a) Restaurants may be allowed in the A district as an accessory use to an active agricultural operation for agritourism purposes and must utilize agricultural products grown and processed onsite.~~

~~(b) The restaurant shall must not be part of a chain or a franchise and shall must not exceed a seating capacity of twenty (20).~~

~~(2c) The property must have direct access to a public road meeting County requirements for sufficient right-of-way, minimum width, stabilization requirements and maintenance.~~

~~(3d) Drive-through facilities are prohibited.~~



# Submission of CAD Files

- Historically Public Works has received files and drawings by paper.
- The County is moving towards a digital Asset Management database to manage road right-of-way and stormwater management facility assets to increase access and store the information in perpetuity.
- The overall goal is to enhance the efficiency of project completion and to provide the information to members of the public.





# Resurfacing of Existing Roadway Connections



**Current** code does not provide clarity to resurface the entire width of the existing county roadway if the driveway for new developments requires only one side widening.



**Proposed** code will provide for resurfacing of the entire width of the existing county roadway which will provide for less joints/potential cracks, enhance roadway aesthetics.

# Outreach

Online public notice for all ULDC amendments

Stakeholder Outreach- Local Engineers

Rural Concerns Advisory Committee- To be scheduled



# Staff Recommendation

Approve the request to advertise for the first of two public hearings for amendments to the Unified Land Development Code.