



Unified Land Development Code

First of Two Public Hearings

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Topics

Growth Management

- Agritourism F.S. 570.85-.86:
 - Substantial Offsite Impacts; ULDC Sec 404.09.
 - Accessory Restaurants ULDC Sec. 404.67.5 and ULDC Chapter 410 Definitions
- Home Based Business F.S. 559.955; ULDC Sec. 404.15
- Floating Solar Facilities “Floatovoltaics” F.S. 163.32051; ULDC Sec. 404.50.5
- Small-Scale Comprehensive Plan Amendment F.S. 163.3187; ULDC Chapter 410 Definitions

Public Works

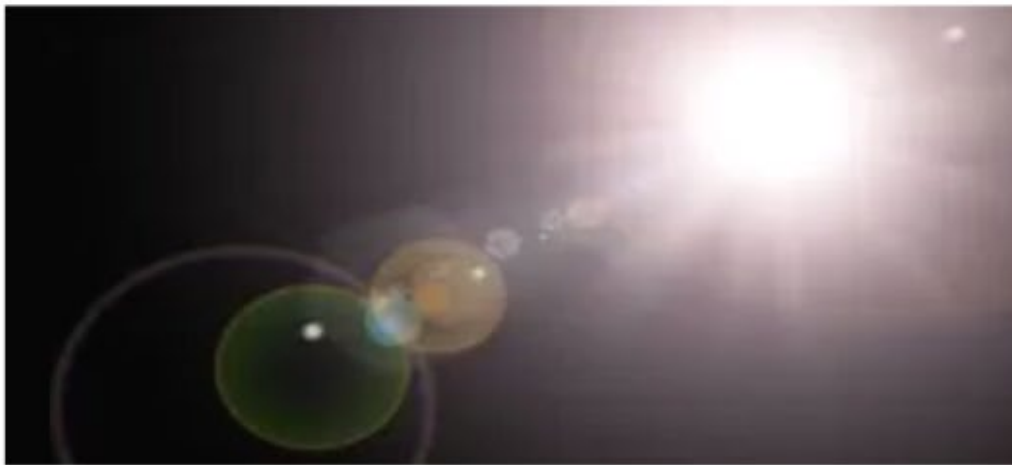
- Submission of Computer-Aided Design (CAD) Files for Acceptance of ROW and Stormwater Facilities ULDC Sec. 407.86
- Resurfacing Improvements of Existing Roadway Connections ULDC Sec. 407.133

Background

On **April 22, 2025** the Board of County Commissioners, during their regular meeting, approved a request to advertise.

On **July 15, 2025** presentation at Rural Concerns Advisory Committee related to the proposed Agritourism updates.

Agritourism: Substantial Offsite Impacts



Considerations

Staff propose establishing standards for consistent application to mitigate substantial offsite impacts for agritourism activities *if building a new structure or for site modifications not required for agricultural purposes.*

- **Lighting**
 - Mounted at max height of 35 feet, shielded and setback 50 feet from neighbor parcel.
 - Lighting off from midnight to 7:00 a.m.
 - Recommend warm-toned light to minimize disturbance & potential harmful effects on wildlife.
- **Parking** adequate space onsite and outside of public right-of-way.
- **Traffic** if over 50 peak hour trips (commuting hours) will need impact study and possible roadway improvements.

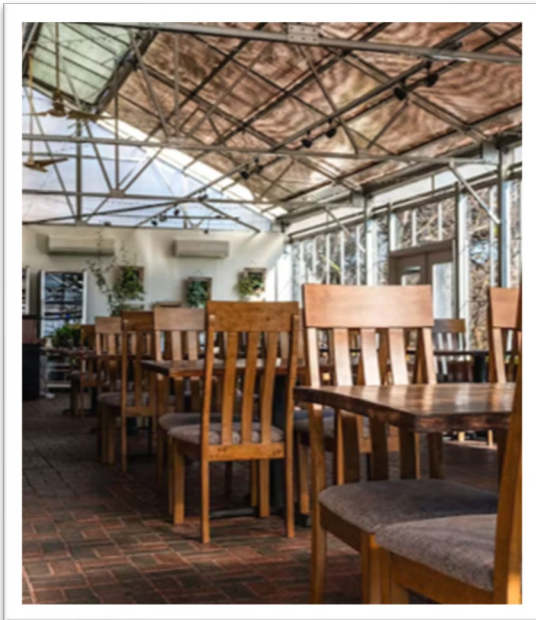
Agritourism: Accessory Restaurants

Stays the same:

- Must utilize agricultural resources grown onsite.
- Not part of a chain or a franchise.
- No drive-throughs.
- Direct access to public road.

Proposed change:

- Allow in A-RB zoning district.
- Removing 20 seat capacity limit.



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”

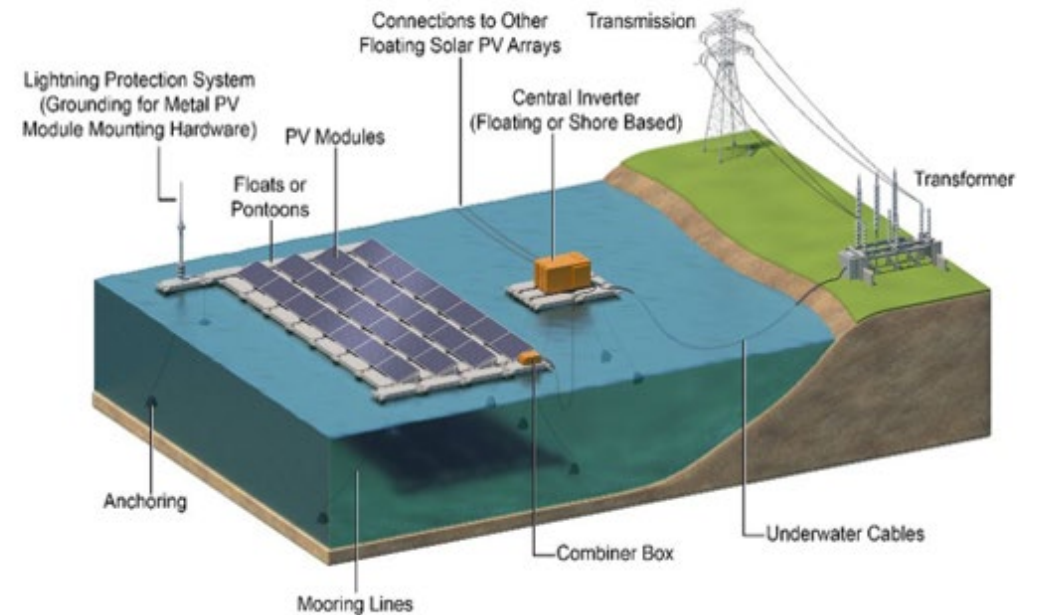
Became law in 2024

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



<https://www.miamiherald.com/news/local/environment/article239710988.html>

Source accessed 03/04/2025



Schematic of a typical floating photovoltaic

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

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:

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 at Roadway Connections



The **current** code does not provide clarity for resurfacing the entire width of the existing county roadway which provides for less joints/potential cracks and enhances roadway aesthetics.



The **proposed** update to ULDC Sec. 407.133(d) will clarify the requirement for resurfacing the entire width of the existing county roadway for new developments consistent with ULDC Sec. 407.136(5).

Outreach

Online public notice for all ULDC amendments.

Local Engineers.

Rural Concerns Advisory Committee held on Tuesday, July 15, 2025.

Future

Alachua County Agritourism Workshop Cuscowilla Nature and Retreat Center on Thursday, August 21, 2025, 1-5pm.

Staff Recommendation

Direct staff to schedule a second hearing for adoption of amendments to the Unified Land Development Code.