



Agenda Item Summary

File #: 25-00718

Agenda Date: 9/23/2025

Agenda Item Name:

Adoption Hearing to the Unified Land Development Code for Floating Solar, Agritourism Substantial Offsite Impacts and Accessory Restaurants, Small-Scale Comprehensive Plan Amendment, CAD File Submission and Resurfacing Roadways.

Presenter:

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

Description:

Presentation for the adoption hearing to the Board of County Commissioners (BoCC) for consideration of adoption of proposed amendments to the Unified Land Development Code (ULDC).

Growth Management proposes amendments to comply with Florida Statutes related to Floating Solar per F.S. §163.32051; Agritourism-Language to clarify substantial offsite impacts per F.S. §570.85; Compliance with Small Scale Comprehensive Plan Amendments per F.S. §163.3187; and Home-Based Business F.S. §559.955 clean-up. Additionally, the Public Works Department proposes amendments to obtain CAD files for new development projects from applicants and for consistency requirements for road resurfacing for new development impact to existing public roadways.

Recommended Action:

For the Board of County Commissioners (BoCC) to convene as the Land Development Regulation Commission and find the ULDC amendments consistent with the Alachua County Comprehensive Plan.

Reconvene as the Board of County Commissioners and approve the ordinance and authorize the Chair's signature on the ordinance.

Prior Board Motions:

On Tuesday, April 25, 2023, during their regular meeting agenda item 23-0714, the BoCC approved Ordinance # 2023-09 which included Home-Based Business updates.

On Tuesday, April 22, 2025 the BoCC, during their regular meeting agenda item 25-00166, approved a request to advertise for this first hearing.

On Tuesday, August 12, 2025 the BoCC, during their regular meeting agenda item 25-00364, the first of two hearings and approved the scheduling of the adoption hearing.

Fiscal Note:

Costs related to the amendment to be included in Municode are covered in the FY25 and FY26 budget

in account 008.65.6500.554.49.04 (other charges) There is no fiscal costs associated with advertisement as this item as it 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 in the home-based business update missed during the overall compliance with Florida Statute §559.955 adopted by the BoCC in 2023.

Floating Solar. Florida Statute §163.32051 requires "floatovoltaics" or floating solar facilities be added to the ULDC as an expanded use for solar facilities. ULDC Sec. 404.50.5 Solar facilities and definitions are proposed for update to comply with the law to include the floating solar.

Comprehensive Plan Small-Scale Amendments. Definition in the ULDC to be updated to comply with Florida Statute §163.3187 that increased the acreage of impact for a small-scale comprehensive plan amendment from 10 acres to 50 acres.

Agritourism: Significant Offsite Impacts & Restaurants. per Florida Statute §570.86 this update proposes certain standards for "substantial offsite impacts" for agritourism activities for consistent application. Additional updates to allow restaurants in A-RB as an accessory to an active agricultural operation for agritourism purposes and update the restaurant definition.

Submission of CAD files for acceptance of the right-of-way and stormwater facilities. Public Works proposed update would require the submittal of "Electronic CAD files" for the mapping and asset databases to provide a significant increase in efficiency of this maintenance process within ULDC Sec. 407.86 the inspection and acceptance of required improvements.

Resurfacing improvements of existing roadway connections. ULDC Sec. 407.133(d) describes the specifications for milling and resurfacing existing roadway connections and for improvements required by the developer. The proposed language is to provide internal consistency on new development projects with ULDC Sec. 407.136(5) for a better transition with the County's pavement management System.

This amendment to the ULDC is not more restrictive or burdensome than existing regulations or procedures.