
**ALACHUA COUNTY
BOARD OF COUNTY COMMISSIONERS**

ORDINANCE 2025-

(Unified Land Development Code Amendment)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY FLORIDA AMENDING THE ALACHUA COUNTY CODE OF ORDINANCES, TITLE 40, RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND IN THE UNINCORPORATED AREA OF ALACHUA COUNTY, FLORIDA; INCLUDING AMENDMENTS RELATED TO CHAPTER 401 DEVELOPMENT REVIEW BODIES, CHAPTER 404 USE REGULATIONS AND CHAPTER 410 DEFINITIONS; MODIFYING REQUIREMENTS FOR FARMWORKER HOUSING AND INCLUDING REQUIREMENTS FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR MODIFICATIONS; A REPEALING CLAUSE; SEVERABILITY; INCLUSION IN THE CODE AND CORRECTION OF SCRIVENER'S ERRORS; LIBERAL CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Alachua County, Florida, is authorized, empowered, and directed to adopt land development regulations to implement the Comprehensive Plan and to guide and regulate the growth and development of the County in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161 et seq.,) Florida Statutes; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its 2019-2040 Comprehensive Plan, which became effective on December 13, 2019; and

WHEREAS, the Board of County Commissioners of Alachua County adopted its Unified Land Development Code, which became effective on January 30, 2006; and

WHEREAS, the Florida Legislature adopted SB700, codified in the Laws of Florida Chapter 2025-22 pre-empting the ability of local governments to establish standards for

farmworker housing more stringent than those the Statute identifies; and

WHEREAS, the Florida Legislature adopted SB954, codified in the Laws of Florida Chapter 2025-182 requiring local governments to adopt an ordinance establishing procedures for the review and approval of “certified recovery residences” and

WHEREAS, the Board of County Commissioners of Alachua County, Florida, wishes to make amendments to the Alachua County Code of Ordinances Part III, Unified Land Development Code, relating to development of land in Alachua County; and

WHEREAS, the Board of County Commissioners, acting as the Land Development Regulation Commission, has determined that the land development regulations that are the subject of this ordinance are consistent with the Alachua County Comprehensive Plan; and,

WHEREAS, a duly noticed public hearing was conducted on such proposed amendment on November 4, 2025 and December 9, 2025 by the Board of County Commissioners, with one hearing being held after 11:30 a.m. and the other hearing being held after 5:00 p.m.; and,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Section 1. Legislative Findings of Fact. The Board of County Commissioners of Alachua County, Florida, finds and declares that all the statements set forth in the preamble of this ordinance are true and correct.

Section 2. Farmworker Housing. The Unified Land Development Code of the Alachua County Code of Ordinances Part III is hereby amended as shown in Exhibit A and attached hereto in order to implement changes required by the passage of SB700.

Section 3. Certified Recovery Residences. The Unified Land Development Code is amended as shown in Exhibit B to implement changes required by the passage of SB954.

Section 4. Modification. It is the intent of the Board of County Commissioners that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board and filed by the Clerk to the Board.

Section 5. Repealing Clause. All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 6. Inclusion in the Code, Scrivener's Error. It is the intention of the Board of County Commissioners of Alachua County, Florida, and it is hereby provided that, at such time as the Development Regulations of Alachua County are codified, the provisions of this ordinance shall become and be made part of the Unified Land Development Code of Alachua County, Florida; that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate designation. The correction of typographical errors that do not affect the intent of the ordinance may be authorized by the County Manager or designee, without public hearing, by filing a corrected or re-codified copy of the same with the Clerk of the Circuit Court.

Section 7. Ordinance to be Liberally Construed. This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

Section 8. Severability. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such

portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 9. Effective Date. A certified copy of this ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners, and shall take effect upon filing with the Department of State.

DRAFT

DULY ADOPTED in regular session, this 9th day of December, A.D., 2025.

BOARD OF COUNTY COMMISSIONERS
OF ALACHUA COUNTY, FLORIDA

ATTEST:

By: _____
Chair

J.K. "Jess" Irby, Esq. Clerk

APPROVED AS TO FORM:

DEPARTMENT APPROVAL AS TO
CORRECTNESS

Alachua County Attorney
(SEAL)

Department of Growth Management
Authorized Designee

EXHIBIT A- FARMWORKER HOUSING
Unified Land Development Code Revision Language
CODE: Words ~~stricken~~ are deletions; words underlined are additions

CHAPTER 401. DEVELOPMENT REVIEW BODIES

Sec. 401.20. - Development review departments powers and duties.

The Department of Growth Management, the Environmental Protection Department and the Department of Public Works shall exercise the powers and duties listed below:

(a) Review and report. County staff shall review and prepare reports and recommendations to the following decision making bodies based on the review and recommendations of the Growth Management Department, the Environmental Protection Department, the Department of Public Works, as well as input from other departments and agencies:

(1) DRC — Regarding the following development applications:

- a. Any application listed in Subsection 401.17(a);
- b. Plats, including final plats, plat vacations, and re-plats.

(2) BOCC (and Planning Commission where applicable) — Applications as listed in Section 401.02.

(b) Decisions of the Growth Management Department. The Director of the Growth Management Department, in conjunction with any of the other appropriate development review departments, shall coordinate the review and make a decision to approve, approve with conditions or deny any of the following applications:

- (1) Interpretation of this ULDC;
- (2) Vested rights certification;
- (3) Interpretation of district boundaries, where there is any dispute as to the location of the boundary of a zoning district in relation to particular property;
- (4) Building permit;
- (5) Building permits for docks of six hundred (600) square feet or under meeting the standards in Chapter 404, Section 404.108;
- (6) Certificate of occupancy;
- (7) Home-based businesses;
- (8) Family homestead exceptions and transfers;
- (9) Temporary uses that do not involve overnight camping or any event with an anticipated attendance of less than two thousand (2,000) people;
- (10) Sign permit;
- (11) Temporary placement permit;
- (12) Tree removal permit;
- (13) Certain personal wireless service facilities meeting the administrative development approval criteria in Article XII of Chapter 404 of this ULDC;
- (14) Administrative development plan review of any modifications to an existing developed site resulting in an addition of less than one thousand five hundred (1,500)

square feet of impervious area provided this provision may only be used once per site and the proposed expansion does not create off-site impacts;

(15) Administrative development plan review of applications utilizing Article XXXII, Live Local Act Implementation Section 402.195.

(16) Change of use to a permitted or limited use, except where DRC approval is required in Chapter 404;

(17) Waivers to the setback requirements from major road centerlines, section lines, and half section lines in Section 407.03 for structures on existing legal lots of record; and

(18) Tier I tower replacements meeting the standards of Subsection 404.54(a)5.

(19) Amendment to the zoning district setback of a platted lot by affidavit in ULDC Section 402.56.5.

(20) Administrative development plan review of applications for farmworker housing

CHAPTER 404. USE REGULATIONS

Sec. 404.19. Farmworker housing.

Housing for legally verified agricultural workers as defined in F.S. 163.3162 is allowed as an accessory use on parcels with an agricultural classification by the Alachua County Property Appraiser, and consistent with the following:

(a) Farmworker housing standards. Construction or installation of housing units must satisfy all of the following:

(1) The dwelling units must meet federal, state, and local building standards, including standards of the Department of Health adopted pursuant to ss. 381.008-381.00897 and federal standards for H-2A visa housing.

(2) All structures containing dwelling units must be located a minimum of 10 feet apart.

(3) The square footage of the housing site's climate-controlled facilities may not exceed 1.5 percent of the property's area or 35,000 square feet, whichever is less.

(4) A housing site must provide front, side, and rear yard setbacks of at least 50 feet. An internal project driveway may be located in the required yard space if the yard is adjacent to a public roadway or to property that is under common ownership with the housing site.

(5) A housing site may not be located less than 100 feet from a property line adjacent to property zoned for residential use. If the housing site is located less than 250 feet from any property line, screening must be provided between the housing site and any residentially developed adjacent parcels that are under different ownership. The screening must be designed to be consistent with F.S. 163.3162.

(b) Removal of farmworker housing A housing site may not continue to be used and may be required to be removed under the following circumstances:

(1) If, for any reason, a housing site is not being used for housing for legally verified agricultural workers for longer than 365 days, any structure used as living quarters must be removed from the site within 180 days after receipt of written notification from the County unless the property owner can demonstrate that use of the site for housing legally verified agricultural workers will occur within 90 days after the written notification.

(2) If the property on which the housing site is located ceases to be classified as agricultural land by the Alachua County Property Appraiser.

(3) If the permit authorized by the Department of Health for the housing site is revoked, all structures must be removed from the housing site within 180 days after receipt of written notification from the county unless the permit is reinstated by the Department of Health.

(c) Administrative review required. Applicants for farmworker housing shall submit a site plan demonstrating compliance with the standards of this section.

Farmworker housing may be allowed through special exception in all zoning districts except the C-1, conservation district, as an accessory use to an agricultural activity for workers employed on a full-time basis, and subject to the following standards.

~~(a) Types of farmworker housing.~~ Farmworker housing may be provided in the form of dwelling units. These dwelling units may be in the form of site-built homes, manufactured homes, or mobile homes.

~~(b) Maximum density.~~

~~(1) Permanent dwellings.~~ Permanent farmworker housing shall comply with the density requirements of the zoning district in which the units are located.

~~(2) Manufactured or mobile homes.~~ Dwelling units capable of being moved, including manufactured or modular housing, may exceed the density requirement of the zoning district provided that the following requirements are met.

~~a. Movable farmworker housing shall be accessory to the operation of an agricultural activity.~~

~~b. The applicant shall submit the following materials:~~

~~1. Evidence of a current agricultural ad valorem tax exemption issued by the Alachua County Tax Collector;~~

~~2. An affidavit, signed by the owner or operator of the agricultural activity stating the farmworker housing shall only be used by full-time employees of that activity; and~~

~~3. A housing removal agreement with a requirement that all housing units shall be removed within ninety (90) days after the agricultural activity has ceased.~~

~~(c) Dwelling unit standards. All dwelling units used for farmworker housing shall meet the following standards.~~

~~(1) Each dwelling unit shall have a minimum of one (1) and maximum of five (5) bedrooms.~~

~~(2) Each bedroom shall provide a minimum of one hundred (100) square feet per resident.~~

~~(3) Each bedroom shall have a maximum of two (2) residents per bedroom.~~

~~(4) Each dwelling unit shall house a maximum of ten (10) residents.~~

~~(5) Each dwelling unit shall have a functioning air conditioning system that is appropriately sized for the dwelling unit.~~

~~(6) Each dwelling unit shall have a minimum of one (1) bathroom per two (2) bedrooms.~~

~~(d) Additional standards. All farmworker housing shall meet the following standards:~~

~~(1) Onsite laundry facilities shall be provided.~~

~~(2) Residents shall have the right to outside visitation.~~

~~(3) All facilities related to farmworker housing shall be located at least one hundred (100) feet from where agricultural chemicals are stored or applied.~~

~~(e) Access for inspection. The site shall be accessible by the County at reasonable hours to allow for inspection of the farmworker housing.~~

~~(f) Review. Farmworker housing shall require development plan approval in accordance with Chapter 402, Article X.~~

~~(g) The conditions of the special exception shall include, at a minimum, provisions for:~~

~~(1) Access;~~

~~(2) Parking;~~

~~(3) Tree canopy;~~

~~(4) Stormwater management;~~

~~(5) Open space;~~

~~(6) Recreational space;~~

~~(7) Landscaping.~~

**CHAPTER 404. USE REGULATIONS
ARTICLE II USE TABLE**

ARTICLE II. USE TABLE		P = Permitted Use by Right L = Limited Use							SE = Special Exception SU = Special Use Permit					A = Accessory Use Blank Cell = Prohibited Uses				NA = Not Applicable					
Zoning District	A	A- RB	C-1	RE RE- 1	R1- aa R- 1a	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	MB	TOD TND	STANDARDS
AGRICULTURAL AND CONSERVATION USES																							
AGRICULTURE																							
Farmworker housing	<u>SEA</u>	<u>SEA</u>	<u>A</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>SEA</u>	<u>A</u>	Section 404.19	

EXHIBIT B- CERTIFIED RECOVERY RESIDENCES
Unified Land Development Code Revision Language
CODE: Words ~~stricken~~ are deletions; words underlined are additions

CHAPTER 404. USE REGULATIONS

Sec. 404.29.5 Certified Recovery Residence

A certified recovery residence is allowed as a limited use in the A, RE, RE-1, R-1a, R-1aa, R-1b, R-1c, R-2, R-2a, R-3 and RP districts and in Traditional Neighborhood and Transit Oriented Developments subject to the following standards:

- (a) The certified recovery residence must conform to the development standards and development review applications for the applicable zoning district.
- (b) The certified recovery residence must have been issued or be able to demonstrate it has applied for the license or certification that the State of Florida requires to operate.
- (c) Such a home shall only be occupied by persons meeting the definition for a resident in F.S. § 397.487.
- (d) A certified recovery residence which does not comply with the standards of this subsection may apply for a reasonable accommodation, consistent with the Fair Housing Amendments Act of 1988 and Title II of the Americans with Disabilities Act following the process in F.S. § 397.487 (15)(b), as may be amended.

**CHAPTER 404. USE REGULATIONS
ARTICLE II USE TABLE**

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Zoning District	A	A- RB	C-1	RE RE- 1	R1- aa R- 1a	R- 1b	R- 1c	R-2 R- 2a R-3	RM	RM- 1	RP	HM	BP BP AP	BR	BR- 1	BH	BA BA- 1	BW	ML	MS MP	MB	TOD TND	STANDARDS
LAND USE CATEGORY																							
GROUP HOUSING																							
Assisted living facility							L				L	L	L	L		L						L	Section 404.27
Nursing home								SE				P	P	L		L						P	Section 404.27.5
Dormitory								P				P											
Fraternity or sorority house								P															
Community residential home, small	L			L	L	L	L	L														L	Section 404.28
Community residential home, large	SE							L														L	Section 404.29
<u>Certified Recovery Residence</u>	<u>L</u>			<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>	<u>L</u>														<u>L</u>	<u>Section 404.29.5</u>

CHAPTER 410 DEFINITIONS
ARTICLE III DEFINED TERMS

Certified Recovery Residence: Shall mean a facility as defined in Florida Statute § 397.311.

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