



Agenda Item Summary

File #: 25-00870

Agenda Date: 12/9/2025

Agenda Item Name:

Second of two public hearings for Unified Land Development Code (ULDC) amendments related to 2025 legislative session

Presenter:

Mehdi Benkhatar, AICP, Planner III and Angeline Jacobs, AICP, Planner II

Description:

A request by the Growth Management Department for a public hearing for Unified Land Development Code (ULDC) amendments related to recent legislation passed during the 2025 Florida legislative session

Recommended Action:

Staff recommends that the Board of County Commissioners:

1. Convene as the Land Development Regulation Commission and find the amendments consistent with the Alachua County Comprehensive Plan; and
2. Reconvene as the BoCC and approve the ordinance amending the Unified Land Development Code and authorize the Chair's signature.

Prior Board Motions:

10/14/25: the Board of County Commissioners approved the request to advertise

11/4/25: the Board of County Commissioners held first hearing on this item

Fiscal Note:

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

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

SB 700 prohibits local governments from inhibiting the construction of farmworker housing on bona fide farms and provides standards and design requirements for these housing units. Currently, farmworker housing requires a special exception approval. The BoCC also amended the code (Sec. 404.19 of the ULDC) related to farmworker housing in November 2024; therefore, this code will need to be amended

in order to comply with SB 700.

SB 954 requires local governments to establish, by January 1, 2026, procedures for reviewing and approving a certified recovery residence - housing that offers safe, supportive environments for individuals recovering from substance use. The law mandates that these procedures comply with the Fair Housing Amendments Act of 1988 and Title II of the Americans with Disabilities Act and as part of the review and approval process, applicants may request reasonable accommodation to certain County regulations or policies.