



## Why Zoning Matters in Melrose

### **Connecting Melrose**

Zoning is not a technicality. It is the primary legal tool Alachua County uses to protect rural communities, agricultural land, and residents' quality of life. Recent changes to the Unified Land Development Code (ULDC) make this especially important when evaluating the proposed Wildflowers Music Park.

### What Changed in Alachua County Zoning

Alachua County no longer has a separate Agricultural Rural Business (A-RB) zoning district. All rural and agricultural land is now governed under a single zoning category: Agricultural (A). Older references to A-RB and similar former categories are outdated and no longer apply under the current ULDC.

### Purpose of Agricultural (A) Zoning

The Agricultural (A) zoning district is intended to preserve farming, forestry, open space, and rural character. It is designed to avoid land uses that require urban-level infrastructure, intensive traffic, or large-scale commercial activity.

### Why This Matters for the Wildflowers Music Park

A destination-scale music festival with ticket sales, amplified sound, camping, and thousands of attendees is a commercial entertainment use. It is not an agricultural use and is not what the Agricultural (A) district was designed to accommodate. Because A-RB no longer exists, the proposal must be evaluated under the more protective Agricultural (A) zoning standards.

## Temporary Use Permits Are Not a Shortcut

A Temporary Use Permit (TUP) does not change zoning. Under the ULDC, temporary uses must remain limited, compatible with the underlying zoning, and must not establish ongoing or recurring commercial activity that conflicts with the district's intent.

## What This Means for Melrose Residents

Because zoning protections have been clarified and strengthened, the Wildflowers Music Park proposal faces a higher legal standard. Denying a use that is incompatible with Agricultural zoning is consistent with both the letter and the spirit of Alachua County's land-use laws.

### What You Can Do

- 1) Review zoning and permit materials (ULDC and TUP documents).
- 2) Share this document with neighbors and community groups.
- 3) Submit written comments to the Alachua County BOCC and Growth Management.
- 4) Attend public meetings and speak during public comment.
- 5) Support efforts to protect agricultural land and rural character.

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## ULDC Footnotes (click to view source)

1. ULDC chapters index (Alachua Growth Management) (Ch. 401–405 overview).
2. ULDC Chapter 401 (Development Review Bodies).
3. ULDC Chapter 402, Article I (Application / general procedures).
4. ULDC Sec. 402.147 (Temporary Use Permits).
5. ULDC Chapter 404, Article I (Use Regulations – general provisions).
6. ULDC Chapter 404, Article III (Agriculture).

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