



Alachua County Office of Planning and Development Staff Report

Proposed Amendments to Unified Land Development Code

BOARD OF COUNTY COMMISSIONERS

First Hearing Date: February 6, 2015

SUBJECT: A request to amend ULDC Chapters 401, 402, 403, 404, 406, 407, 408, 410 by amending requirements for wood processing facilities, adding mobile food sales as an allowed use and making other needed changes and clarifications.

APPLICANT/AGENT: County Initiated

Summary of Proposed Amendments

On January 27th the BoCC adopted an amendment to the Comprehensive Plan to allow limited wood processing industrial uses in areas designated Rural/Agriculture on the Future Land Use Map. This amendment necessitated amending the ULDC provision for Wood Processing Facilities (Section 404.16). The BoCC also recently requested staff to create an allowance in the ULDC for mobile food sales and to provide more flexibility in sidewalk design for TNDs. These proposed code changes as well as other changes and clarifications proposed by staff are the subject of this public hearing to update the Unified Land Development Code.

Fiscal Impact Analysis

Impact on the Initial Cost of Housing and on the Long Term Cost of Home Ownership

These proposed amendments will not cause an increase to the initial cost of housing. Chapter 407, Article 11, Section 407.109 Exception from Connection to Centralized Potable Water and Sanitary Sewer System Requirement (D) Granting an Exception, is being amended to no longer require a bond or other financial guarantee to cover the costs of future connections. This amendment could potentially cause a decrease to the initial cost of housing for certain neighborhoods. There is no impact on the long term cost of home ownership resulting from these proposed amendments.

Fiscal Impacts to the County and County Taxpayers

There are no costs to the County or to County taxpayers resulting from these amendments.



Alachua County Office of Planning and Development Staff Report

Comprehensive Plan Consistency

The proposed ordinance is consistent with the Alachua County Comprehensive Plan.

Future Land Use Element:

Policy 6.1.4 - *The County shall support the development of markets and programs that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities....*

The proposed addition of mobile food sales allows mobile farmers markets and other food vendors the ability to sale and distribute locally grown produce and other food stuffs to a wider customer base in an efficient manner .

Economic Element:

Policy 1.1.6 - *Consistent with Energy Element Objective 2.2 and Future Land Use Element Objectives 6.1 and 6.2, Alachua County shall encourage the location and development of energy conservation, alternative energy, reuse/recycling based industry and sustainable food production and processing businesses and industry clusters in order to achieve a higher level of sustainable economic development.*

Policy 1.1.6 (b) *Consistent with Future Land Use Element Policy 6.1.4, industries and business sectors that create a market for local agricultural products shall be encouraged to locate or expand existing local business in Alachua County.*

The proposed amendments for limited wood based industrial uses in the Rural/Agriculture land use will allow for expansion of existing local businesses that are creating products from recycled wood and will allow the creation of new businesses located close to the source.

Policy 1.2.13 - *Alachua County shall support the development and expansion of small and minority businesses.*

The proposed regulations creating mobile food sales as a use in the ULDC and allowing limited wood based industrial uses in the Rural/Agriculture land use allows additional opportunity for small local food vendors and local industries to establish and succeed.

Policy 1.3.3 - *Industries or businesses generating hazardous wastes shall follow procedures and guidelines for the use, storage, and disposal of such materials as set forth by ordinance and in accordance with the Solid Waste Element and Objective 5.7 of the Conservation and Open Space Element of this plan.*



Alachua County Office of Planning and Development Staff Report

The land development regulations proposed for the limited wood based industrial uses contain requirements for handling of hazardous materials and waste and are consistent with this policy.

Housing Element

The Goal of the Housing *Element is to promote safe, sanitary and affordable housing for all Alachua county residents.*

Many requests to replace old mobile homes are on lots that no longer have the proper zoning and future land use designation that would allow mobile homes. The proposed changes to delete the maximum mobile home size of a replacement mobile home that is considered non-conforming under today's ULDC standards allows homeowners to replace old, small mobile homes with larger, more efficient and newer mobile homes without the expense of purchasing new property in another location.

Energy Element:

Policy 6.1.3 - *The land development regulations shall permit and encourage dispersed, small scale agricultural production and sale direct to the public.*

The proposed regulations for mobile food sales allow an opportunity for mobile farmers markets to get produce from small farming operations directly to the consumer quickly and efficiently.

Staff Recommendation

Conduct the first public hearing on the proposed amendments to the Unified Land Development Code and direct staff to schedule the second public hearing.