

**Draft ULDC Revisions – Rural Residential Subdivisions
Commissioner Prizzia Comments and Staff Responses**

Commissioner Prizzia comments	Staff responses (✓ = added to draft)
407.76 Subdivisions with No More than 9 Lots in the Rural Agricultural Area	
(d)(1) Add agricultural lands	✓ (pg 2)
407.77(b) Key Concepts for Clustered Rural Residential Subdivisions	
(2)that prioritizes open space and agricultural areas...	Addressed in revisions to 407.77(b)(3) <i>Open Space</i> (pg 5)
(3)inventory and analysis of natural, agricultural , and physical.....	✓ with additional revisions (clarifying design of Open Space) (pg 5)
(4)....least sensitive and agriculturally viable...	✓ (pg 5)
407.77 (c)...identify Open Space giving priority to conservation areas and agricultural lands....	✓ (pg 6)
407.77(d)(1) Uses	
a-2. Agriculture that employs agroecological practices and diversified farming systems to provide education, demonstration, and or/ food, flower or fiber production for residents of the development and/or sales through means such as UPick, farm stand, CSA, farmers markets, restaurants, or other means that contribute to the local food economy of Alachua County.	✓ (pg 6) Also added Agroecology definition to Chapter 410. Article III. <i>Defined Terms</i> (pg 19)
a-4. Community Gardens that employ agroecological practices and provide for residents of the development to produce their own food, fiber and/or flowers.	✓ Included in a.2. non-intensive agriculture (pg 6)
a-5. Pasture-based, low-stocking density, rotational grazing animal production. Stocking rate may be calculates using the following equation, and may not exceed 1 animal unit per 2 acres for hoof-stock and 50 birds/acre for poultry. Number of animals =(total acreage) x (average yield/acre)0.04* x (average weight/animal) x (total days grazed	✓ Included with revisions in 407.77(d)(4)b.2. <i>Management plan</i> (pg 9)
a-6. Farm operations including fences, service corridors, field buffers, greenhouses, compost/soil management, and equipment/ materials storage. (probably need wording about clustering buildings and max #/size....can also add more detail on these)	✓ Included under a.2. non-intensive agriculture (pg 6)

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407.77(d)(2) Permanent protection of open space	
(2) Permanent Protection – need to add that the owner may develop formal agreement for the lease or use of the land with an independent farming business, and that the agreement needs to include a copy of the management plan (section 4) and be filed with the county.	✓ Developed and added language to 407.77(d)(3) <i>Ownership and maintenance of Open Space areas</i> (pg 8)
407.77(d)(4) Management plan	
(4)consistent with Economic Development, Community Health, and Conservation and Open Space Element objectives and policies for local food development,.....	Staff has reviewed; unlike COSE these Elements’ objectives and policies may not be applicable in a development review context (pg 8)
(4) b-2. shall employ agroecological and diversified farming systems practices that promote water conservation, soil conservation and organic matter enhancement, and biodiversity. Farms will prioritize ensure nutrient management minimizes nutrient leaching and runoff and that an Integrated Pest Management Plan is developed to ensure the least toxic methods for weed and pest control. For animal operations, rotational grazing techniques and minimum stocking densities will be used to ensure healthy pasture. All operations shall also employ the latest technologies to minimize water use to the greatest extent possible. All such considerations must be detailed in the management plan.	✓ (pg 9) Also added Agroecology definition to Chapter 410. Article III. <i>Defined Terms</i> (pg 19)
b-4. also include USDA and The Wallace Center as sources	✓ (pg 10)
d. For agricultural areas, access may be limited to specified hours and/or events, and uses may be limited to access to purchase products.	✓ With revision and additional language (“residents shall have access to minimum 10% of open space area. . .”) (pg 10)
407.78 Clustered Rural Residential Subdivision Design Process for Developed Area	
(a)(4)a. – REMOVE...directly opposed to intent. <i>[centralizing developed area in interior of property]</i>	Revised existing language (“if consistent with protection of Open Space. . .”) (pg 11)
(c)(2)c., except where this interferes with the protection of agricultural areas.	✓ With revision (“consistent with protection. . .”) (pg 11-12)
(d)(1)b. – REMOVE <i>[buffer less than 200 ft for adjacent intensive ag uses]</i>	✓ (pg 13)

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(e)... Agricultural areas may not be used for Septic drain fields, and all potable or wastewater systems located in the Open Space must be located so as to ensure they will not interfere with the operations of agricultural areas.	✓ With revisions (protection addressed in management plan) (pg 13)
(f) Stormwater may not be directed to agricultural areas.	✓ With revision (“Untreated stormwater. . .”) (pg 13-14)