



Request to Advertise

Amendments to Unified Land Development Code Subdivision Regulations for Rural Residential Developments

Board of County Commissioners
June 22, 2021

Purpose

- This item was previously discussed by the Board on April 27, 2021.
- Board directed Commissioner Prizzia to work with staff on changes to better support agricultural uses in the open space of clustered rural residential subdivisions and to bring those changes back to the Board for request to advertise.

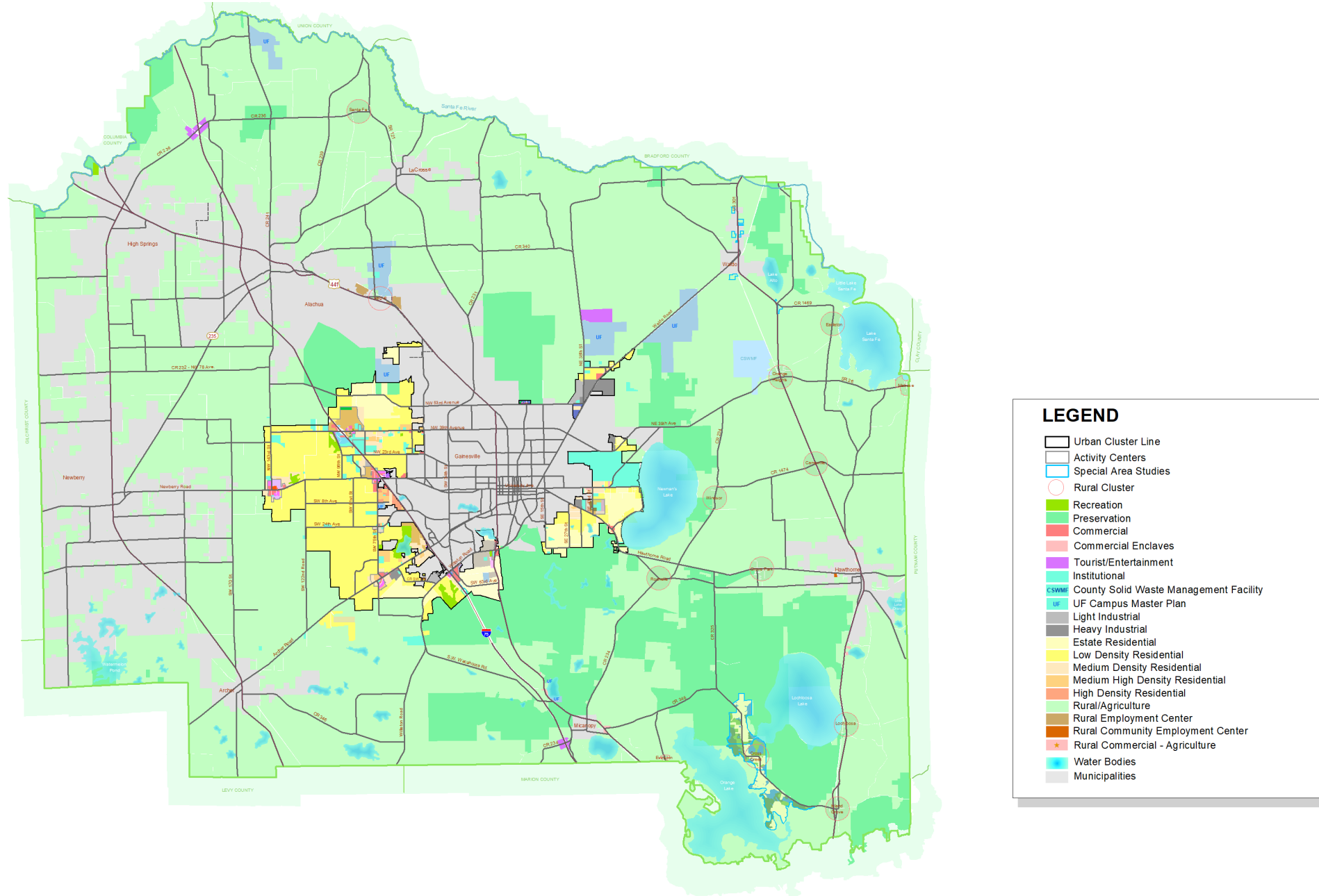
Presentation Outline

- Background
- Overview of Rural and Agricultural Objectives and Policies in Comprehensive Plan
- Summary of changes to the draft amendments to better support agricultural uses in the open space of clustered rural residential subdivisions

Background

- Unified Land Development Code (ULDC) amendments needed to implement Comprehensive Plan Amendments (CPA-04-20), which changed policies for:
 - (1) Requirements for clustered rural residential subdivisions, and
 - (2) Exceptions to internal road paving requirements for rural residential subdivisions.
- Key changes per CPA-04-20:
 - Lowered threshold for requiring clustering from 25 lots to 10 lots;
 - Increased incentive for inclusion of agricultural uses in the open space from 1 unit per 20 acres to 1 unit per 10 acres; clarified uses permitted in the open space.
 - Increased maximum number of lots from 6 to 9 in rural residential subdivisions allowed to have internal unpaved private easement roads.

Future Land Use Map 2040 – Alachua County, Florida



Rural and Agricultural Objectives and Policies in County Comprehensive Plan

Uses in areas identified as Rural/Agricultural on Future Land Use Map:

- Agricultural activities and related uses
- ***Rural residential at max density of 1 dwelling unit/5 acres (with certain exceptions)***
- Other rural uses

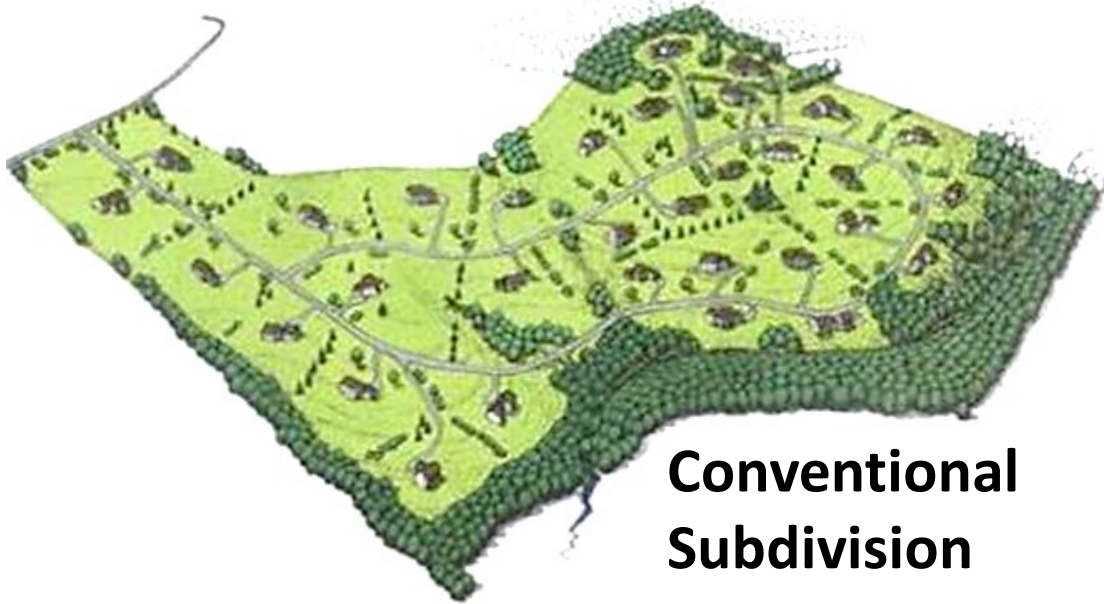
Encourage continuation of productive agricultural uses through integrated strategies.

Protect Rural and Agricultural areas consistent with:

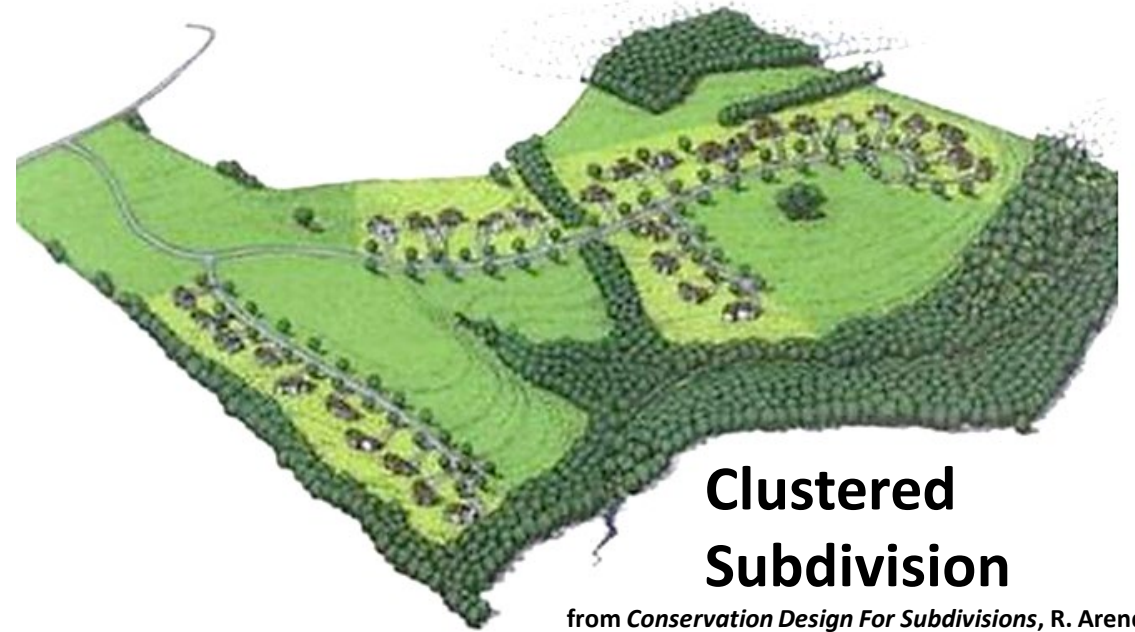
- Retention of agriculture, open space, rural character
- Preservation of environmentally sensitive areas
- Efficient use of public facilities and services

Clustered Rural Residential Subdivisions

Strategy for ensuring compatibility between residential and agricultural uses while protecting key natural resources such as strategic ecosystems.



**Conventional
Subdivision**



**Clustered
Subdivision**

from *Conservation Design For Subdivisions*, R. Arendt

Benefits include protection of natural resources, preservation of agricultural areas, opportunities for local food production, reduced costs for infrastructure and maintenance.

Clustered Rural Residential Subdivisions

Summary of Key Policy Components in Comprehensive Plan

- **Preferred design for new rural residential subdivisions**
- **Required for 10 or more units**
- **Incentives for Rural Residential Subdivisions to be clustered**
 - 2 additional units
 - 1 additional unit for every 10 acres conservation area or agriculture area
 - 1 additional unit for every 20 acres non-conservation area
- **Minimum 50% open space in accordance with design principles**
- **Permitted uses – natural resource conservation areas, non-intensive agriculture, non-intensive silviculture as detailed in Policy 6.2.12(c)**

Clustered Rural Residential Subdivisions

Key Open Space Design Components in Comprehensive Plan

- Minimum 50% open space in accordance with design principles consistent with Conservation and Open Space Element Policies for protection of natural resources
- Protect natural, historic paleontological resources and agricultural areas according to site specific inventory
- Conservation areas shall receive top priority . . . and may only be impacted according to Conservation and Open Space Element policies
- Agricultural areas with viable soils and effective land masses shall be evaluated for inclusion . . . after resource protection criteria are met
- Historic and paleontological resources shall be included . . . in accordance with the Historic Preservation Element

Comprehensive Plan Policies including Adopted Policy Amendments (CPA 04-20)

Summary of Draft ULDC Revisions to Better Support Agricultural Uses in the Open Space

Clustered Rural Residential Subdivisions

Key Design Concepts and Process in Draft Revisions to ULDC

407.77(b) Lists and clarifies key design concepts

- *Added “agricultural” to features to include in inventory and analysis of site to identify Open Space*
- *Added language clarifying design of Open Space, including prioritizing “agricultural areas with viable soils and land masses” for inclusion in the Open Space after conservation areas, consistent with Comprehensive Plan.*
- *Added least “agriculturally viable” to portion of site where Developed Area shall be located.*

407.77(c) Design Process

- *Added “agricultural areas” for priority in identification of Open Space*

Permitted Uses in Open Space - Non-intensive Agriculture

Policy 6.2.12(c) Permitted uses in the open space area are natural resource conservation areas, non-intensive agriculture **for food production** including community gardens . . .

407.77(d)(1) a. Permitted uses in the open space area may include: . . .

2. Non-intensive agriculture

- ***Added “for food production”***
- ***Added additional language on employing “agroecological practices and diversified farming systems”; allowing “structures and service areas incidental to permitted agriculture”; and requiring management plan provisions for any utilization of septic systems, and for “any activities associated with the agricultural uses such as farm-to-table” and others.***

Chapter 410. Article III. Defined Terms –

- ***Added Agroecology definition***

Open Space – Ownership, Maintenance, and Transition

Policy 6.2.12(e)(1) Ownership and maintenance of open space . . . by one or a combination of the following:

- a. Original landowner ***with provision for transition of ultimate ownership to one of the entities below***
- b. Homeowners association
- c. Established Land Trust
- d. Non-profit conservation ***or agricultural*** organization
- e. Alachua County, with county approval
- f. Other public agency (e.g. Water management District)

- 407.77(d)(3) ***Added language allowing entity(ies) listed to arrange for an independent farm business to “manage agriculture in the open space pursuant to a lease or other agreement. . .”***

Open Space Management Plan – Standards for Agriculture and Silviculture

Policy 6.2.12(e)(3) The management plan shall identify how any agriculture and silviculture operations shall avoid impacts to conservation resources according to standards in the land development regulations. . . recommended practices . . . from sources such as UF-IFAS . . . , and principles of regenerative agriculture, shall be considered to the extent they are consistent with Comprehensive Plan policies including natural resource protection. . .

Open Space Management Plan – Standards for Agriculture and Silviculture

407.77(d)(4) Management plan.

- b. *Provides standards for protection of natural and water resource values where agriculture and silviculture operations are proposed.*
 - *Added language on “agroecological and diversified farming systems practices”, including promoting “soil conservation” and “biodiversity”, developing an “Integrated Pest Management Plan”, and using “rotational grazing and minimum stocking densities” for animal operations.*
 - *Added “USDA and the Wallace Center” to sources that can be utilized regarding recommended practices for certain agricultural activities.*
- d. *Open Space accessibility to residents*
 - *Added “access may be limited in the management plan” for agricultural areas, with provision for residents to have “access to a minimum 10% of the open space at all times”.*

Design Process for Developed Area

Policy 6.2.13 Developed Area

(b) Development impacts within developed area. Development impacts . . . shall be minimized through the following strategies:

. . .

(4) Locating roads to minimize cut and fill (follow existing features, e.g. tree lines, access roads, contours).

. . .

(7) Encouraging community wells and septic systems within the most suitable soils.

(8) Designing stormwater to maximize overland flow through natural drainage systems and grassed overland (roadside and lot line) swales. The use of plants and natural land forms shall be required to slow, hold, and treat runoff from development.

Design Process for Developed Area

407.78 (c) Location of roads

- ***Added “consistent with protection of conservation and agricultural resources” to the use of existing vehicular access roads, paths or trails.***

(e) Potable water and wastewater

- ***Added language that any potable or wastewater systems located in the Open Space must not interfere with agricultural operations and any septic systems must protect natural resource areas and agriculture areas, through provisions in the management plan.***

(f) Stormwater Management plan

- ***Added “Untreated stormwater may not be directed to agricultural areas”.***

Design Process for Developed Area

Policy 6.2.13 Developed Area

- (c) Development impacts . . . shall be minimized through strategies such as . . . a minimum buffer width of two hundred feet when the developed area is adjacent to intensive agricultural uses.

407.78 (d) Protection of agricultural activities.

- *Deleted provision for approval of a buffer less than 200 feet in width adjacent to intensive agricultural uses on adjoining properties.*

Design Process for Developed Area

Policy 6.2.13 Developed Area

- (d) Development impacts to adjacent public roads shall be minimized through . . .
- (3) Locating developed areas and providing buffers and setbacks to minimize the presence of development from adjacent public roads.

407.78 (a)(4) The developed area . . . shall be designed to minimize the visibility of structures from public roadways located at the perimeter of the subdivision through the use of one or more of the following :

- *Revised “centralizing the developed area in the interior of the property” to locating it “toward the interior”, if consistent with protection of Open Space.*

Increase maximum number of lots from 6 to 9 in rural residential subdivisions allowed to have internal unpaved private easement roads

Policy 6.2.6.1 Subdivisions of no more than **nine** lots may be created . . . with access to a private easement road internal to the subdivision . . .

407.76(d)(1) Added “agricultural lands” to list of site features that, to avoid impacts, may allow limited direct driveway access from lots to a public roadway.

Question, Comments, and Board Discussion

Staff Recommendation

Authorize advertisement of a public hearing by the County Commission to consider adoption of amendments to the Unified Land Development Code.