

## **Rural Concerns Advisory Committee**

### **Motion in support and suggestions & questions to staff on draft Farm Stay text amendment to Alachua County Unified Land Development Code**

At their meeting on August 16<sup>th</sup>, the Rural Concerns Advisory Committee approved the following motion of support and had the following suggestions and questions for staff consideration regarding the draft Farm Stay amendment.

#### **Draft motion**

Following a meeting with County planning staff and detailed review and discussion of the proposed ULDC amendment to add a section on Farm Stay, the Rural Concerns Advisory Committee is generally in support of the overall concept with some suggestions to staff to take into consideration for the draft ordinance. The Committee requests the opportunity to review any changes to the draft ordinance resulting from the first public hearing prior to the second public hearing.

**ACTION: Motion passed unanimously.**

#### **Suggestions and Questions**

##### **Tax classification**

- Would a Farm Stay affect a property's agricultural tax classification?

##### **Lodging unit limits**

- Consider basing the lodging unit limits on square footage rather than guests. There is an inconsistency between (d) maximum of 6 guests, and (e) no more than 400 square feet with minimum 50 square feet per occupant. Can these be made consistent?

##### **Private road requirements**

- What is the cost of constructing the private road access that's required when public road access is not available?
- What is the County's regulatory power over private roads on private property? Consider instead a statement that emergency services can't be provided if private road is not to standards.

##### **Water, sanitation, solid waste**

- What is the cost of the sanitation facilities and potable water requirements?
- Solid waste collection and disposal needs to be included.

##### **Long term residence**

- Does the permanent residence prohibition need to be better defined to prevent violations?
- There's a gray area between Farm Stay, permanent residence prohibited, and farmworker housing – be sure to review relevant laws and address/distinguish any overlapping issues.

##### **RV parking and storage**

- Does ULDC limit parking and storage of RVs? Need specific prohibition of RV parking and storage in this Farm Stay section, need to have the necessary regulations for it all in this section.
- Is an annual fee or inspection from County required?

##### **Other issues**

- Do other Florida counties have this type of regulation/use?
- Would a flea market be allowed?
- Recommend discussing the Farm Stay proposal at upcoming Agritourism Conference