



ULDC Amendment/Request to Advertise: Adaptive Reuse of Motels/Hotels in BH Zoning and Funeral Homes in BR Zoning

December 8, 2020

**Alachua County Board of County
Commissioners**

Growth Management



Housing Element Policy 2.4.6

- *Amend the land development regulations to allow for adaptive reuse to facilitate the repurposing of existing vacant structures for affordable housing for very low and extremely low-income households.*



Hotels/Motels in BH Zoning

Features

Empty Hotels May Be A New Affordable Housing Opportunity

Amid the COVID-19 pandemic, buildings are sitting vacant, and budgets are being slashed.

By Les Shaver | May 01, 2020 at 07:14 AM



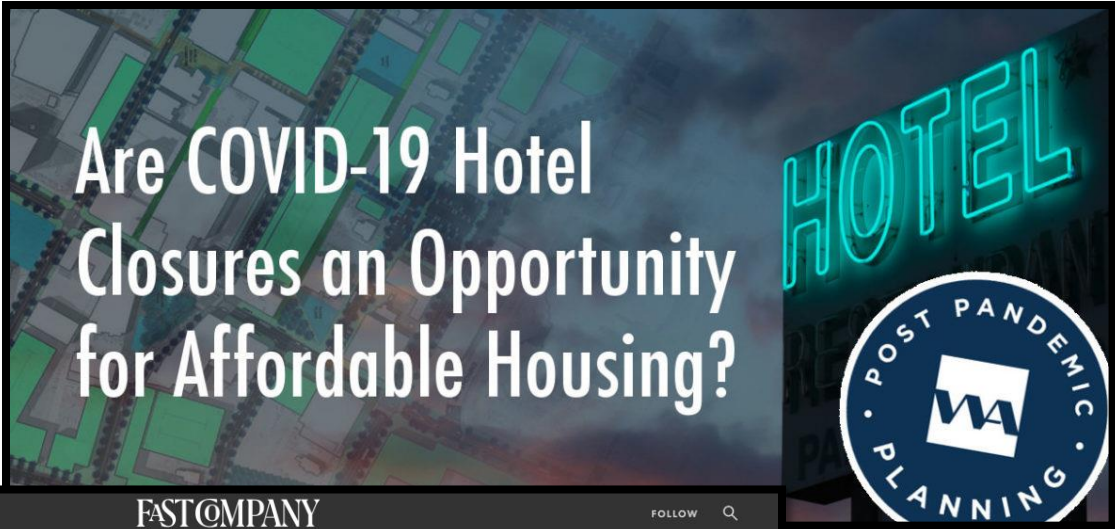
Image by Shutterstock

In some cities, hotels have become ways to house members of the population vulnerable to COVID-19.

One firm was thinking about that long before the current pandemic. After converting hotels into affordable housing in his native South Africa, Richard Rubin, CEO at Repvblik, recently

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Hotels are closing as tourism plummets. This company is turning them into affordable housing

Repvblik takes unused commercial spaces and lets people live in them.

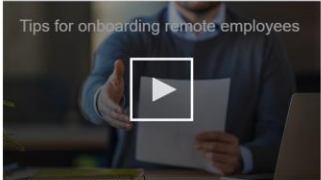


[Photo: Repvblik]

BY ADELE PETERS 2 MINUTE READ

FEATURED VIDEO

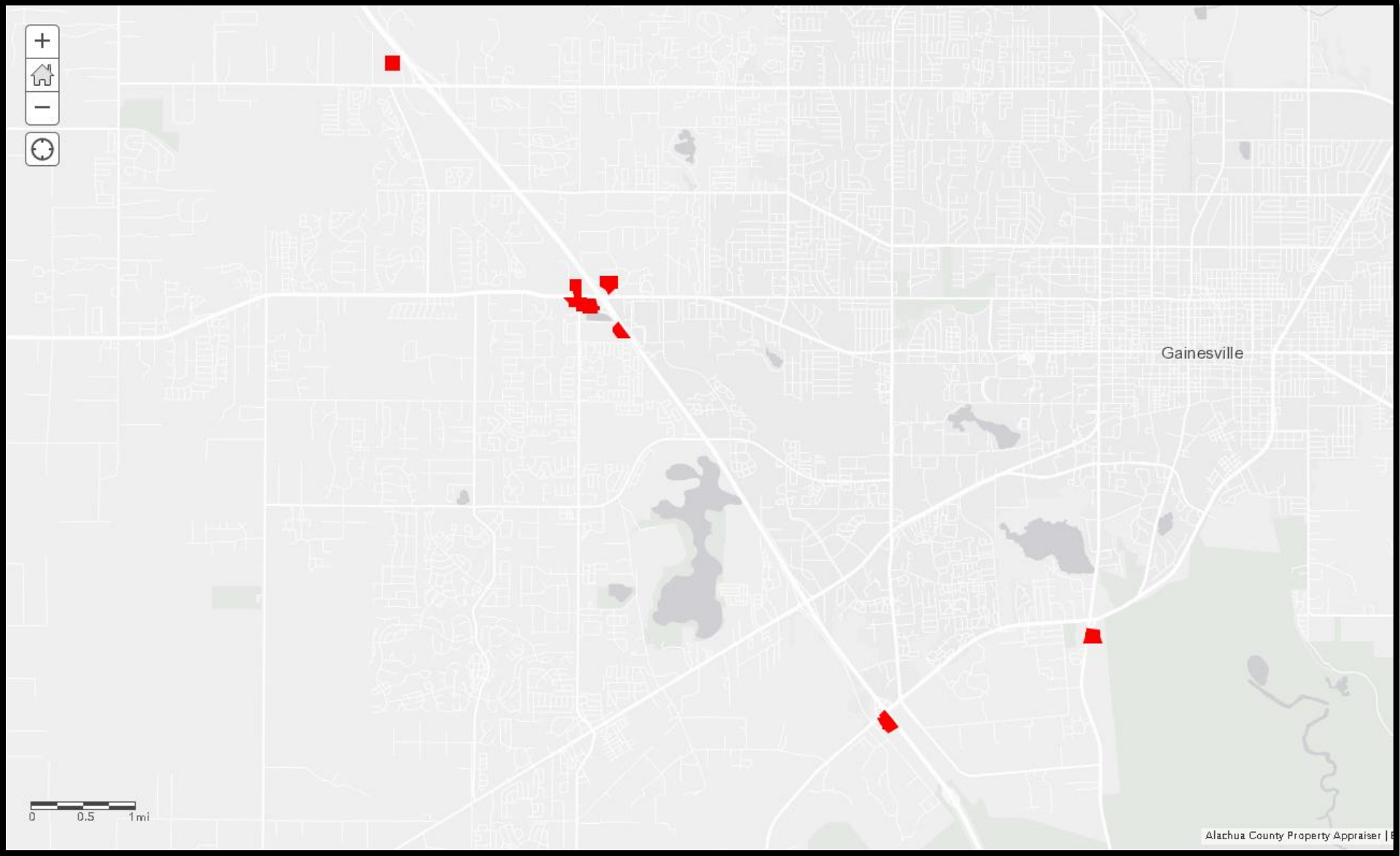
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Tips for onboarding remote employees

Hotels/Motels in BH Zoning

9 Properties



Hotels/Motels in BH Zoning



Hotels/Motels in BH Zoning



Hotels/Motels in BH Zoning



Options

- **Option 1** - Allow Multifamily as a Limited Use in BH zoning:
 - Require it to be adaptive reuse of hotel/motel structure
 - Require connection to water and sewer
- **Option 2** – Require Special Exception for Multifamily in BH Zoning.
 - This would require hearing before Planning Commission and Board of County Commissioners

Funeral Homes

- Would be allowed in BR
- This change was proposed during ULDC Update process earlier this year but was inadvertently left out of the update.



Recommendation

- Direct staff to advertise an ordinance to the Alachua County Unified Land Development Code to allow Funeral Homes in BR zoning and to allow adaptive reuse as a limited use in BH.
- **Alternative Recommendation:** Direct staff to advertise an ordinance to the Alachua County Unified Land Development Code to allow Funeral Homes in BR zoning and to allow adaptive reuse as a special exception in BH.