





Farmworker Housing ULDC Amendment- Adoption hearing


Existing Code Language (Sec. 404.19)

- Special exception approval required
 - Housing can be either permanent site-built homes or mobile homes
 - Mobile units can exceed density
 - Other aspects determined through conditions in the SE
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Background

- Following the special exception that approved the Island Grove farmworker housing application in 2022, the BoCC made a motion for staff to explore issues related to the use and bring back a discussion. At a further special meeting in Nov. 2023 staff was tasked with continuing community engagement.
 - 10/1/24- Request to advertise a ULDC Amendment approved
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Background

- A small working group was formed with staff meeting with stakeholders including farmers and advocacy groups (Rural Women's Health Project and the Farmworker Association of Florida)
 - Feedback from these meetings helped to inform possible revisions to code
 - Farmworker housing within the context of County's housing plans and related social services ("service-rich" areas vs. housing on-site)
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Preemption Bill (2024)

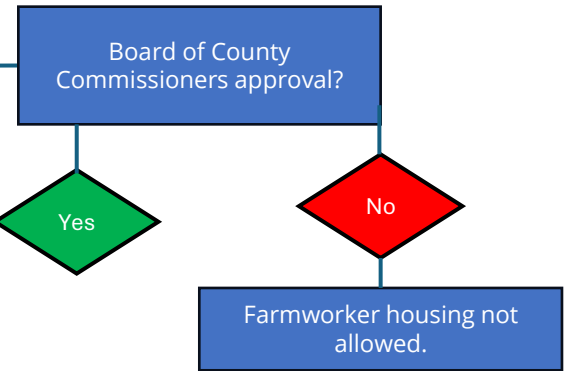
- SB 1082 prevents cities and counties from “inhibiting” construction of housing for farmworkers on agricultural land.
 - Must meet FL Dept. of Health standards
 - Setbacks, screening, building separation
 - Housing removal provisions
- Special exception no longer required; allowed as limited use
- Other housing types (dorms, barracks) would now be allowed
- **Vetoed by Gov. Ron DeSantis in late June 2024**

FARMWORKER HOUSING SPECIAL EXCEPTION APPROVAL PROCESS

Determination of eligibility and type of units


Special exception approval process

Development review approval process and enforcement of conditions



Staff's proposed code amendment

Staff has proposed standards for dwelling units for farmworker housing including:

- Min and max # of bedrooms (barrack-style housing prohibited)
 - Max # of residents
 - Min # of bathrooms
 - Min sq. ft. per resident
 - Requiring operational air conditioning
 - Setbacks from areas where ag chemicals are stored or applied
 - Laundry facilities
 - Visitor access
 - Inspections
 - Development Plan approval
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Staff's proposed code amendment

Following Board discussion at the 10/1/24 meeting, revisions were made to the proposed amendment related to air conditioning requirements and outdoor recreational space.

Sec. 404.19. Farmworker housing.

Farmworker housing may be allowed through special exception in all zoning districts except the C-1, conservation district, as an accessory use to an agricultural activity for workers employed on a full-time basis, and subject to the following standards.

(a) *Types of farmworker housing.* Farmworker housing may be provided in the form of ~~permanent~~-dwelling units. These dwelling units may be in the form of site-built homes, or manufactured homes, or mobile homes.

(b) *Maximum density.*

(1) *Permanent dwellings.* Permanent farmworker housing shall comply with the density requirements of the zoning district in which the units are located.

(2) *Manufactured or mobile homes.* Dwelling units capable of being moved, including manufactured or modular housing, may exceed the density requirement of the zoning district provided that the following requirements are met.

a. Movable farmworker housing shall be accessory to the operation of an ~~intensive~~ agricultural activity.

b. The applicant shall submit the following materials:

1. Evidence of a current agricultural ad valorem tax exemption issued by the Alachua County Tax Collector;
2. An affidavit, signed by the owner or operator of the agricultural activity stating the farmworker housing shall only be used by fulltime employees of that activity; and
3. A housing removal agreement with a requirement that all housing units shall be removed within ninety (90) days after the agricultural activity has ceased.

(c) Dwelling Unit Standards. All dwelling units used for farmworker housing shall meet the following standards.

(1) Each dwelling unit shall have a minimum of one (1) and maximum of five (5) bedrooms.

(2) Each bedroom shall provide a minimum of 100 sq ft per resident.

(3) Each bedroom shall have a maximum of 2 residents per bedroom.

(4) Each dwelling unit shall house a maximum of 10 residents.

(5) Each dwelling unit shall have a functioning air conditioning system that is appropriately sized for the dwelling unit.

(6) Each dwelling unit shall have a minimum of 1 bathroom per 2 bedrooms.

(d) Additional Standards. All farmworker housing shall meet the following standards

(1) Onsite laundry facilities shall be provided.

(2) Residents shall have the right to outside visitation.

(3) All facilities related to farmworker housing shall be located at least 100 feet from where agricultural chemicals are stored or applied.

(e) Access for Inspection. The site shall be accessible by County at reasonable hours to allow for inspection of the farmworker housing.

(f) Review. Farmworker housing shall require development plan approval in accordance with Chapter 402, Article X, Development Plan Review.

(g) The conditions of the special exception shall include, at a minimum, provisions for:

(1) Access

(2) Parking

(3) Tree canopy

(4) Stormwater management

(5) Open space

(6) Recreational space

(7) Landscaping

The following definitions would also be amended:

Dwelling unit: A single unit providing complete independent living facilities for one (1) ~~family~~ single housekeeping unit as defined herein, including permanent provisions for living, sleeping, eating, cooking and sanitation.

"Single housekeeping unit" would now be defined in ULDC:

Single Housekeeping Unit: An interactive group of persons jointly residing in a single dwelling unit exercising joint responsibility for and use of the dwelling's common areas, jointly sharing household expenses, jointly sharing household activities and responsibilities such as meals, chores, and household maintenance.

Staff recommendation

Staff recommends that the Board of County Commissioners:

1. Convene as the Land Development Regulation Commission and find the amendments consistent with the Alachua County Comprehensive Plan; and
 2. Reconvene as the BoCC and approve the ordinance amending the Unified Land Development Code and authorize the Chair's signature.
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