



Agenda Item Summary

File #: 24-00951

Agenda Date: 11/12/2024

Agenda Item Name:

Adoption hearing on an ordinance related to farmworker housing

Presenter:

Mehdi Benkhatar, (352) 374-5261

Description:

Adoption hearing for proposed amendments to the Unified Land Development Code (ULDC) Chapter 404, Article III, Agriculture and Chapter 410, Article III Definitions, related to farmworker housing.

Recommended Action:

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.

Prior Board Motions:

12/13/2022: Consensus direction to have staff explore issues related to farmworker housing and bring back a discussion at a future meeting.

11/7/2023: Continue to move forward with community engagement.

10/1/24: Authorize request to advertise ordinance related to farmworker housing.

Fiscal Note:

n/a

Strategic Guide:

Housing

Background:

Following the approval of the Island Grove farmworker housing special exception application in 2022, the Board asked staff to look at possible amendments to the farmworker housing codes and standards for this use. The existing code did not provide any standards beyond allowing density to be exceeded if the housing proposed was movable. In November 2023, staff returned to the Board at a special meeting to discuss the existing standards and provide a background of related issues. Staff has since met with stakeholders including small farmers as part of a community engagement effort. During the

2024 Florida legislative session, a bill (Senate Bill 1082) was passed that would preempt local governments from enacting their own standards for farmworker housing. Based on this, staff began working to align farmworker housing code with this bill. However, in late June 2024, Governor DeSantis vetoed the bill. Thus, staff resumed discussion on code/Comp Plan amendments. At the 10/1/24 BoCC special meeting the Board authorized staff to advertise a hearing to adopt a Unified Land Development (ULDC) amendment related to farmworker housing.