



# ALACHUA COUNTY COMPREHENSIVE PLAN: 2011-2030 EVALUATION AND APPRAISAL ISSUE SUMMARY

May 1, 2018

## **STATEMENT OF ISSUE-** Facilitation of the Local Food Economy

### **INTRODUCTION**

The County facilitates the local food economy through policies and programs via cooperative partnership in the public and private sectors. In the County's Comprehensive Plan, the economic, social, and environmental potential of local food envisions a Sustainable Local Food System. The County and community has some programmatic success, but much work remains to be done. The objectives and policies that relate to these outcomes are contained in several elements and topics of land use, food, health, energy and water use, economic development, culture and the rural environment. Initial input from some community partners support additional emphasis in the Comprehensive Plan to include a greater emphasis on Local Food Entrepreneurship and a Regenerative Agriculture approach as part of creating a sustainable food system. The food system, which is the broader context of Sustainable Agriculture, is addressed in several elements of the Plan, including the Future Land Use, Economic Development, Community Health, and Energy Elements.

A recent report by the American Planning Association (APA) includes Alachua County as part of evaluation of comprehensive and sustainability plans addressing public health.

*A 2010 survey by APA identified 890 plans nationally as including the term "public health" somewhere in the plan. In addition, the Center for Disease Control and Prevention listed 45 jurisdictions with plans including goals related to public health. The final list of plans evaluated by the APA Planning and Community Health Resource Center for the Healthy Plan Evaluation Project was determined based on criteria including official plan adoption, inclusion of 10 or more health related goals and policies, and community population scales and geographic criteria. Alachua County Comprehensive Plan 2011-2030 was evaluated with other plans with adoption dates from 1997 through 2011. The Alachua County Community Health Element was recognized for 'robust' policies in two categories: (1) Food and Nutrition- Access to Food and Healthy Food Options; Land Use; and (2) Aging.*

Community Health Element Policy 1.3.1.1 states "Promote food security and public health by encouraging locally-based food production, distribution, and choice in accordance with the Future Land Use Element." Other CHE policies encourage healthy food access, community gardens and food systems.

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### ***COMPREHENSIVE PLAN POLICIES RELATING TO ISSUE***

## **Future Land Use/Sustainable Agriculture and Development**

Existing Plan policies refer to ‘sustainable food (agriculture) production’ (See Comp Plan Policies in separate document; Economic Element Policies 1.1.6 and 1.2.11. and Energy Element Policy 5.1.6.) According to the UC Davis Agriculture Sustainability Institute, “The goal of sustainable agriculture is to meet society’s food and textile needs in the present without compromising the ability of future generations to meet their own needs. Practitioners of sustainable agriculture seek to integrate three main objectives into their work: a healthy environment, economic profitability, and social and economic equity. Every person involved in the food system—growers, food processors, distributors, retailers, consumers, and waste managers—can play a role in ensuring a sustainable agricultural system.” (Sustainable Agriculture Research and Education Program, 2018)

The Comprehensive Plan aligns the goals of sustainable agriculture into the broader context of ‘sustainable development’. As defined in the Future Land Use Element (FLUE) sustainable development is “A strategy by which a community can use resources efficiently, create efficient infrastructure, protect and enhance quality of life, and create new businesses to strengthen its economy.”

FLUE Objective 6.1. requires “Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character...” This Objective has extensive policies, including Policy 6.1.1. “The County shall encourage the continuation of

productive agricultural uses through an integrated program of strategies, including innovative land use regulations...” One mentioned is the transfer of development rights (TDR- defined as ‘a method of protecting rural or environmentally sensitive land by sale or conveyance of the rights to develop from one area (a sending area) to another area (receiving area)) suitable for development. Future Land Use Element Objective 9.0 and related policies adopted in the Plan (and implementing land development provisions) established such a TDR program in 2008, providing for voluntary transfer of development rights from agricultural (or conservation) sending areas to receiving areas within the urban cluster (or potentially within municipalities by interlocal agreement). (See <http://growth-management.alachuacounty.us/Planning/TransferDevelopmentRights> ). No properties owners have participated in this program to date and the FLUE Obj. 9.0 provides details. The framework creates a voluntary TDR system to protect and promote agriculture and the rural landscape. If implemented the TDR allows Rural/Ag land density transferred to more suitable development areas within the Urban Cluster or municipalities. None were implemented to date.

Support of incentives for easements and purchase of development rights is another approach. Other existing FLUE policies refer to the Rural Land Stewardship program, which requires that rural land stewardship areas must be at least 10,000 acres, located outside of municipalities and established urban service areas, and designated by a plan amendment by each local government with jurisdiction over the rural land stewardship area.

The Florida Department of Agriculture and Consumer Services administers the Rural and Family Lands Protection Program (RFLPP), to provide agricultural easements to protect agricultural land. RFLPP has \$100 million State funding in 2019. Existing FLUE Plan policies encourage easements for conservation-oriented agricultural practices. RFLPP received four (4) County land owner applications in 2016. (Staff confirmed at least one did not receive funding for 2 consecutive years). Rural Clustered Subdivisions envisioned in the Plan include a goal to “support continuous agricultural activities by preserving *viable soils and effective land masses*” (emphasis added to note the definition in FLUE -“A combination of soils having favorable physical and chemical characteristics with amounts of contiguous land that enables sustained commercial cultivation, management, and yields specific crops, including vegetables, field crops, and silvaculture.) The goals of this preferred rural development approach, per FLUE 6.2.9. include support of continued agricultural activities by preserving viable soils and effective land masses and to minimize land use conflicts. The policies for rural clustered subdivisions, which the Plan states are the preferred design for new rural residential developments, are mandatory for new rural subdivisions of 25 or more lots; these provide for inclusion of agricultural uses, as well permanent protection of natural resources , within the open space portion that must be at least 50% of the development plans. The policies provide incentives to cluster new rural residential subdivision of less than 25 units: If the development is clustered with a minimum of 50% of the development in open space, a total of 2 units in addition to the number units based on the gross density of 1 unit per 5 acres are allowed, plus 1 additional unit per every 10 acres of conservation area set aside as open space; plus 1 additional unit per every 20 acres non-conservation area set aside as open space. FLUE Policy 6.2.14 provides details on applicability of these policies. Four (4) Rural Clustered Subdivisions have received development plan approval (3 final and 1 preliminary). None of those have been built.

Also FLUE Policy 6.2.7 requires “The Development Review Committee shall not authorize more

than 150 lots smaller than eight acres in the Rural/Agricultural area in any calendar year except for lots that are clustered according to the provisions of 6.2.9 – 6.2.14.” Since this version of the Policy went into effect in May 2005, the largest number of Rural/Ag lots approved within the category covered by this policy was 52; since 2009 the number of of approved Rural/Ag lots has been no greater than 6 in any year.

FLUE Policy 6.1.4 is referenced in other elements, and it requires “The County shall support the development of markets and programs that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities. The County shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.” This policy and related partnerships has directed the Local Food successes to date. The Element provides the framework for the development of agricultural land uses and related activities. FLUE Policy 6.1.8 requires the County land development regulations shall include thresholds that address the size, intensity and impacts of off-site agricultural product packaging and processing facilities and wood product processing and wood manufacturing facilities, below which such uses may be appropriately located in areas identified as Rural/Agriculture. Uses exceeding the established thresholds shall either be allowed in areas identified as Industrial on the Future Land Use Map or processed as a materials oriented industrial use in the Rural/Agriculture area.

FLUE OBJECTIVE 6.2 requires areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers’ markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed.

## **Other Plan Elements with Policies impacting the Local Food System**

The Economic Element emphasizes the Agritourism potential of Local Food and includes Policy 1.1.6. (b) “Consistent with Future Land Use Element Policy 6.1.4, industries and business sectors that create a market for local agricultural products shall be encouraged to locate or expand existing local business in Alachua County.”

Community Health Element policies encourage healthy food access, community gardens and food systems. Policy 1.3.2.2 notes creating standards for uses, including produce stands, farmers markets and food cooperatives, to facilitate location of fresh produce providers within or in close proximity to residential areas. CHE Policy 1.3.2.3 refers to economic development tools including public/private partnerships, and site facilitation, to promote location of grocery stores and Farmers Markets in proximity to underserved areas. (Note: CHE Policy 1.3.1.1.is noted on Page 1 this paper).

Energy Element includes Policy 6.1.1, “Partner with community groups and other local governments in the region to delineate and promote a local foodshed for the development of a sustainable local food system.” Other energy policies state County, Library and school facilities have potential for community gardens and local food procurement.

Solid Waste Element has several policies (1.5.7 and 1.5.9.) to support composting through the yard trash management program and composting and pollution prevention public education programs directed to schools, churches, civic organizations, service clubs, businesses, institutions and residents. Also Solid Waste Objective 1.8. allows compost or mulch for active farming.

There are many interrelated aspects to this, including but not limited to Food Security, Food & Nutrition, Local Agriculture & Economic Development, Soil Health, Food Waste Reduction and Agritourism. Going forward, there is an opportunity to refocus the County’s partnerships and investments under two big ideas of creating a Sustainable Local Food System: *Local Food Entrepreneurship* and *Regenerative Agriculture*. This paper explores these organizing principles and suggests objectives and goals for further community conversation.

## BACKGROUND OF LOCAL FOOD

### Local Food Defined

In 2015 the US Agriculture Local Food Marketing Practices Survey was designed to collect data related to the marketing of foods directly from farm producers to consumers, institutions, retailers who then sell directly to consumers, and intermediate markets who sell locally or regionally branded products. According to the USDA, Local Food is defined as the direct or intermediated marketing of food to consumers that is produced and distributed in a limited geographic area. There is no pre-determined distance to define what consumers consider “local,” but a set number of miles from a center point or state/local boundaries is often used (i.e. 40 to 400 miles). More importantly, local food systems connect farms and consumers at the point of sale.

Consumers, schools, hospitals and other institutions purchase from farms or buy farm products that originate from known, local farms that preserve the identity of the farm for each item. Each of these varied marketing techniques joins farmers and consumers in the local food system.

Common Sales Points:	# Located in Alachua County
Farmers markets	8
Pick-Your-Own farms ( <a href="http://pickyourown.org/FLnorth-Alachua.htm">http://pickyourown.org/FLnorth-Alachua.htm</a> )	38*
U-Pick ( <a href="https://www.freshfromflorida.com">https://www.freshfromflorida.com</a> )	8*
Farm stands	Varies
Community supported agriculture (CSA) partnerships	7

*\*Note: Not all the Pick-Your-Own are included in State Fresh from Florida /U Pick data. This may be since not all local farms have the Fresh from Florida certification*

Local Food is also sometimes used as a term of art that conjures a sense of place and values, promoting food and farm identities and relationships between producers and consumers. Local

food systems operate within the existing framework for all food regulations and policies. The State of Florida has a “Fresh from Florida” certification. At the Federal level, the USDA’s Know Your Farmer, Know Your Food task force supports and coordinates the work of local food systems across government agencies. Public and non-profit organizations work to shape food policy and regulations. In some jurisdictions food policy councils are comprised of a broad range of individuals from all aspects of a local food system. The mission is to review the local food system to develop policy recommendations and strategies for expanding and improving local food systems to meet specific challenges at local and State levels. A range of local, State, and Federal regulations guide marketing, food safety, licensing, and other activities related to food production and sale. “Local Food Week” has been celebrated here for many years.

## Local Food Economics, Entrepreneurship and Facilitators

Food that is branded local is big business with a strong consumer preference. In 2013, an analysis of Florida’s local food economic potential were calculated value of over \$19 billion in revenue, \$850 million in local, state and federal taxes and an estimated at 183,625 jobs (Alan W. Hodges, 2013). For additional information see Hodges et.al. Appendix Detailed Economic Contributions of Agriculture, Natural Resources, and Food Industries in Florida Counties in 2013.

**Table ES1. Summary of total economic impacts of local food purchases in Florida in 2011-12**

Impact Type	Employment (Jobs)	Labor Income (M\$)	Value Added (M\$)	Output (M\$)	Indirect Business Taxes (M\$)
Producer Margin Direct Effect	55,656	\$1,182	\$2,270	\$5,511	\$14
-Indirect Effect	23,423	\$775	\$1,213	\$2,662	\$75
-Induced Effect	66,854	\$3,213	\$5,178	\$8,286	\$407
-Total Effect	<u>145,933</u>	<u>\$5,170</u>	<u>\$8,661</u>	<u>\$16,459</u>	<u>\$496</u>
Retailer Margin Direct Effect	34,045	\$1,189	\$1,672	\$2,496	\$338
Restaurant Margin Direct Effect	3,648	\$96	\$138	\$245	\$18
<b>Total All Industries</b>	<u>183,625</u>	<u>\$6,455</u>	<u>\$10,470</u>	<u>\$19,200</u>	<u>\$851</u>

Values in millions 2013 dollars, and employment in fulltime and part-time jobs.

Estimates reflect total multiplier effects for producer margin, and direct effects only for retailer and restaurant margins.

*Figure 1 Alan W. Hodges, 2013*

## UF/IFAS Extension & Other Facilitators and Partners

The UF/IFAS Extension Alachua County Office is a partnership between the Alachua County Board of County Commissioners, University of Florida/IFAS, and the United States Department of Agriculture. They are key facilitators of community education for growing, and the Master Gardeners is one such program. The April 2018 “The Business Report North Central Florida” topic is “Food, Farming + Surrounding Communities.” Several of the current local efforts to create a vibrant local food system are featured. The food system groups discussed in the “Business Report NCF” include: (1) Florida Farm Bureau; (2) Working Food; (3) Grow Gainesville/ Grove Street; (4) SBAC Farm to School; and (5) EHS Culinary Arts/ Food education. In the words of one community



stakeholder, “A food system framework continually reminds us that food access, healthy diets, and sustainable farming are all part of one interdependent system that promotes greater health and quality of life for all.”

### **Florida Farm Bureau**

Florida Farm Bureau, headquartered in Gainesville, is member organization that supports and enhances agricultural enterprise by promoting sustainable production on farms and rural economic development. One of the positions of the County Rural Concerns Advisory Board represents them.

### **Working Food**

Working Food is a women-led organization that works locally to support farmers, entrepreneurs and restaurateurs through collaboration and education. Working Food has a new facility in the Gainesville Grove Street neighborhood with a 4,000 SF commercial grade kitchen that entrepreneurs can rent by the hour for local food industries. One of the WF initiatives, “Forage” supports community supported agriculture and now promotes the Southern Seed Collective, saving and distributing local gardeners and educating the public via an online “Grow Gainesville” Facebook community. “Forage” also works with the School Board Farmer to School to Work program, a community school garden which provides vocational training for high school students. The EHS culinary arts program trains high school students for future careers in food hospitality industries.

### **Florida Organic Growers**

Florida Organic Growers (FOG), another local leader of sustainable food system policy, organized a Food Summit circa 2010. There was discussion of importance of a local Food Policy Council. The Alachua County Nutrition Alliance addressed food security issues until 2015, when participants agreed to merge efforts and meetings with the Healthy Communities Initiative, a group that began in 2009 following a ICMA Summit here on the obesity issue. Healthy Communities Initiative continues to meet quarterly at the Alachua County Department of Health and addresses all matters of community health issues including food security and nutrition. Participants include staff from Alachua County, DOH, Shands UF, SBAC, IFAS Family Nutrition, FOG, City of Gainesville, WellFlorida, Suwannee River Area Health Education Center, etc..

FOG is currently a partner with Alachua County on a grant-funded project provided through the Aetna Foundation to provide healthy options and activities to clients at the Alachua County Work Release Program and Metamorphosis, a long-term, community-based, residential treatment program for adult chronic substance dependent clients. Vegetable gardens were installed at each location, and program participants are taught about organic gardening practices and related subjects through a series of monthly workshops, and hands on maintenance in the gardens, including garden design, planting, composting and soil amendments, natural pest control, harvesting, food preservation, cooking, nutrition, and increasing self-awareness, communication skills, and leadership abilities. River Phoenix Center for Peacebuilding is a community partner on this project and the program has been funded for 2 years: October 2017 – September 2019.

The community education programs of FOG and SBAC/Forage to encourage residents to “Grow Your Own Food” are supported by the UF/IFAS Extension Alachua County Office, a partnership between the Alachua County Board of County Commissioners, University of Florida/IFAS, and the

United States Department of Agriculture. The Farm to School Hub is currently supplying food to school cafeterias. The Farm to School program allows students to learn about the connection between farming, food, and good health in a fun, educational, and interactive environment. Researchers at the University of Florida found that students who attend a school with a farm to school program eat 11% more fruits and 37% more vegetables! Although more research is needed, these results are encouraging, and information on the research is online [here](#).

### **Alachua County School Board**

Increasing procurement of food from local farms by the School Board (SBAC) and other institutional uses can benefit the local economy with a 'multiplier effect.' During school year 2016-17, SBAC purchased 16,614 pounds of produce directly from local farms at a cost of \$27,675. In addition, over 6000 pounds of food were grown on school grounds in school gardens and the greenhouse, growing for the lunchroom. Letters of support citing Comp Plan policies were provided for SBAC grant efforts.

There is also a demand to train workers for employment in Commercial horticulture. The Farm to School to Work Hub is working, and students are receiving valuable training in horticulture, food production, food safety, and nutrition while impacting the local food system they are learning about. According to UF/IFAS Extension, crops produced in the county are very diverse and include a variety of vegetables, fruits and nuts distributed in farms that occupy approximately 187,985 acres (2012 Census of Agriculture). Fruit, nuts and vegetables add up to more than \$31.54 million in direct output, generating approximately 854 direct jobs in the county (Alachua County's Agricultural Economy Factsheet, 2016). As noted SBAC is one of the partners of Working Food.

### **Branding and Marketing for Agritourism**

Agritourism is "a form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner" (USDA; National Agricultural Law Center, Agritourism - An Overview). According to the Agricultural Marketing Resource Center, Agritourism is comprised of Clay-Target Shooting Facilities; Equine Agritourism; Fee and Lease Pond Fishing; Game Birds; Hunting Leases; Nature-Based Tourism; Rural Weddings and Wine Tours. Agritourism policies are included in the Comprehensive Plan and this important industry sector may enhance potential for local economic development. At the request of rural property owners the County updated ULDC recently to allow the specific use of weddings and other events at rural farms. An USDA Report "Alternative Enterprises and Agritourism - Farming for Profit and Sustainability" includes a chapter on funding and assistance programs for Agritourism. The entire report is online -- [USDA Agritourism Report](#).

The Century Pioneer Family Farm Program was initiated in 1985 by the Florida Department of Agriculture and Consumer Services and honors families who have maintained at least 100 years of continuous family farm ownership. The program acknowledges the benefit that family farms and ranches provide to the state of Florida. It recognizes these pioneers as the original stewards of the land for preserving environmental resources and for helping foster the state's agricultural industry, which provides an important economic base for Florida. Currently there are 11 Century Pioneer Family Farms designated in Alachua County.



## **DATA AND ANALYSIS RELATING TO ISSUE-**

### **Food Security and Food Access**

The Healthy Communities Initiative and other health professionals recognize that despite a blossoming local food system there are still many County residents who live in USDA designated “Food Deserts.” According to Environmental Research Service, food security is defined as access by all people at all times to enough food for an active, healthy life. The definition is applicable at varying levels including individuals, communities, regional, and national. Food security includes the availability of safe and nutritionally adequate foods without reliance on emergency food systems or resorting to scavenging, stealing, or other strategies that undermine human dignity. Community food security is the state in which all community members have adequate access to healthy, affordable, and culturally acceptable food. Food security and food access are closely linked. Some communities have established visions, charters, or resolutions that define and support community food security.

Food insecurity means that people have limited or uncertain availability of safe and nutritionally adequate foods. In 2006, USDA introduced new language to describe the different ranges of severity of food insecurity including:

- ▶ Very low food security reflects reports of multiple indications of disrupted eating patterns and reduced food intake;
- ▶ Low food security includes reports of reduced quality, variety, or desirability of diet, but with little or no indication of reduced food intake.

### **Partners and Programs for Food Security**

County Planners work to promote healthy foods by providing technical information and facilitating networking with food providers, and food education/health professionals. Local efforts underway to ensure access to healthy fresh foods are “Fresh Wagon” (led by Dr. Bruce Waite) and a Community Market (led by Dr. Sarah Cervone). In 2016, County updated ULDC 404.13.3 Mobile Farmers Market. This allows Mobile farmers markets as a limited use in several Ag and Business districts, and in Traditional Neighborhood and Transit Oriented Developments, and as an accessory use to a government facility, civic organization, or place of worship in any zoning district, subject to specific standards.



*Photos: Fresh Wagon at Public Housing site in Gainesville*

To qualify as a “low-access community,” at least 500 people and/or at least 33 percent of the census tract’s population must reside more than one mile from a supermarket or large grocery store (for rural census tracts, distance is more than 10 miles).

On November 14, 2017, “Food Insecurity: A National Town Hall” was held at UF HealthStreet. This town hall included topics of food deserts and food insecurity. Featured panelists included Dr. Bruce Waite (Fresh Wagon), David Dinkins (UF/IFAS), Dr. Catherine Campbell (Family Nutrition Program & Program for Research Efficient Communities), and Sylvia James (Gainesville Housing Authority). Dr. Bruce Waite has mapped Alachua County Food Deserts and Neighborhood Deprivation Index. A video archive is available at the UF Health Street website-

[Video of Food Insecurity Town Hall at UF HealthStreet November 2017](#)

This event followed an IFAS/County Extension forum in September 2015. “Food for Thought” provided participants, including County Planning staff, research information on the local food system.

Bread of the Mighty (BotM), a local food bank affiliate of Feeding America, reports that 1 in 5 local residents is hungry, and of this population 1 of 4 are children. BotM relies on food donations to serve this population, and their website reports efforts include 6 school pantries, 21 snack sites for kids monthly during school year, 20-25 mobile sites monthly, and a free food for seniors program. In 2017 the local Feeding America Hunger Action Day event was cancelled due to H. Irma. The annual “Strike out Hunger Food Drive” supported by Alachua County benefits their efforts. The 2017 Strike Out Hunger Week: Food Drive, FarmShare Food Giveaway, Food Banks & Pantries Food Giveaway & Thanksgiving Basket Giveaway Program Outcomes included:

- Over 125 organizations participated in the Strike out Hunger Week: Food Drive, Farmshare Food Giveaway & Thanksgiving Basket Giveaway Program.
- 970 Families were served through the Alachua County School District Partnership totaling nearly 53,350 pounds of non-perishable food items.
- Over 20,000 pounds of turkeys, hams and roast beef were distributed to needy families.
- Nearly 158,000 pounds of non-perishable food items including the Alachua County School District food items were collected and distributed.
- Nearly 30,000 pounds of perishable food item impacting 451 families totaling nearly 900 individuals were donated by FarmShare and distributed to needy families.
- Nearly 188,000 pounds of non-perishable and perishable food items were collected and distributed through the Strike out Hunger Food Drive, FarmShare Food Giveaway, Alachua County School District, collection of nonperishable food items sponsored by other organizations and delivered directly to food banks, pantries or back pack programs.

### **Food Waste Strategies – Reduce, Redirect, Recycle**

Food waste reduction is organized by Gainesville Harvest participating organizations to collected donated food from local businesses. Just one example is leftover pizza from Leonardo’s and bread and cookies donations (150-400 pounds weekly) from Publix distributed by a local church. More food waste reduction is needed and will save on transport and disposal costs in the solid waste system. IFAS faculty teach “Waste is not waste, unless it’s wasted.” If food cannot be collected for sharing another potential approach to save energy and enhance soil is composting but the EPA hierarchy shown here prefers other approaches before composting for maximum

benefits.



Figure: EPA Food Recovery Hierarchy

Source: [EPA reduce-wasted-food-by-feeding-hungry-people](#)

Many non-perishable and unspoiled perishable foods can be donated to local food banks, soup kitchens, pantries, and shelters if the transaction is managed properly. There are potential tax benefits for companies that donate food.

### **Regenerative Agriculture: Enrich Soil, Save Water, Sequester Carbon**

Regenerative Agriculture is an approach of farming that cooperates with natural processes, with emphasis on soil health. Regenerative farming and ranching practices build more fertile, nutrient dense soils using management practices that reduce chemical and fossil fuel inputs and build healthy, nutrient dense soil through practices such as: utilizing cocktail mix cover cropping, organic composting, holistic planned grazing, multi species diversified plants and animals. Healthy soils are key to landscape regeneration, water filtration and ability to act as a sponge to hold and release water. Every 1% increase in organic matter results in as much as 25,000 gallons of available soil water per acre (USDA). In 2013, UF began piloting a composting program through a partnership with Waste Corporation of America (WCA). By the last game of the 2013 football season, the stadium had reached a 78% diversion rate from the landfill. From March 2014 – February 2015, approximately 267 tons of food waste was composted from the three campus venues. Publix is also composting, saving landfill costs and space.

### **POTENTIAL STRATEGIES FOR ADDRESSING ISSUE**

Set Cooperative and Partnership Goals- To promote investment in local farms and the local food system including mechanisms such as conservation easements, acquisition of development rights and similar strategies.

Identify ways to support affordable access to healthy, local food for low-income residents, including incentives to healthy corner stores and increasing opportunities for mobile fresh market access.

Review Rural Cluster Subdivision framework in Plan to consider alternative incentives to emphasize Ag/ local food.

Invest in local food infrastructure-- to retain our food and natural resources, enrich soil, reduce waste, and provide jobs and more food security.

Support local food grant efforts with letters of support and technical assistance.

Promote agritourism and local food businesses via County Communications, VisitGainesville, Florida Scenic Highways Program & Original Florida Tourism Task Force.

## ***BRIEF REFERENCE MATERIALS***

“Local Food Entrepreneurship and Regenerative Agriculture”; Local Stakeholder Comments from Anna Prizzia and Nancy Deren (attached separately)

Business Report of North Central Florida April 2018 Food, Farming and Surrounding Communities-  
<https://gainesvillebizreport.com/>

‘Determining the Need and Feasibility of a Healthy Corner Store Intervention in Gainesville, FL.’  
UF Thesis (Berthoumieux, Vanessa); 2017. <http://ufdc.ufl.edu/UFE0051147/00001> (Restricted access)

Growing Local: A Community Guide to Planning for Agriculture and Food Systems by Julia Freedgood Jessica Fydenkevez (Northhampton,MA: American Farmland Trust, 2017) . Available online at: <http://www.farmlandinfo.org/growing-local-community-guide-planning-agriculture-and-food-systems>.

<https://www.epa.gov/sustainable-management-food/reduce-wasted-food-feeding-hungry-people>

[www.HealthyFoodAccess.org](http://www.HealthyFoodAccess.org) Mapping tool available that can help individuals and organizations better understand the communities in which they are working to improve access to healthy food

<https://icma.org/blog-posts/regional-look-local-food-systems>

Local Food Systems in Florida: Consumer Characteristics and Economic Impacts By Alan W. Hodges, Ph.D., Extension Scientist and Thomas J. Stevens, Ph.D., Postdoctoral Research Associate; 2013. University of Florida, Food and Resource Economics Department.

Local Farm to School program- <http://farm2schoolalachua.com/>

The Original Florida Tourism Task Force- [www.naturalnorthflorida.com](http://www.naturalnorthflorida.com)

Orange County (CA) Food Waste Reduction program <http://www.wastenotoc.org/>

Journal of Society for Nutrition Education and Behavior. 2017. Elsevier, Inc. (abstract online) *A Plate Waste Evaluation of the Farm to School Program*; Jaclyn D. Kropp, PhD, Saul J. Abarca-Orozco, PhD, Glenn D. Israel, PhD, David C. Diehl, PhD, Sebastian Galindo-Gonzalez, PhD, Lauren B. Headrick, MS, RD, Karla P. Shelnut, PhD

USDA Programs- For more information, visit [www.fns.usda.gov](http://www.fns.usda.gov)

Land Trusts Integrating Health and Nutrition at Farmers Markets: Hunterdon County, New Jersey  
<http://hunterdonlandtrust.org/>

<https://www.freshfromflorida.com/Agriculture-Industry/Honors-and-Awards/Century-Pioneer-Family-Farms>

<http://gardeningsolutions.ifas.ufl.edu/mastergardener/>

Note: July 27 & 28, 2018 in Gainesville FOG will hold their second annual Organic Food & Farming Summit! Hundreds of farmers, gardeners, educators, students, advocates, and exhibitors will be in attendance to connect, share, and inspire one another! This two-day Summit will include farm tours and on-farm workshops, in-depth educational sessions, classroom workshops, a trade show, and much more! Previous summit resources are online- <http://www.foginfo.org/our-programs/15276-2/>

**Alachua County Comprehensive Plan 2011-2030 Selected Policies**  
**Pertinent to Local Food System**

**Future Land Use Element**

Objective 6.1. Rural and agricultural areas shall be protected in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.

Policy 6.1.1 The County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with transfer of development rights and support for use of local, State, and Federal incentives including pursuit of funds from state and federal programs for purchase of agricultural conservation easements and purchase of development rights. The County shall initiate a stewardship program utilizing strategies from but not limited to the Rural and Family Lands Protection Act, Section 163.3177 (11) (d) F.S. and Section 570.70, F.S., as appropriate to Alachua County.

Policy 6.1.2 Protection of important agricultural areas, based on factors such as the existing agricultural uses, soils, land use patterns, and economics of the county's agricultural community, shall be encouraged.

Policy 6.1.3 The most recent, applicable best management practices for agriculture and silviculture shall be required consistent with Section 5.5, Agricultural and Silvicultural Practices, of the Conservation and Open Space Element. The County shall encourage sustainable and conservation-oriented agricultural practices for agriculture and silviculture, and shall work with landowners to facilitate participation in the County's Transfer of Development Rights program, voluntary certification programs whose standards meet or exceed best management practices, agricultural and conservation easements, and federal and state cost-share programs. The land development regulations shall be reviewed for the inclusion of incentives to encourage voluntary participation in certification programs.

Policy 6.1.4 The County shall support the development of markets and programs that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agritourism opportunities. The County shall partner with local community groups and organizations and other local governments to pursue funding sources for the development of a sustainable local food system.

Policy 6.1.5 Agricultural pursuits shall be allowed in all land use classifications, provided that the health, safety and welfare of the general public and the protection of the natural environment are assured. The land development regulations shall include standards for agricultural pursuits and related uses in the Urban Cluster, including but not limited to farmers markets, community gardens, laying hens, and other small scale agricultural uses as allowable uses in appropriate areas.

Policy 6.1.5.1 In order to provide access to fresh, nutritious local foods in the Urban Cluster, farmers markets shall be allowed in the Cluster within mixed-use and non-residential areas as



permitted uses subject to the standards provided in the land development regulations and site plan approval by the Development Review Committee.

Policy 6.1.5.2 Community gardens shall be allowed in the Urban Cluster in areas with an urban residential land use designation, mixed-use areas or in Activity Centers as permitted uses subject to the standards provided in the land development regulations and administrative approval by the Growth Management Department.

Policy 6.1.5.3 The land development regulations shall include standards for the allowance of laying hens in residential areas within the Urban Cluster, such as standards for coops/runs, setbacks, and number of hens permitted per lot.

Policy 6.1.5.4 The land development regulations shall include standards for the allowance of other small scale agricultural uses in residential areas within the Urban Cluster, such as aquaculture, apiculture, poultry and rabbit raising.

Policy 6.1.6 The land development regulations shall specify performance criteria and standards for intensive agricultural operations such as concentrated animal feeding operations and dairies to ensure protection of water quality and natural systems.

Policy 6.1.8 The land development regulations shall include thresholds that address the size, intensity and impacts of off-site agricultural product packaging and processing facilities and wood product processing and wood manufacturing facilities, below which such uses may be appropriately located in areas identified as Rural/Agriculture. Uses exceeding the established thresholds shall either be allowed in areas identified as Industrial on the Future Land Use Map or processed as a materials oriented industrial use in the Rural/Agriculture area subject to a Comprehensive Plan Amendment in accordance with Policy 4.1.1, Section 4.0, Industrial, of the Future Land Use Element. The land development regulations shall provide standards for wood product processing and wood manufacturing facilities that may be allowed in Rural/Agriculture areas subject to Board of County Commissioners approval in order to ensure compatibility with surrounding uses and minimize or eliminate impacts to natural resources. Standards shall address at a minimum hours of operation, buffering and screening, hazardous materials and wood waste management, setbacks, ingress and egress, parking, sales, product storage and display, and shall require the use of best management practices to minimize or eliminate impacts to natural resources and surrounding properties such as use of reclaimed wood products, reuse of scrap materials and recycling of wood product on-site and noise, odor and air pollution controls.

## OBJECTIVE 6.2 - RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-

based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

Policy 6.2.7 The Development Review Committee shall not authorize more than 150 lots smaller than eight acres in the Rural/Agricultural area in any calendar year except for lots that are clustered according to the provisions of 6.2.9 – 6.2.14.

#### Policy 6.2.9 Clustering

The preferred design for new rural residential subdivisions is that they be clustered in order to protect the characteristics and features of rural areas through the following goals:

- (a) Protect natural and historic resources.
- (b) Support continued agricultural activities by preserving viable soils and effective land masses.
- (c) Minimize land use conflicts.
- (d) Provide recreational and habitat corridors through linked open space networks.
- (e) Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure.
- (f) Reduce natural hazard risks to life and property.

#### Policy 6.2.10 Density and Intensity

The overall development density shall not exceed the maximum gross density of one dwelling unit per five acres for the Rural/Agriculture land use category, except as a result of the provisions for accessory dwelling units found in Policy 6.2.10.1, family homestead exceptions found in Policy 6.2.14(c), temporary permits issued by the Growth Management Department or as a result of incentive bonuses for clustering as provided under subsection (d) below, subject to the resource protection standards in the Conservation and Open Space Element. These standards include the following requirements:

#### CLUSTERED SUBDIVISION CONCEPT (FROM CONSERVATION DESIGN FOR SUBDIVISIONS, R. ARENDT)

- (a) Impacts to wetlands and surface waters shall be avoided, minimized, and mitigated in accordance with Conservation and Open Space Element Policies 4.7.4. and 4.6.6.
- (b) Density and open space requirements for new rural residential subdivisions shall be consistent with requirements for adequate protection of conservation areas in Conservation and Open Space Element Objective 3.6.

(c) Development of property that is determined to be a strategic ecosystem shall require a special area plan pursuant to Conservation and Open Space Element Objective 4.10 unless it is determined that sufficient protection can be achieved through clustering.

(d) As an incentive to cluster new residential subdivisions, if a new residential subdivision in the Rural/Agriculture area is clustered with a minimum of 50% of the development in open space, a total of 2 units in addition to the number units based on the gross density of 1 unit per 5 acres are allowed, plus 1 additional unit per every 10 acres of conservation area set aside as open space; plus 1 additional unit per every 20 acres non-conservation area set aside as open space.

Policy 6.2.10.1 To provide for a greater range of choices of housing types, affordable housing, and the promotion of infill into existing neighborhoods while maintaining rural character, one accessory dwelling unit shall be allowed on residential lots in the Rural/Agriculture area without being included in gross residential density calculations as follows.

(a) Performance criteria shall be detailed in the land development regulations and include elements such as size, site design, access, and parking requirements. In no instance shall an accessory dwelling unit be permitted on a lot with less than one acre of buildable area outside the boundaries of any conservation areas.

(b) Prior to the issuance of a building permit for the construction of an accessory dwelling unit in an existing residential area, the applicant shall provide proof of homestead exemption status establishing ownership and principal residence of the lot.

(c) Permanent occupancy by the owner of either the primary or accessory dwelling unit shall be required for all accessory dwelling units.

(d) The accessory dwelling unit shall meet all applicable requirements of the Florida Department of Health for the well and septic system.

#### Policy 6.2.11 Design Sequence

The design of rural residential clustered subdivisions shall be sequenced according to the following four-step process:

(a) Identify open space area, including natural resources consistent with Conservation and Open Space Element Section 3, agricultural areas, and potential open space network connections consistent with Conservation and Open Space Element Section 6.3.

(b) Identify developed area and locate home sites.

(c) Align streets and trails.

(d) Delineate lot lines.

#### Policy 6.2.12 Open Space Area in Clustered Subdivisions

A portion of a clustered rural residential subdivision shall be designated and maintained as undeveloped open space area.

(a) Percentage of site. Clustered Rural residential subdivisions shall designate a minimum of 50% of the site as open space area.

(b) Design Principles. Open space shall be selected and designed according to the following principles, consistent with Conservation and Open Space Element policies for the identification and protection of natural resources:

(1) Protect natural, historic, and paleontological resources and agricultural areas of the site identified through a site specific inventory.

a. Conservation areas shall receive top priority for inclusion as part of the designated open space area, and may only be impacted in accordance with Conservation and Open Space Element policies specific to the resource.

b. Agricultural areas with viable soils and effective land masses shall be included as part of the designated open space area after resource protection criteria are met. Agricultural uses are encouraged to be included as part of the designated open space area.

c. Historic and paleontological resources shall be included as part of the designated open space area when appropriate in accordance with the Historic Preservation Element.

(2) Design the open space area as a single contiguous area with logical, straightforward boundaries to eliminate or minimize fragmentation.

(3) Form linked open space networks with existing or potential open space areas on adjacent properties, other developments, or greenways, consistent with Conservation and Open Space Element Section 6.3.

(c) Permitted uses.

(1) Permitted uses in the open space area are natural resource conservation areas, non-intensive agriculture including community gardens, silviculture, and common open space, resource-based recreation uses which maintain the undeveloped area in a natural state, permeable stormwater facilities consistent with Stormwater Element Policy 5.1.11, community energy systems, and common water supply systems and common septic system drainfields. A residential unit used as a homestead just prior to the creation of the clustered subdivision can continue to be used as a homestead within the open space area and not counted toward the total number of units allowed in the rural clustered subdivision.

(2) More intensive agriculture uses such as concentrated animal density generally associated with milking barns, feed lots, chicken houses, or holding pens shall not be allowed in any clustered rural residential subdivision.

(d) Permanent protection. All future development in designated open space areas is prohibited.

(1) All open space shall be maintained and remain undeveloped in perpetuity using a legal instrument that runs with the land to set forth conditions and restrictions on use.

(2) All open space area and lots shall be restricted from further subdivision through an instrument in a form acceptable to the county and duly recorded in the public record which assures the preservation and continued maintenance of the open space.

(3) The boundaries of designated open space areas shall be clearly delineated on plans, including record plats, and marked in the field to distinguish these areas from developed areas.

(e) Ownership, maintenance, and management plan.

(1) Ownership methods. Ownership and maintenance of open space shall be by one or a combination of the following:

- a. Original landowner
- b. Homeowners association
- c. Established land trust
- d. Non-profit conservation organization
- e. Alachua County, with county approval
- f. Other public agency (e.g. Water Management District)

(2) Maintenance. Unless otherwise agreed by the County, the cost and responsibility of maintaining common facilities, including but not limited to open space, private roads, shared water systems, and stormwater systems, shall be borne by the owner(s) of the open space. If the open space is not properly maintained, the County may assume responsibility of maintenance and charge the property owner or homeowners association a fee which covers maintenance and administrative costs.

(3) Management plan. An open space management plan shall be required to accompany the development plan, subject to county review and approval. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing the open space. Management shall include wildfire mitigation.

#### Policy 6.2.13 Developed Area

The developed area of the clustered rural residential subdivision shall be located outside the open space area. The land development regulations shall prescribe in detail design standards for the configuration of lots and homes, the provision of water and wastewater, roads, stormwater, and buildings and structures. At a minimum, all developed areas must be designed to comply with the following principles, to the extent feasible considering the location and protection of natural resources:

(a) Flexible home siting and lot sizes. Diversity and originality in home siting, lot size and design are encouraged to achieve the best possible relationship between the development and the features on the land through the following strategies:

(1) Ownership lines should follow existing features, such as tree lines or contours.

(2) Lots smaller than one acre may be allowed provided that well and septic System configuration, location, and operation and maintenance comply with public health and environmental quality standards, subject to the following:

a. The number of lots less than one acre shall be determined and located consistent with Conservation and Open Space Element Policies 3.6.11 and 4.5.5(f).

b. Common septic systems may be utilized to serve lots less than one acre, consistent with Conservation and Open Space Element Policy 4.5.5(f), subject to performance criteria in the land development regulations specifying criteria such as system configuration, location, and management.

(b) Development impacts within developed area. Development impacts and disturbance caused by buildings or construction to topography and existing site features within the developed area shall be minimized through the following strategies:

(1) Locating residences and structures adjacent to tree lines and wooded field edges and avoiding placement in open fields, consistent with Firewise principles.

(2) Preserving the maximum amount of natural vegetation by careful siting of development.

(3) Limiting the size of building envelopes and locating them in areas most suitable for development.

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

(5) Providing buffers and setbacks from wetlands and surface waters.

(6) Use of common driveways.

(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.

(c) Development impacts to open space and adjacent offsite areas. The total amount of impacts and disturbance to the site, including the open space area, and to adjacent areas offsite shall be minimized through strategies such as:

(1) Providing buffers and setbacks to protect resources and natural vegetation from development impacts consistent with Conservation and Open Space Element Section 3.6.

(2) Providing buffers and setbacks to protect the ability to engage in agricultural activities in neighboring areas. The width and type of buffer shall be based on the scale of the agricultural activity and other site specific factors such as topography, and shall include a minimum buffer width of two hundred feet when the developed area is adjacent to intensive agricultural uses.

(3) Locating developed areas and providing buffers and setbacks to eliminate or minimize the presence of development from adjacent properties.

(d) Development impacts to adjacent public roads shall be minimized through the following strategies:

(1) Providing internal paved local roads, or private easements that serve no more than six lots consistent with Future Land Use Element Policy 6.2.6, which meet County standards and minimize access to adjacent public roads.



(2) Minimizing the number of driveways accessing adjacent public roads and the number of lots with direct frontage on adjacent public roads.

(3) Locating developed areas and providing buffers and setbacks to minimize the presence of development from adjacent public roads.

#### Policy 6.2.14 Applicability

(a) New rural residential subdivisions of parcels legally created prior to October 2, 1991, consisting of 25 or more lots shall be clustered according to the policies and requirements under this section.

(b) New rural residential subdivisions meeting all requirements for cluster development may be allowed through the development review process, provided they are consistent with Comprehensive Plan policies and land development regulations.

(c) Exceptions to the density and intensity standards in the Rural/Agriculture area may be granted for use of a parcel as a homestead by family members that meet the family relationship criteria under Future Land Use Element Policy 7.1.20 as provided in the Land Development Regulations.

(d) Alternatives to the requirements for Rural/Agricultural areas may be established by special area plans adopted jointly by Alachua County and a municipality pursuant to Interlocal agreements under Section 1.5 of the Alachua County Charter and Policy 1.1.1 of the Intergovernmental Coordination Element of the County Comprehensive Plan. Such special area plans shall establish policies for land use and other relevant issues such as provision of infrastructure and services within areas delineated in such joint special area plans. In order for these alternative policies to apply, the joint special area plan with a municipality must be adopted as part of the Comprehensive Plans of the both the County and the applicable municipality.

## 9.0 TRANSFER OF DEVELOPMENT RIGHTS

### OBJECTIVE 9.1 - TRANSFER OF DEVELOPMENT RIGHTS PROGRAM

To create a tool that, in addition to other County policies and regulations, will protect the County's environmental resources and promote viable agriculture and the rural landscape while encouraging efficient use of services and infrastructure by concentrating development in more suitable areas of the County.

Policy 9.1.1 Transfers of development rights may be proposed for two or more separate legally created parcels to facilitate transfers of development rights from regulated conservation and viable agriculture areas to areas within the Urban Cluster or potentially within other municipalities.

#### Policy 9.1.2 Sending Areas

(a) Agricultural Sending Areas shall be defined as any legally created parcel or combination of contiguous parcels that meet the following criteria:

(1) property has an approved agricultural classification from the Alachua County Property Appraiser;

(2) property is located outside the Urban Cluster; and

(3) property is  $\geq$  160 acres.

a. An exception to the size threshold may be permitted where the property is determined to be contiguous to another designated sending area.

b. An exception to the size threshold may be permitted where the property is determined by the County to be of exceptional agricultural value.

c. No agricultural sending area property may be smaller than 40 acres in size.

(b) Conservation Sending Areas shall be defined as any legally created parcel or combination of parcels that meet the following criteria:

(1) property contains Strategic Ecosystems or is on the Alachua County Forever (ACF) active acquisition list; and

(2) property is  $\geq$  160 acres.

a. An exception to the size threshold may be permitted where the property is contiguous to an established Preservation area or designated sending area.

b. An exception to the size threshold may be permitted where the property is determined by the County to be of exceptional conservation value based upon ground-truthing of the property.

c. No conservation sending area property may be smaller than 40 acres.

(c) Calculating Development Rights

(1) Development rights available for transfer shall be equal to the lesser of the following, minus the residual units not to be included in the transfer:

a. number of residential units otherwise allowed on the sending area property; or

b. number of upland acres on the sending area property.

(2) As an incentive to transfer development rights away from a sending property, a total of 2 development rights in addition to the number of rights granted through the calculations identified above are allowed, plus one additional right per every 10 acres of conservation area on site and one additional right per every 20 acres of non-conservation area on site, consistent with Policy 6.2.9 of this Element.

(d) Residual Uses

(1) Agriculture – Residential densities of up to one dwelling unit per 40 acres may be retained in the sending area and continuation of agricultural uses in accordance with the most recent best management practices (BMPs) adopted by the State. When mapped conservation areas are located on site, Conservation Sending Area residual guidelines apply.

(2) Conservation – Residential densities of up to one dwelling unit per 200 acres may be retained on the sending parcel where consistent with a Conservation Management Plan.

a. Higher densities of up to one dwelling unit per 40 acres may be proposed where it can be demonstrated that there is no impact on resource protection and where consistent with the Conservation Area Management Plan.

b. The amount of density to be retained shall be based on what is necessary to protect the integrity of the ecological system and conservation resources.

c. Continuation of agricultural uses is allowed in accordance with the most recent best management practices (BMPs) adopted by the State.

d. Residual units shall be developed in a clustered pattern, when necessary, to protect the integrity of the environmental resources on and adjacent to the site.

#### Policy 9.1.3 Receiving Areas

(a) Any nonresidential or mixed use development, including Transit Oriented Development and Traditional Neighborhood Development, in the unincorporated area may become a receiving area through the purchase of development rights in order to reduce the amount of open space required on the development site, at a transfer rate to be established in the Land Development Regulations.

(b) Receiving areas may be located within any of the municipalities in Alachua County through the establishment of interlocal agreements.

(c) Any proposed amendment to expand the Urban Cluster must include a commitment to purchase development rights at a rate equivalent to the proposed increase in density or intensity in accordance with Policy 7.1.3(e) of this Element.

#### Policy 9.1.4 Program Administration

(a) The County shall create and maintain a publicly accessible database of development rights.

(b) Sending property owners shall record a conservation or agricultural easement on the sending parcel and commit to a County-sponsored rezoning of the parcel to a sending area zoning designation.

#### Regarding Future Land Use Element Activity Center- Springhills Activity Center

2.1.1 (3) Areas designated as warehouse/distribution shall be used for office, warehousing, distribution, and light assembly activities. No outside storage shall be permitted except in fully enclosed areas, including areas which are fenced and screened with appropriate landscaping. Warehouse and distribution uses include activities such as wholesaling, storage, distribution establishments (includes heavy usage of single unit trucks for distribution), light manufacturing, processing, food processing (not a slaughter house), packaging, fabricating, printing, lithographing, publishing, research laboratories, and experimental laboratories.

(Note that Rural Cluster provisions for retail uses allow sales of local food)

## FLUE Definitions

Prime Agricultural Soils: soils delineated by the United States Department of Agriculture-Natural Resources Conservation Service (USDA- NRCS) according to the criteria established in Section 657.5 of the Code of Federal Regulations (7CFR657.5). At the adoption of this plan this delineation includes the following soil types: Norfolk Map Units #33 B and C (digital map units #33 and #78), and Micanopy Map Unit #57(draind) (digital map unit #57).

Transfer of Development Rights: A method for protecting rural or environmentally sensitive land by sale or conveyance of the rights to develop from one area (a sending area) to another area (a receiving area).

Viable soils and effective land masses: A combination of soils having favorable physical and chemical characteristics with amounts of contiguous land that enables sustained commercial cultivation, management, and yields of specific crops, including vegetables, field crops, and silviculture.

## **Economic Element**

### OBJECTIVE 1.1 - ECONOMIC DIVERSITY AND SUSTAINABILITY

Policy 1.1.6 Consistent with Energy Element Objective 2.2 and Future Land Use Element Objectives 6.1 and 6.2, Alachua County shall encourage the location and development of energy conservation, alternative energy, reuse/recycling based industry and sustainable food production and processing businesses and industry clusters in order to achieve a higher level of sustainable economic development.

(a) Alachua County shall promote a Recycling Market Development Zone (RMDZ)/Resource Recovery industrial park focused on sustainable production of goods or materials that may include recycled content or resources collected by the County curbside recycling program or otherwise removed from the County's waste stream.

(b) Consistent with Future Land Use Element Policy 6.1.4, industries and business sectors that create a market for local agricultural products shall be encouraged to locate or expand existing local business in Alachua County.

(c) Highlight local specialty foods and farmers markets as part of the County's tourism marketing efforts.

### OBJECTIVE 1.1 – ECONOMIC DEVELOPMENT STRATEGY

Policy 1.2.11 Alachua County recognizes the value of industries related to the development of energy conservation, alternative energy, reuse/recycling based products and sustainable food production and processing and encourages the location of these businesses and industry clusters consistent with Energy Element Objective 2.1. These industries shall be given high priority.

## **Community Health Element**

OBJECTIVE 1.2- Develop and maintain ongoing County programs and infrastructure designed to support sustainable community health.

Policy 1.2.4 Increase access to health-promoting foods and beverages in the community. Form partnerships with organizations or worksites, such as health care facilities and schools, to encourage healthy foods and beverages.

OBJECTIVE 1.3- Promote a healthy community by providing for obesity prevention and prevention of other chronic illnesses.

Policy 1.3.1 Alachua County shall promote access to healthful, affordable and nutritious food.

Policy 1.3.1.1 Promote food security and public health by encouraging locally-based food production, distribution, and choice in accordance with the Future Land Use Element.

Policy 1.3.1.2 Alachua County shall consider programs to encourage property owners to make use of vacant properties as community gardens.

Policy 1.3.1.3 Continue to offer support for home and community gardening through programs offered by USDA Farm to School Programs and the Alachua County Extension Office and target low-income and populations at high-risk for health disparity for programs promoting gardening, healthy food access and nutrition improvement.

Policy 1.3.1.4 Alachua County shall discourage the sale of less healthy foods and beverages as defined by Institute of Medicine within local government facilities including recreational areas.

Policy 1.3.2 Alachua County shall partner with local organizations and develop standards to promote community food systems.

Policy 1.3.2.1 Standards for community agriculture shall be developed in coordination with the UF IFAS and Extension agents and local and regional agricultural organizations. Existing standards will be utilized to the greatest extent possible.

Policy 1.3.2.2 As provided in the Future Land Use and Energy Elements, Alachua County shall promote and develop standards for uses, including produce stands, farmers markets and food cooperatives, to facilitate location of fresh produce providers within or in close proximity to residential areas.

Policy 1.3.2.3 Alachua County shall utilize economic development tools including public/private partnerships, and site facilitation, to promote location of grocery stores and Farmers Markets in proximity to underserved areas.

(a) Coordinate with Regional Transit System [RTS] and other public transit providers to facilitate access to food shopping for low income residents through incentives.

(b) Encourage farmers' markets and other healthy food retailers to accept federal nutrition programs such as WIC and SNAP (food stamps) and encourage information distribution via county offices and website.

Policy 1.3.2.4 Alachua County shall work to implement the 2009 Hunger Abatement Plan and future updates, and shall provide technical assistance for community food access studies.

Policy 1.3.2.5 Alachua County should encourage edible landscaping (i.e., fruit trees and scrubs) for landscaping requirements through appropriate policy and standards of the ULDC.

### **Energy Element**

5.0 COUNTY GOVERNMENT INITIATIVES- OBJECTIVE 5.1- Adopt and implement practices within Alachua County Government that contribute to the energy conservation goals of the

Comprehensive Plan.

Policy 5.1.6 Promote the location and expansion of energy conservation, alternative energy, waste reuse/recycling-based and sustainable food production and processing industries as part of the County's economic development efforts.

6.0 LOCAL FOOD PRODUCTION AND PROCESSING- OBJECTIVE 6.1 Maximize local resource & energy-efficient food production and processing within the County's local foodshed.

Policy 6.1.1 Partner with community groups and other local governments in the region to delineate and promote a local foodshed for the development of a sustainable local food system.

Policy 6.1.2 Work with local governments, institutions and community groups within the defined foodshed area to determine processing facilities and other food-related infrastructure needed to process locally grown foods.

Policy 6.1.3 The land development regulations shall permit and encourage dispersed, small scale agricultural production and sale direct to the public.

Policy 6.1.4 Increase support for farmers' markets through partnerships with local governments, institutions and community groups.

OBJECTIVE 6.2- Increase the use of locally grown and/or processed foods in County facilities where food is provided and encourage other local government facilities to do the same.

Policy 6.2.1 Work with the Alachua County Jail to develop a plan for an agricultural program to grow food onsite and teach sustainable farming methods.

Policy 6.2.2 Alachua County shall work to facilitate partnerships between local farmers and local government organizations such as the Alachua County School Board to implement the 2009 Alachua County Hunger Abatement Plan and provide healthy, fresh foods in local schools and other institutions.

OBJECTIVE 6.3- Encourage the use of community gardens, green roofs and edible landscapes by Alachua County residents.

Policy 6.3.1 Identify potential sites for community gardens on appropriate county-owned lands considering areas such as parks, libraries, recreation and senior centers, public easements, rights-of-way and surplus lands.

Policy 6.3.2 In cooperation with the Alachua County Library District, explore the feasibility of a county-sponsored community garden program at District library sites.

Policy 6.3.3 Explore opportunities to incorporate community gardens, perennial edible landscaping and green roofs at county-owned facilities and rights-of-way. Evaluation shall include an audit of all available public spaces on County properties where such uses may be appropriately located.

Policy 6.3.4 The land development regulations shall encourage the use of perennial edible plants in landscaped areas.

Policy 6.3.5 The land development regulations shall address the use of open space areas for community gardens and allow portions of green roofs to count toward the open space required for new developments in accordance with Objective 5.2 of the Conservation and Open Space Element, and Policy 5.2.3 specifically.



OBJECTIVE 6.4- Support and encourage local agricultural operations in the use of sustainable agricultural practices including organic farming.

Policy 6.4.1 In accordance with the policies of Objective 6.1 of the Future Land Use Element, the County shall work with landowners to facilitate participation in programs that meet or exceed best management practices, cost share programs, and to assist in the pursuit of funding sources to aid in the development of a sustainable local food system.

8.0 SOLID WASTE- OBJECTIVE 8.1- Reduce the solid waste stream generated by Alachua County.

Policy 8.1.4 The County shall use a portion of the waste stream, such as food waste and brush cuttings, for composting and work with other local groups to make it available for use by community gardens and local farms.

9.0 EDUCATION AND PUBLIC INFORMATION- OBJECTIVE 9.1- Provide educational information to the public to promote and encourage energy conservation, energy-efficiency and renewable energy use.

Policy 9.1.3 Partner with IFAS, local farmers, and community groups to develop and implement educational strategies on the benefits of purchasing locally grown and/or processed foods.

### **Solid Waste Element**

OBJECTIVE 1.5 The County shall develop and implement a waste reduction strategy that includes waste prevention, source reduction, reuse, recycling and biological disposition, resulting in a reduction of solid waste disposed per capita.

Policy 1.5.7 The County shall continue to promote waste prevention, source reduction, re-use, recycling, the purchase of goods made from recycled materials, composting and pollution prevention through public education programs. Such programs will be directed to schools, churches, civic organizations, service clubs, businesses, institutions and residents.

Policy 1.5.9 The County shall improve the yard trash management program and shall encourage the public to increase efforts to utilize landscape and yard waste at home through backyard mulching and composting programs.

OBJECTIVE 1.8 Dumping, disposal and littering of solid waste on land, rights-of-way, wetlands, lakes, streams, ponds or any other site not permitted by the Florida Department of Environmental Protection and/or the County is prohibited. This does not prohibit the use of yard trash or other vegetative wood debris for use as compost or mulch when applied as a soil amendment for an active farming operation or landscaping. Nor does it prohibit the application of bio-solids in accordance with local, state and federal regulations.

Definitions: Garbage means all kitchen and table food waste, animal or vegetative waste that is attendant with or results from the storage, preparation, cooking or handling of food materials.

## **ULDC regulation with special relevance to Local Food discussion**

### 404.13.3 Mobile Farmers Market

Mobile farmers markets are allowed as a limited use in the A, A-RB, RP, AP, BP, BR, BR-1, BH, BA, BA-1, and BW districts, and in Traditional Neighborhood and Transit Oriented Developments, and as an accessory use to a government facility, civic organization, or place of worship in any zoning district, subject to the following standards:

(a) Mobile farmers markets shall obtain a permit from the Growth Management Department. Permits shall include a list of all properties where the mobile market will stop along with written permission from the owner(s) of each property authorizing the operation of the mobile farmers market in accordance with the standards of this ULDC.

#### (b) Compliance

All mobile farmers markets shall comply with all federal, state and local laws

1. and regulations pertaining to their operation and use. Copies of any required operation or health permits must be kept with the mobile unit by the vendor during all hours of operation.

Commercially prepared and commercially prepackaged seafood, meats, and

2. milk may be sold in addition to, but not without the concurrent sale of uncut perishable fruits, vegetables and/or herbs.

Prepared foods that are meant for consumption on site are not permissible,

3. except where prepared as part of a cooking demonstration for educational purposes.

#### (c) Sales Areas

Mobile farmers markets shall not conduct business in any way that creates a

1. hazard to pedestrians, life or property, or obstructs vehicular circulation, pedestrian circulation, access to emergency exists or that creates a traffic hazard or nuisance on or off the site.

No drive-through sales are allowed.

2. The vendor must keep the sidewalks, parking areas and other areas adjacent

3. to the unit clean and free of refuse of any kind generated from their operation.

#### (d) Hours of Operation

Mobile farmers markets shall be limited to the hours of operation between 7:00 AM and 9:00 PM.

#### (e) Prohibitions

Mobile farmers market sales are prohibited in the following areas:

Within 25 feet of any loading zone or transit stop;

1. Within 25 feet of any fire hydrant, fire escape or fire control device;

2. Within 25 feet of any ADA parking space in such manner to restrict mobility

3. or within 25 feet of any access ramp designated for persons with disabilities; or

4. Within the building setback area required by the zoning district.