



ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT STAFF REPORT

Application Number: CPA 08-16

Staff Contact: Ben Chumley, Senior Planner, (352) 374-5249

SUBJECT: Proposed County-initiated amendment to the Alachua County Comprehensive Plan to delineate a precise boundary for the Evinston Rural Cluster on the Future Land Use Map based on the criteria in Policy 6.4.1(a) through (e) of the Future Land Use Element.

APPLICANT/AGENT: Alachua County Board of County Commissioners

CHRONOLOGY: Original Staff Report Date: January 10, 2017
Planning Commission (LPA) Hearing: Jan. 18, 2017
County Commission Transmittal Hearing: Feb. 28, 2017
County Commission Adoption Hearing: May 23, 2017

STAFF RECOMMENDATION: Adopt ordinance approving Comprehensive Plan Amendment CPA 08-16 to delineate the Evinston Rural Cluster boundary on the Future Land Use Map.

LPA RECOMMENDATION: Approve transmittal of Comprehensive Plan Amendment CPA 08-16 to the State Land Planning Agency and other agencies for review and comment (7-0 vote, Jan. 18, 2017).

BoCC ACTION (transmittal): Approve transmittal of Comprehensive Plan Amendment CPA 08-16 to the State Land Planning Agency and other agencies for review and comment (3-0 vote, Feb. 28, 2017).

AGENCY REVIEW: No comments from reviewing agencies.

BoCC ACTION (adoption):

Introduction

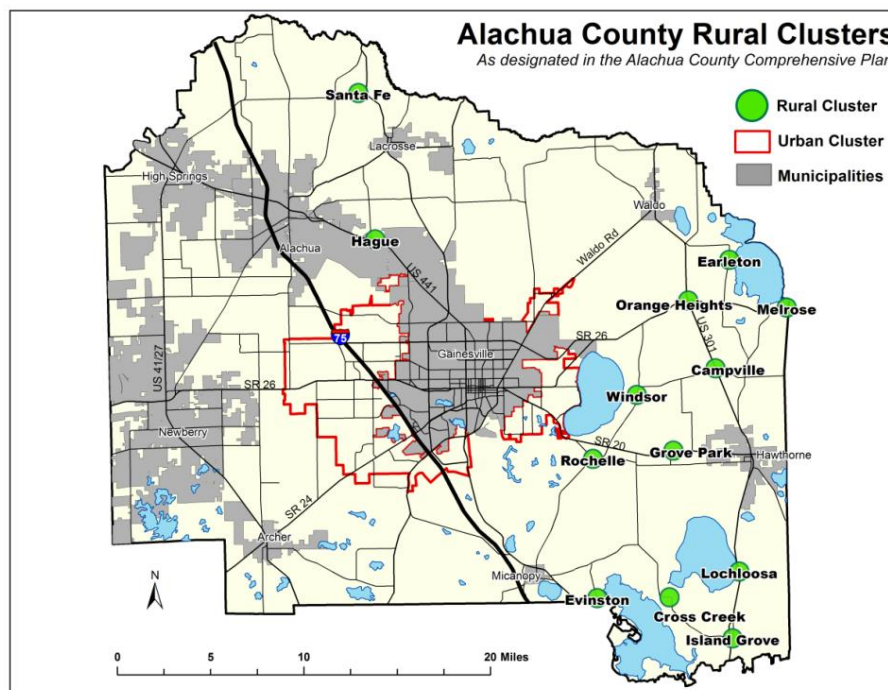
CPA 08-16 is a County-initiated amendment to the Alachua County Comprehensive Plan. The proposed amendment would delineate a precise parcel-based boundary for the Evinston Rural Cluster on the Future Land Use Map based on the criteria in Policy 6.4.1(a) through (e) of the Future Land Use Element. The proposed amendment was initially authorized for advertisement of public hearings by the Board of County Commissioners at its meeting on September 27, 2016. **The Future Land Use Map showing the proposed boundary for the Evinston Rural Cluster is provided in Attachment 1 (see page 14).**

Background

Rural Clusters are a Future Land Use designation in the Alachua County Comprehensive Plan which applies to 13 areas, including Evinston, which are located throughout the rural areas of Alachua County (see Map 1). The Rural Cluster land use designation was established in the 1980's to differentiate these historic rural settlements from the surrounding Rural/Agriculture areas. Objective 6.4 of the Future Land Use Element describes Rural Clusters as follows:

“Rural Clusters are historic rural settlements outside of the urban cluster. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies and related development regulations for Rural Clusters shall preserve their existing rural character, ensure compatibility with the surrounding Rural/Agriculture areas, and protect the historic and natural resources which make these communities unique”.

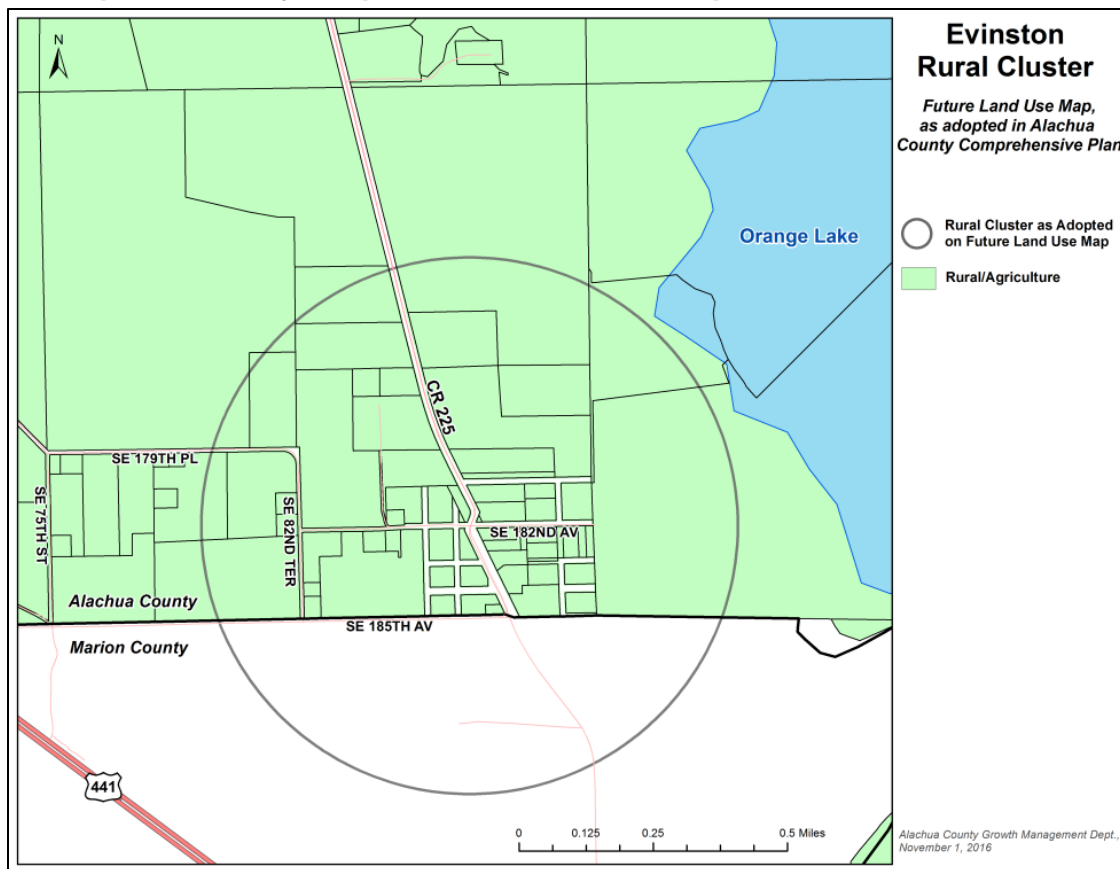
Map 1. Rural Clusters Designated in Alachua County Comprehensive Plan



The Alachua County Comprehensive Plan addresses Rural Clusters in Objective 6.4 and Policies 6.4.1 through 6.4.6 of the Future Land Use Element (see Objective and Policies in Attachment 2 of this report). These policies provide that new residential development within Rural Clusters may be permitted with lot sizes of one acre or greater. Commercial uses are limited to rural support services, retail sales, or personal services intended to serve the immediate population. The size and scale of new commercial development must be consistent with the size and scale of the existing land uses in the Rural Cluster. There may be a maximum of up to 30,000 square feet of total commercial floor area within a Rural Cluster, and the amount of commercial development appropriate for any Rural Cluster should be relative to the population being served. New institutional land uses, such as places of worship, are permitted within Rural Clusters. New industrial development is not permitted within Rural Clusters.

Rural Clusters are now depicted generally on the Future Land Use Map as circles with a one-half mile radius around the focal point of the Rural Cluster (see Evinston Rural Cluster in Map 2 below). The circle identifies the general location of the Rural Cluster around a focal point, but it does not provide a precise land use boundary. The precise boundary for the Rural Cluster land use designation is determined by a set of criteria in Policy 6.4.1 (a) through (e) of the Comprehensive Plan, Future Land Use Element (see discussion of criteria on following page).

Map 2. Currently Adopted Future Land Use Map – Evinston Rural Cluster



The Board of County Commissioners adopted an amendment to the Comprehensive Plan in 2015 to streamline the process for delineating more precise boundaries for Rural Clusters on the Future Land Use Map. That amendment provided that the County would initiate Comprehensive Plan Amendments to delineate precise, parcel-based boundary lines for Rural Clusters on the Future Land Use Map based on the criteria in Policy 6.4.1 (a) through (e).

Policy 6.4.1 of the Future Land Use Element, as amended in 2015, states the following:

Policy 6.4.1 *The County shall initiate proposed Comprehensive Plan amendments to delineate parcel-based boundaries for Rural Clusters on the Future Land Use Map based on the ... guidelines in (a) through (e)...[these guidelines are detailed below]*

The proposed amendment to the Comprehensive Plan (CPA 08-16) would implement the amended Policy 6.4.1 by delineating a more precise boundary for the Evinston Rural Cluster on the Future Land Use Map based on the criteria in Policy 6.4.1 (a) through (e). The more precise, parcel-based, boundary would replace the currently-adopted generalized circle on the Future Land Use Map. Evinston is the second Rural Cluster for which a more precise boundary would be delineated in accordance with Policy 6.4.1 (Melrose was the first), and other Rural Clusters are expected to follow over the next few years.

County staff held a Neighborhood Workshop at the Evinston United Methodist Church on November 17, 2016 to discuss the proposed boundary delineation for the Evinston Rural Cluster. Mailed notices of the workshop were sent by the County to property owners whose property is located both within the currently adopted circle on the Future Land Use Map and within one-quarter mile beyond the edge of the circle. Property owners and mailing addresses were obtained from the Alachua County Property Appraiser. There were 67 individual tax parcels included in the mailed notification area. Approximately 13 citizens signed-in at the neighborhood workshop. A summary of comments and questions from the workshop, with County staff responses, is included as Attachment 3 of this report.

Policy Criteria for Delineating Rural Clusters

The criteria for delineating Rural Cluster boundaries are provided in Policy 6.4.1 (a) through (e) of the Future Land Use Element. These criteria include factors relating to existing land uses, lot sizes, location of conservation areas, natural or man-made features, and other factors. Policy 6.4.1 (a) through (e) are reproduced below:

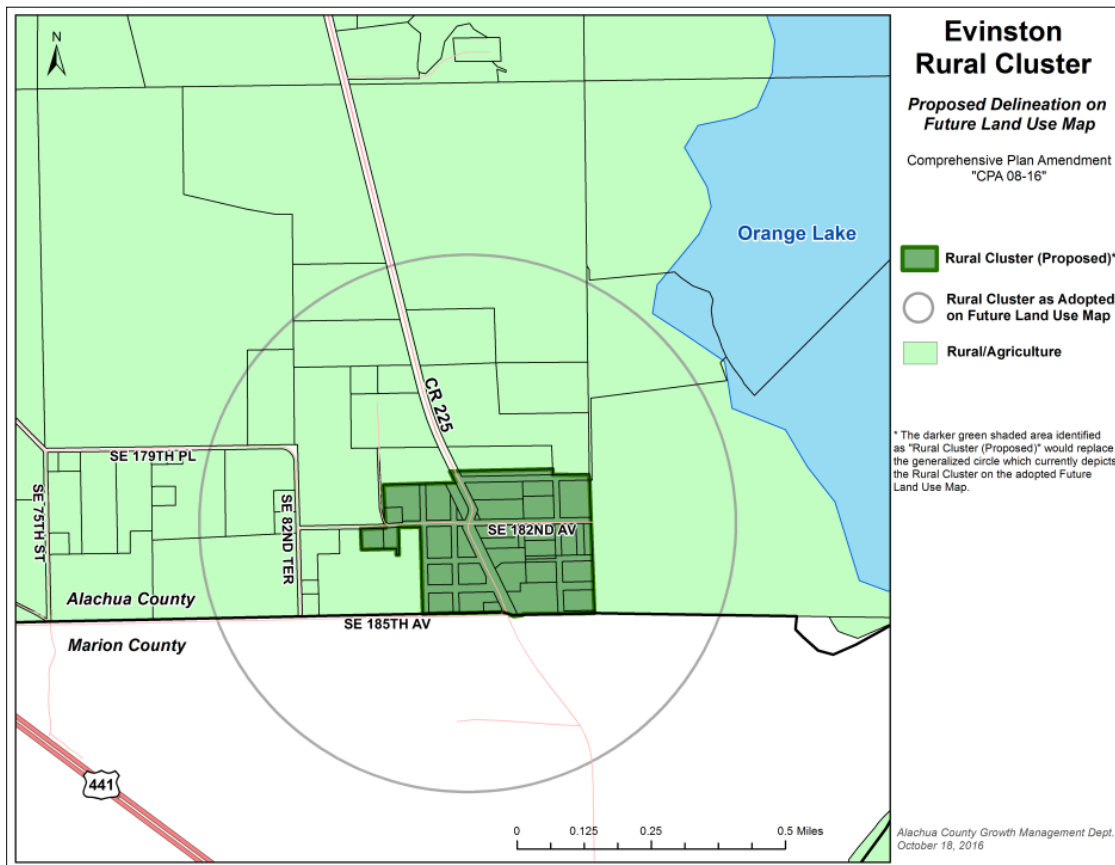
- (a) Rural Clusters shall generally include developed areas approximately 1/2 mile from the easily discernable focal point of the cluster. The focal point is usually the intersection of two rural roads or some other prominent feature around which the community seems to be centered.*
- (b) The cluster shall be construed as containing all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of developed areas.*

- (c) For the purposes of these guidelines, developed areas include areas with commercial uses, non farm residential areas where lot sizes are generally below five acres, and usually below one acre, and other specialized uses not normally found in a rural setting. Platted, undeveloped subdivisions or other pre existing developments where densities are higher than one unit per acre should be included, even if not developed, provided that the various lots or parcels are largely in different ownerships. The extent of non-conformity of these lots or parcels from County setback, access, and other regulations shall be considered in determining Rural Cluster boundaries.
- (d) The cluster may contain open space or conservation areas if these areas can be logically included given the other standards listed above. Such areas in the cluster shall be consistent with policies in the Conservation and Open Space Element.
- (e) Consideration may be given to natural features (including otherwise defined open space or conservation areas) or man-made features (such as jurisdictional boundaries, highways, railroads, or distinctive land use areas) that help form a logical boundary.

Analysis of Rural Cluster Criteria as Applied to the Evinston Rural Cluster

A map showing the proposed boundary of the Evinston Rural Cluster to be designated on the Future Land Use Map is provided in Map 3 below (also see Attachment 1).

Map 3. Future Land Use Map with Proposed Boundary for Evinston Rural Cluster



County staff developed the proposed Rural Cluster boundary by applying the criteria in Policy 6.4.1 (a) through (e) to the existing conditions in the Evinston Rural Cluster. This was done through an evaluation of various G.I.S. data, including existing land uses, lot sizes, zoning, conservation areas, and jurisdictional boundaries.

The total area included within the proposed Evinston Rural Cluster boundary is approximately 58 acres. This includes approximately 43 acres contained within individual tax parcels and 15 acres contained within rights-of-way. There are 32 individual tax parcels included within the proposed Rural Cluster boundary; 20 of these parcels are presently developed and 12 are undeveloped.

A summary of staff's evaluation of the Rural Cluster criteria, as applied to Evinston, is provided as follows.

One-Half Mile Radius and Existing Land Use

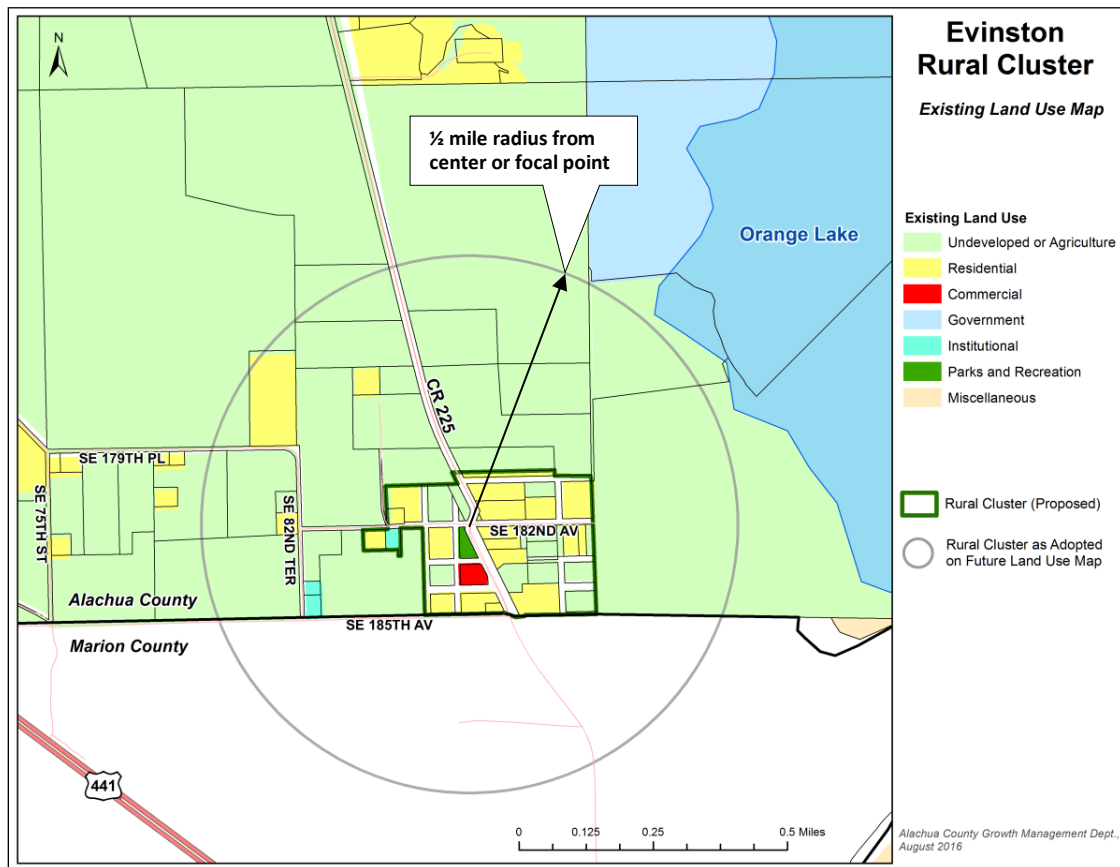
Criterion (a) indicates that Rural Clusters generally include developed areas within approximately ½ mile of a focal point (usually an intersection of two roads or other prominent feature around which community is centered). The center or focal point of the Evinston Rural Cluster is located around the intersection of County Road 225 and SE 182nd Avenue. A one-half mile radius around this focal point is shown on the existing land use map (Map 4). Although the radius is shown to extend into Marion County, the Rural Cluster designation does not extend beyond the Alachua County boundary because Alachua County does not have land use jurisdiction outside the County. The County line forms the south boundary of the Evinston Rural Cluster.

Criterion (b) states that, "Rural Clusters contain all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of the developed areas". Criterion (c) then specifies that, "developed areas include areas with commercial uses, non-farm residential areas where lot sizes are generally below five acres, and usually below one acre, and other specialized uses not normally found in a rural setting. Platted, undeveloped subdivisions or other pre-existing developments where densities are higher than one unit per acre should be included, even if not developed, provided that the various lots or parcels are largely in different ownerships. The extent of non-conformity of these lots or parcels from County setback, access, and other regulations shall be considered in determining Rural Cluster boundaries".

The existing land use map (Map 4) shows various categories of generalized land uses in the Evinston area. There is a small cluster of developed parcels near the center or focal point of the Rural Cluster. Most of the developed parcels are located just south of the center, and there are also a few developed parcels immediately north of the center. Most of the developed parcels shown on the existing land use map are single-family residential land uses. There is one commercial parcel near the center of the Rural Cluster, which is the Wood and Swink Store and Post Office. Just to the north of the Wood and Swink parcel is a community park, which is shown as a recreational use on the existing land use map.

There are three institutional land use parcels in the Evinston area. The first institutional parcel is the Evinston United Methodist Church on SE 182nd Avenue, just west of County Road 225. This parcel would be included within the proposed Rural Cluster boundary because it is located only a few hundred feet from the center and is adjacent to two existing residential parcels that are one acre or less. The other two institutional land use parcels are the Mount Olive AME Church and its adjacent Cemetery located at the intersection of SE 185th Avenue and SE 82nd Terrace. The Mount Olive Church parcels would not be included within the Rural Cluster boundary because, as shown on the map, they are separated from the core developed areas by a 17-acre undeveloped parcel, and therefore, would not meet the Rural Cluster criteria.

Map 4. Existing Land Use



The existing land use map also shows undeveloped or agricultural land uses. Parcels within this existing land use category may include undeveloped lands, lands used for preservation purposes, and lands used primarily for agricultural purposes. A parcel which has an existing residence could potentially be categorized as “Undeveloped or Agricultural” if the primary use of the property is for agricultural purposes.

Overall, the existing land use map shows that there is a cluster of smaller developed parcels located immediately surrounding the center of Evinston. There is a clear demarcation between these smaller developed parcels around the core of Evinston and the generally larger and

mostly undeveloped or agricultural parcels that are outside of that core area. There are 32 total parcels consisting of just under 43 acres included within the proposed Rural Cluster boundary; 20 of those parcels are developed and 12 are undeveloped. Table 1 below summarizes the existing land uses within the proposed boundary of the Rural Cluster.

Table 1. Existing Land Uses within Proposed Evinston Rural Cluster Boundary

Existing Land Use	Number of Lots	Acreage
Residential	17	25.79
Commercial	1	1.17
Institutional	1	0.75
Parks and Recreation	1	0.81
Undeveloped or Agriculture	12	14.32
Total	32	42.84

Lot Sizes

Policy 6.4.1 (b) states that, “Rural Clusters contain all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of the developed areas”. Policy 6.4.1 (c) then specifies that, “developed areas include areas with commercial uses, non-farm residential areas where lot sizes are generally below five acres, and usually below one acre.”

Map 5 below shows the ranges of lot sizes within the Evinston Rural Cluster. The lot size ranges are depicted as a color gradient on the map, with darker colors representing smaller lots and lighter colors representing larger lots. In general, the lots closer to the center of the Rural Cluster are smaller, and then generally become larger in the areas further away from the center. All of the lots that would be included within the proposed Rural Cluster boundary are less than 5 acres, in accordance with Policy 6.4.1(b) and (c). There are several lots located within the one-half mile radius but outside the proposed Rural Cluster boundary that are less than 5 acres in size. Those lots, however, are separated from the core developed areas by larger undeveloped parcels, and would therefore not meet the criteria for inclusion in the Rural Cluster.

Table 2 below summarizes the ranges of lot sizes within the proposed Rural Cluster boundary. The average lot size within the proposed Rural Cluster boundary is 1.34 acres; the average size of the developed lots is 1.43 acres and the average size of the undeveloped lots is 1.19 acres. The lot sizes within the proposed boundary range from 0.21 acres for the smallest lot to 4.19 acres for the largest lot.

Map 5. Lot Size Ranges

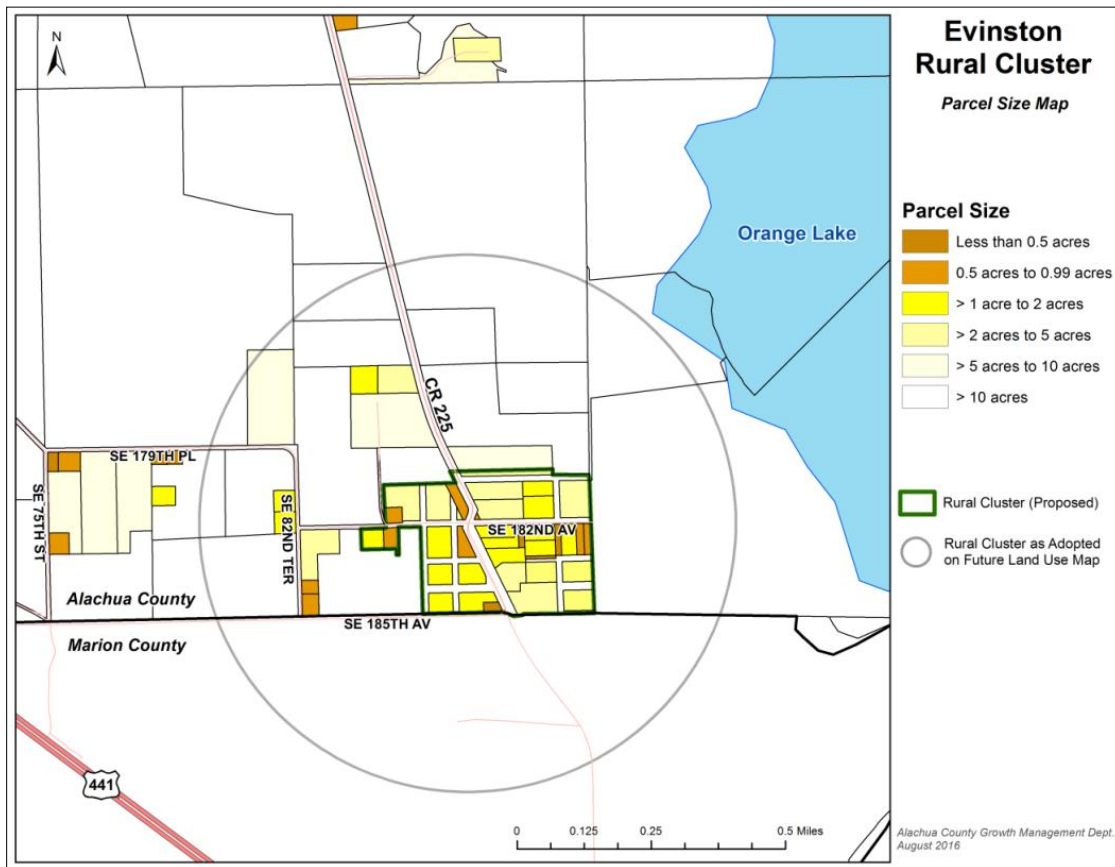


Table 2. Lot Sizes within Proposed Evinston Rural Cluster Boundary

Lot Size (Acres)	Developed Lots (number)	Undeveloped Lots (number)	Total Lots (number)
Less than 1	6	5	11
1 to 1.99	9	5	14
2 to 5	5	2	7
Greater than 5	0	0	0
TOTAL	20	12	32

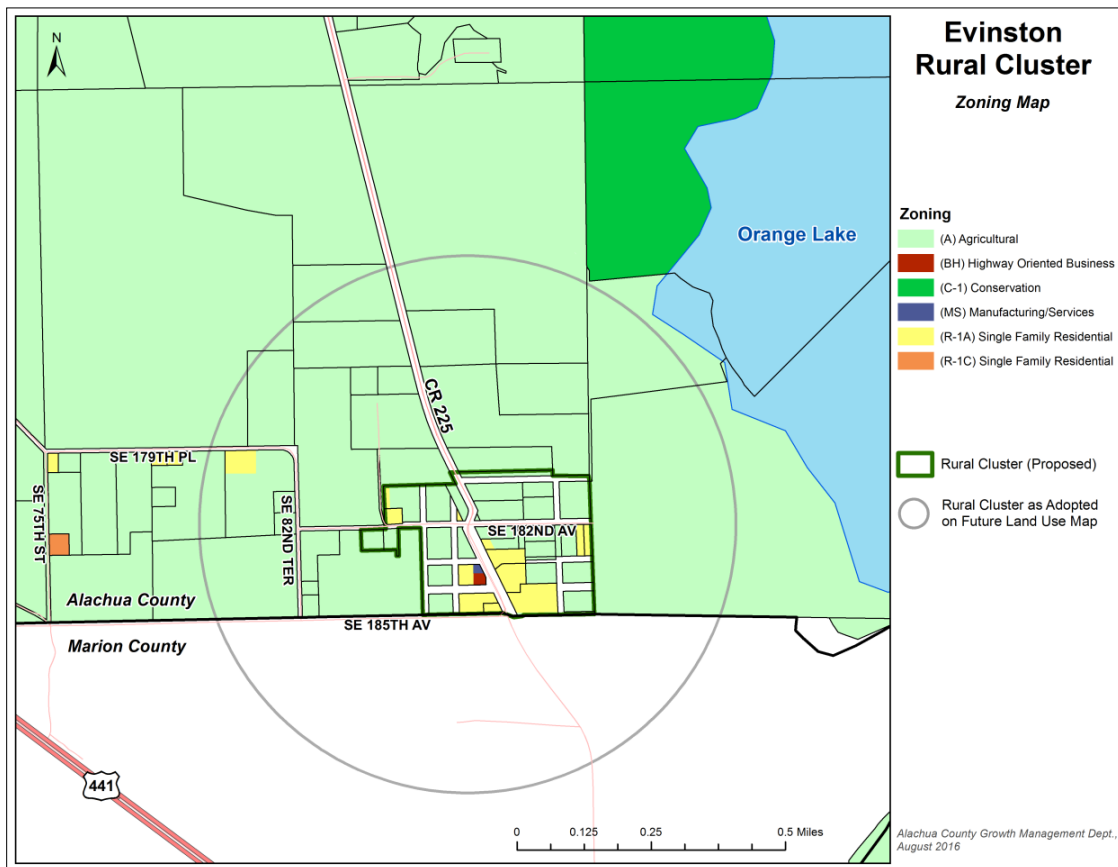
	Developed Lots (acres)	Undeveloped Lots (acres)	Total Lots (acres)
Average Lot Size	1.43	1.19	1.34
Smallest Lot	0.39	0.21	0.21
Largest Lot	3.25	4.19	4.19

Zoning

In addition to existing land uses and lot sizes, the existing zoning also has a bearing on the proposed Rural Cluster boundary. Map 6 shows the existing zoning in the Evinston area. Most of the parcels in the proposed Rural Cluster boundary are zoned “Agricultural” (“A”). Several parcels located immediately south of the center of the Rural Cluster are zoned “Single-Family Residential”, “R-1A” (one to four dwelling units per acre). There are two small areas within the proposed Rural Cluster boundary that have non-residential zoning: the Wood and Swink Store and Post Office property (portion of parcel #18349-000-000) is zoned “Highway Oriented Business” (“BH”), and the property just to the north of that, where a former packing house is located (also a portion of parcel #18349-000-000), is zoned “Manufacturing and Services” (“MS”).

The “A” and “R-1A” zoning districts may implement the Rural Cluster designation in the Comprehensive Plan in accordance with the standards in the Unified Land Development Code. The “BH” zoning for the Wood and Swink Store and Post Office and the “MS” zoning for the former packing house do not implement the Rural Cluster designation in the Comprehensive Plan, however, the zoning of those two areas recognizes the longstanding existing land uses on those properties.

Map 6. Zoning

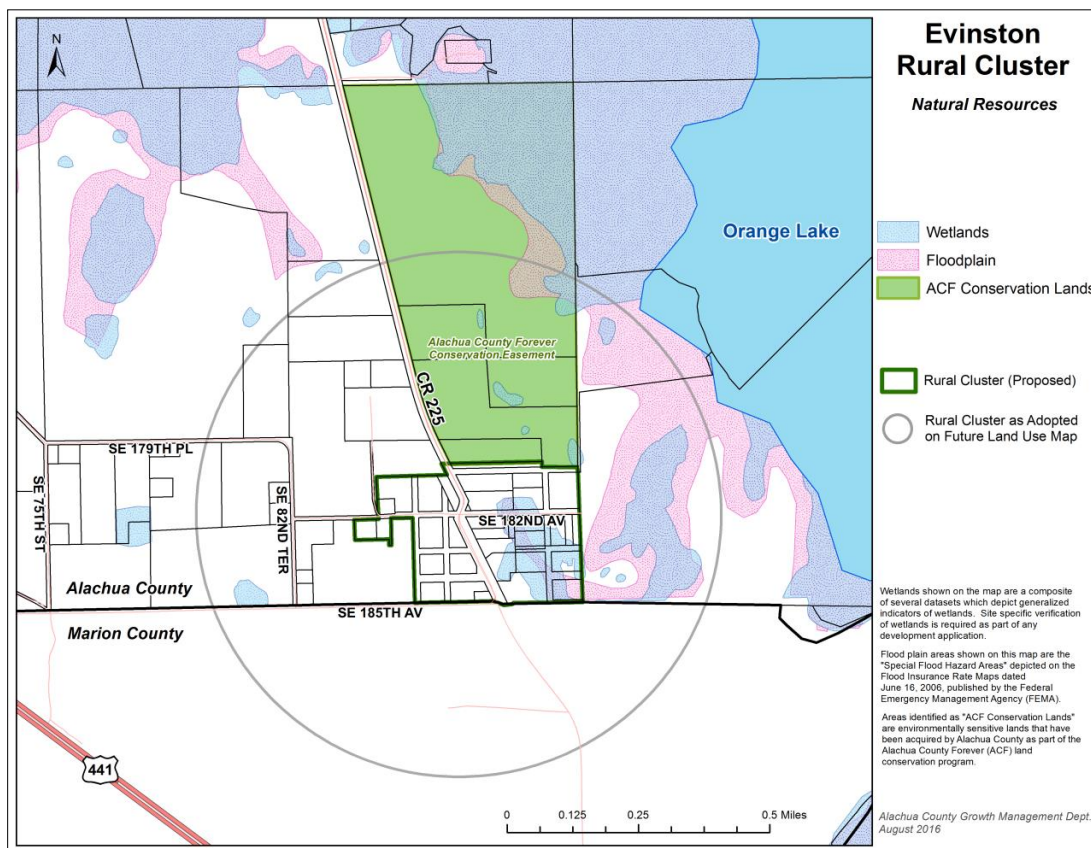


Open Space, Conservation Areas, and Natural or Man-Made Features

Policy 6.4.1(d) states that Rural Clusters may include open space or conservation areas if logical, given the other standards above (i.e., criteria (a) through (c)). Policy 6.4.1(e) then states that consideration may be given to natural or man-made features that may help form a possible logical boundary.

Map 7 below shows conservation areas and natural or man-made features in and around Evinston. The County line forms a jurisdictional boundary for the Rural Cluster on its south side. On the north side of the Rural Cluster, east of County Road 225, there is an Alachua County conservation easement which was acquired as part of the Alachua County Forever land conservation program (Lochloosa Forest-Levy Prairie Connector: F & W Wood Conservation Easement). The conservation easement is about 136 acres and extends from the north edge of the proposed Rural Cluster boundary to areas outside the adopted one-half mile radius. The conservation easement forms a logical boundary for the Rural Cluster on the north, in combination with the other criteria in Policy 6.4.1.

Map 7. Conservation Areas



As shown on Map 7, there are wetlands and floodplains which extend into the southeast portion of the proposed Rural Cluster, east of County Road 225. Wetlands and floodplains are designated as "Conservation Areas" and are protected in accordance with policies in the Alachua County Comprehensive Plan. As provided in Policy 6.4.1(d), areas or parcels which

contain wetlands and floodplains may be included within the Rural Cluster if logical given the other criteria in (a) through (c). The existing lots within these wetland and floodplain areas are mostly less than 2 acres in size, and all are less than 5 acres; these lots are part of the original 1882 plat of Evinston and include both developed and undeveloped lots. These lots meet the Rural Cluster criteria in Policy 6.4.1 (a) through (c) even though they contain designated conservation areas.

Comprehensive Plan Consistency

Staff finds the proposed amendment to the Future Land Use Map to be internally consistent with the Alachua County Comprehensive Plan as a whole, and specifically with the following policy.

Policy 6.4.1 *The County shall initiate proposed Comprehensive Plan amendments to delineate parcel-based boundaries for Rural Clusters on the Future Land Use Map based on the following guidelines in (a) through (e). Until such time as those boundaries have been delineated, the guidelines in (a) through (e) shall be used to determine how the Rural Cluster land use designation and related policies apply to individual properties.*

(a) Rural Clusters shall generally include developed areas approximately 1/2 mile from the easily discernable focal point of the cluster. The focal point is usually the intersection of two rural roads or some other prominent feature around which the community seems to be centered.

(b) The cluster shall be construed as containing all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of developed areas.

(c) For the purposes of these guidelines, developed areas include areas with commercial uses, non-farm residential areas where lot sizes are generally below five acres, and usually below one acre, and other specialized uses not normally found in a rural setting. Platted, undeveloped subdivisions or other pre existing developments where densities are higher than one unit per acre should be included, even if not developed, provided that the various lots or parcels are largely in different ownerships. The extent of non-conformity of these lots or parcels from County setback, access, and other regulations shall be considered in determining Rural Cluster boundaries.

(d) The cluster may contain open space or conservation areas if these areas can be logically included given the other standards listed above. Such areas in the cluster shall be consistent with policies in the Conservation and Open Space Element.

(e) Consideration may be given to natural features (including otherwise defined open space or conservation areas) or man-made features (such as jurisdictional boundaries, highways, railroads, or distinctive land use areas) that help form a logical boundary.

The proposed amendment provides for delineation of a precise parcel-based boundary for the Evinston Rural Cluster on the Future Land Use Map, as called for in Policy 6.4.1 of the Future Land Use Element. As discussed in the previous section of this report, "Analysis of Rural

Cluster Criteria as Applied to the Evinston Rural Cluster”, the proposed boundary for the Evinston Rural Cluster is based on an application of the criteria for delineation of Rural Cluster boundaries in Policy 6.4.1(a) through (e) of the Future Land Use Element to the existing conditions in Evinston. The proposed amendment translates the adopted policy criteria for delineation of Rural Cluster boundaries into a precise boundary on the Future Land Use Map.

Effect of Amendment on Affordable Housing

The proposed amendment will not have an effect on the provision of affordable housing because it would not change the Future Land Use designation of property in the Evinston Rural Cluster. The proposed amendment would apply the longstanding adopted policy criteria for Rural Cluster areas to delineate a precise, parcel-based boundary for the Evinston Rural Cluster on the Future Land Use Map.

Staff Recommendation

Staff recommends that the Board of County Commissioners adopt the ordinance approving Comprehensive Plan Amendment CPA 08-16 to delineate the Evinston Rural Cluster boundary on the Future Land Use Map.

Basis:

The proposed amendment is consistent with the overall goals, objectives, and policies of the Alachua County Comprehensive Plan, and in particular, Policy 6.4.1 of the Future Land Use Element, which calls for the County to initiate proposed Comprehensive Plan amendments to delineate precise parcel-based boundaries for Rural Clusters on the Future Land Use Map based on the criteria for delineation of Rural Clusters in sub-policies (a) through (e). As discussed in the previous section of this report, “Analysis of Rural Cluster Criteria as Applied to the Evinston Rural Cluster”, the proposed boundary for the Evinston Rural Cluster implements the criteria for delineation of Rural Cluster boundaries in Policy 6.4.1(a) through (e).

Attachments:

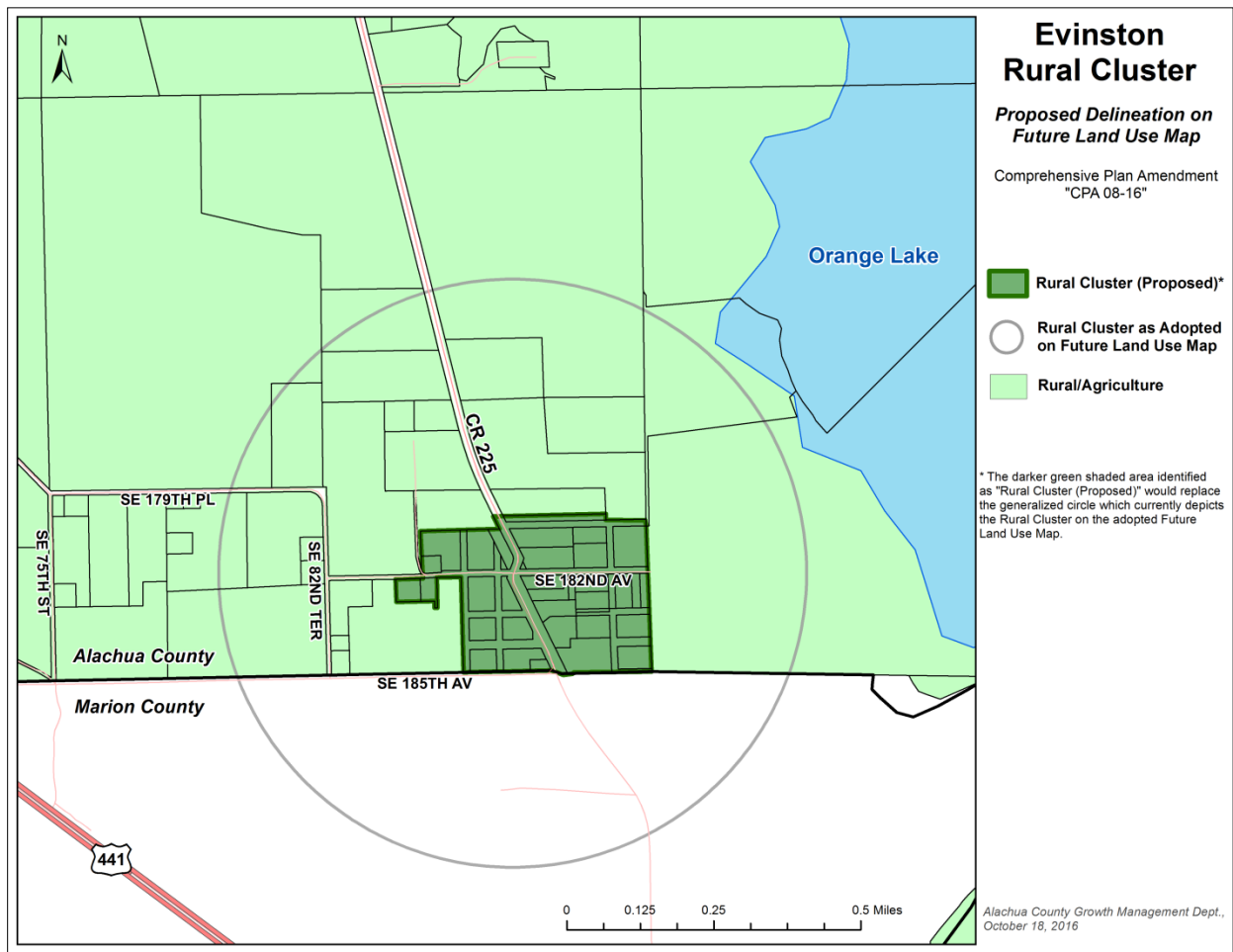
Attachment 1 – Future Land Use Map with Proposed Boundary for Evinston Rural Cluster

Attachment 2 – Comprehensive Plan Objective and Policies for Rural Clusters

Attachment 3 – Neighborhood Workshop Summary

Attachment 1

Future Land Use Map with Proposed Boundary for Evinston Rural Cluster



ATTACHMENT 2

OBJECTIVE AND POLICIES FOR RURAL CLUSTERS FROM ALACHUA COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT

As amended through September 22, 2016

OBJECTIVE 6.4 RURAL CLUSTERS

Rural Clusters are historic rural settlements outside of the urban cluster. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development. Policies and related development regulations for Rural Clusters shall preserve their existing rural character, ensure compatibility with the surrounding Rural/Agriculture areas, and protect the historic and natural resources which make these communities unique. The following communities are designated as Rural Clusters:

- Cross Creek
- Evinston
- Campville
- Grove Park
- Rochelle
- Windsor
- Lochloosa
- Island Grove
- Orange Heights
- Melrose
- Earleton
- Hague
- Santa Fe

Policy 6.4.1 The County shall initiate proposed Comprehensive Plan amendments to delineate parcel-based boundaries for Rural Clusters on the Future Land Use Map based on the following guidelines in (a) through (e). Until such time as those boundaries have been delineated, the guidelines in (a) through (e) shall be used to determine how the Rural Cluster land use designation and related policies apply to individual properties.

- (a) Rural Clusters shall generally include developed areas approximately 1/2 mile from the easily discernable focal point of the cluster. The focal point is usually the intersection of two rural roads or some other prominent feature around which the community seems to be centered.
- (b) The cluster shall be construed as containing all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of developed areas.
- (c) For the purposes of these guidelines, developed areas include areas with commercial uses, non farm residential areas where lot sizes are generally below five acres, and usually below one acre, and other specialized uses not normally found in a rural setting. Platted, undeveloped subdivisions or other pre existing developments where densities are higher than one unit per acre should be included, even if not developed, provided that the various lots or parcels are largely in different ownerships. The extent of non-conformity of these lots or parcels from County setback, access, and other regulations shall be considered in determining Rural Cluster boundaries.

- (d) The cluster may contain open space or conservation areas if these areas can be logically included given the other standards listed above. Such areas in the cluster shall be consistent with policies in the Conservation and Open Space Element.
- (e) Consideration may be given to natural features (including otherwise defined open space or conservation areas) or man-made features (such as jurisdictional boundaries, highways, railroads, or distinctive land use areas) that help form a logical boundary.

Policy 6.4.2 Residential development within Rural Clusters may be permitted with lot sizes of one acre or greater.

Policy 6.4.3 Commercial or institutional development may be permitted within a rural cluster, subject to the following standards:

- (a) Commercial uses shall be limited to rural support services, retail sales, or personal services intended to serve the immediate population (such as farm implement sales, grocery stores, veterinarian services or clinics to serve the rural and farming community, pharmacies, medical or dental offices, hospitality uses supportive of agritourism and heritage tourism activities, or co-operative or farmers markets to promote the sale of locally grown products.
- (b) There shall be a maximum of up to 30,000 square feet of total commercial floor area for each Rural Cluster. The amount of commercial development appropriate for any Rural Cluster should be relative to the population being served. The size and scale of new commercial development or redevelopment shall be consistent with the size and scale of the existing land uses in the Rural Cluster.
- (c) Any new commercial land uses shall be located at the focus or center of the Rural Cluster, near the intersection of major roadways.
- (d) There shall be an interconnected, paved and internal traffic circulation system on dedicated local roads, and minimal development impacts on rural collector and arterial roads.
- (e) Industrial development shall not be allowed.
- (f) Institutional land uses may be permitted in accordance with Section 5.0 of the Future Land Use Element.

Policy 6.4.4 Zoning and development standards shall be established in the Unified Land Development Code to implement the objective and policies for Rural Clusters. Such standards shall include provisions for integration of any new non-residential development with existing uses in the Rural Clusters, including site and building design measures such as provision of open space, landscaping and buffering, parking lot design, building massing and scale, and limitations on signage and lighting, to produce development that is compatible with the surrounding rural land uses.

Policy 6.4.5 The County shall consider the development of special area plans for Rural Clusters, where necessary to address unique needs and circumstances that are not addressed through the generally applicable Comprehensive Plan policies. Any special area plans for Rural Clusters shall:

- (a) Incorporate the community's vision and goals
- (b) Protect the historic rural character of the community
- (c) Ensure compatibility of the Rural Cluster with the surrounding 'Rural/Agriculture' areas
- (d) Enhance the community's livability
- (e) Consider the need for community amenities
- (f) Protect natural resources
- (g) Explore opportunities for nature-based and heritage tourism
- (h) Consider opportunities to link Rural Clusters through the use of nature trails, bikeways, etc.

Policy 6.4.6 Any new residential subdivision proposed in a Rural Cluster shall be allowed only after delineation of the Rural Cluster boundaries on the Future Land Use Map pursuant to Policy 6.4.1.

Attachment 3

Neighborhood Workshop Summary

Subject: CPA #08-16: County-initiated amendment to the Alachua County Comprehensive Plan to delineate a precise parcel-based boundary for the Evinston Rural Cluster on the Future Land Use Map based on the criteria adopted in Policy 6.4.1(a) through (e) of the Future Land Use Element.

Workshop Date/Time: Thursday November 17, 2016, 6:00 p.m.

Workshop Location: Evinston United Methodist Church, Evinston, FL

Attendance: 13 people signed in at the neighborhood workshop (sign-in sheets attached)

County staff presented information and maps about the proposed Comprehensive Plan amendment, which was followed by questions and comments from the public.

The following is a summary of questions and comments from people who attended the neighborhood workshop, with any County staff comments noted in *italics*.

- There were questions about the purpose of delineating the Rural Cluster boundary and why the process has been initiated now.

Staff explained that most Rural Clusters have been designated in the Comprehensive Plan since the 1980's, and have been depicted on the Future Land Use Map as generalized circles for many years. There are specific criteria adopted under Policy 6.4.1 of the Future Land Use Element of the Comprehensive Plan which are used to determine the specific parcels where the Rural Cluster policies apply within each designated Rural Cluster. As part of an overall Comprehensive Plan update in the early 2000s, new policies were adopted (which went into effect in 2005) that call for the delineation of more precise, parcel-based boundaries for Rural Clusters on the Future Land Use Map based on the criteria in Policy 6.4.1 of the Future Land Use Element. Staff explained that the proposed amendment would clarify the implementation of the Rural Cluster policies by delineating their precise boundaries on the Future Land Use Map instead of relying on case-by-case application of the criteria. The proposed Comprehensive Plan amendment would not change the area that is designated as the Evinston Rural Cluster, but rather, it would formalize that area by applying the criteria in the Comprehensive Plan to delineate a parcel-based boundary line for the Evinston Rural Cluster on the Future Land Use Map. The process for delineation of the precise boundary line was recently completed for the Melrose Rural Cluster. Evinston was chosen as the next Rural Cluster because there had been some interest expressed by Evinston residents as part of the discussion of the Melrose Rural Cluster over the past couple years.

- Residents expressed concerns that the County's Comprehensive Plan policies treat all Rural Clusters the same and do not take into account the unique characteristics of each Rural Cluster.

County staff noted that the Rural Cluster policies take into account the existing conditions for each Rural Cluster. For example, the criteria for delineating Rural Cluster boundaries call for an evaluation of factors such as existing land use, development patterns, lot sizes, and natural resources which are unique to each Rural Cluster. Also, policies for commercial uses provide that the amount of commercial development appropriate for each Rural Cluster should be relative to the population being served, and that the size and scale of any commercial development shall be consistent with the size and scale of the existing land uses in the Rural Cluster. Policy 6.4.5 also provides for the consideration of special area plans for Rural Clusters where necessary to address unique needs and circumstances not addressed through the general Comprehensive Plan policies.

- There was a question about whether the delineation of the Rural Cluster boundary would prohibit property located outside the Rural Cluster boundary from being split for use by a family member.

Staff noted that areas located outside the boundary of the Evinston Rural Cluster are subject to the policies for "Rural/Agriculture" areas in the Comprehensive Plan. The policies for Rural/Agriculture areas generally allow for a maximum density for new residential development of one dwelling unit per five acres, so any newly created lots would be subject to that density limitation. One "Accessory Dwelling Unit" may be built on residential lots within Rural/Agriculture areas without being subject to the overall density limitation. Also, there are provisions in the Comprehensive Plan for "Family Homestead Exceptions", whereby an exception to the residential density standard in Rural/Agriculture areas may be granted for the use of a parcel as a homestead by a family member that meets the family relationship criteria specified in the Comprehensive Plan and Land Development Code.

- Would this Comprehensive Plan Amendment take away property rights from properties that are located outside the Rural Cluster boundary?

The area that is designated as the Evinston Rural Cluster is determined based on the criteria in Policy 6.4.1 (a) through (e) of the Alachua County Comprehensive Plan, which have been in place for many years and are not proposed to be changed. This amendment would delineate a precise Rural Cluster area on the County's Future Land Use Map based on the adopted criteria. The area designated as the Evinston Rural Cluster and the policies governing that area would not change through this proposed Comprehensive Plan amendment because the criteria for determining Rural Cluster areas is not proposed to be changed, and this amendment just translates the adopted criteria into a line shown on the Future Land Use Map. Therefore, the proposed delineation of the Evinston Rural Cluster boundary would not change the property rights for owners of those properties located outside that boundary.

- Would this Comprehensive Plan Amendment affect a property owner's ability to build a house on an existing lot?

This amendment would have no effect on whether the County could issue a building permit for a single-family residence on an existing legal lot of record (also see discussion about effect of Rural Cluster boundary delineation on property rights, above).

- Would this Comprehensive Plan Amendment affect property taxes?

Property taxes are based on an assessment of the property's value by the County's Property Appraiser in accordance with Florida Statutes. The proposed Comprehensive Plan amendment would confirm the Evinston Rural Cluster land use boundary based on the criteria in the County's Comprehensive Plan which has been in place for many years, therefore, this proposed amendment should not result in any change in property taxes.

- Would this Comprehensive Plan Amendment prevent a property owner from demolishing an existing house and replacing it with a new house?

The delineation of the Rural Cluster boundary on the Future Land Use Map would have no effect on a property owner's ability to demolish an existing single-family residential dwelling and replace it with a new single-family residential dwelling. Any demolition and new construction would be required to be consistent with the Alachua County Land Development Code and applicable building codes.

- Could a property owner build a 5,000 square foot commercial store in Evinston?

If the property is located within the designated Rural Cluster area, then limited commercial uses may be permitted. New commercial uses are limited to rural support services, retail sales, or personal services intended to serve the immediate population. There may be a maximum of up to 30,000 square feet of total commercial floor area for each Rural Cluster, and the amount of commercial development appropriate for any Rural Cluster should be relative to the population being served. The size and scale of new commercial development must be consistent with the size and scale of the existing land uses in the Rural Cluster.

The County's Land Development Code Section 403.13(e) limits new commercial buildings in Rural Clusters to a maximum of 5,000 square feet of total floor area; new commercial buildings greater than 5,000 square feet may be allowed as a Special Exception, if approved by the Board of County Commissioners, in the "BP" (Business and Professional) or "BR" (Retail Sales and Services) zoning districts. As part of the consideration of such special exceptions, it must be demonstrated that the proposed commercial use is compatible with the size, scale, and character of the existing land uses within the Rural Cluster and the immediate surrounding land uses designated in the Comprehensive Plan.

In order to establish a new commercial use within a Rural Cluster, the property would need to be zoned for commercial use. Currently, there is only one commercially-zoned

parcel within the Evinston Rural Cluster, and that is the Wood and Swink Store and Post Office which is zoned "BH" (Highway Oriented Business Services). In order to establish a new commercial use on any property that is not currently zoned for commercial, that property would need to be rezoned, which requires approval by the Board of County Commissioners through a public hearing process.

- How would the delineation of the Rural Cluster affect the Evinston community park in terms of being able to construct new facilities on the park property?

The park property is currently part of the Evinston Rural Cluster based on the criteria in Policy 6.4.1 (a) through (e). This property would be within the proposed boundary to be delineated on the Future Land Use Map. The delineation of the Rural Cluster boundary would have no effect on the construction of recreational facilities at the park.

**Neighborhood Workshop
Evinston Rural Cluster
November 17, 2016**

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