



# Request for Authorization to Advertise Comprehensive Plan Amendments

- *Melrose Rural Cluster Boundary*
- *Rural Clusters Minimum Lot Size Policy*

Growth Management Department  
Ben Chumley, Senior Planner  
January 26, 2016



# County Commission Direction

*December 8th, 2015*

Direct staff to prepare draft amendments to the Comprehensive Plan for authorization to advertise public hearings, to:

- (1) Delineate a precise boundary for the Melrose Rural Cluster on the Future Land Use Map, and
- (2) Amend Policy 6.4.2 to eliminate the general allowance for lots as small as one-half acre on central water for new residential development in Rural Clusters.

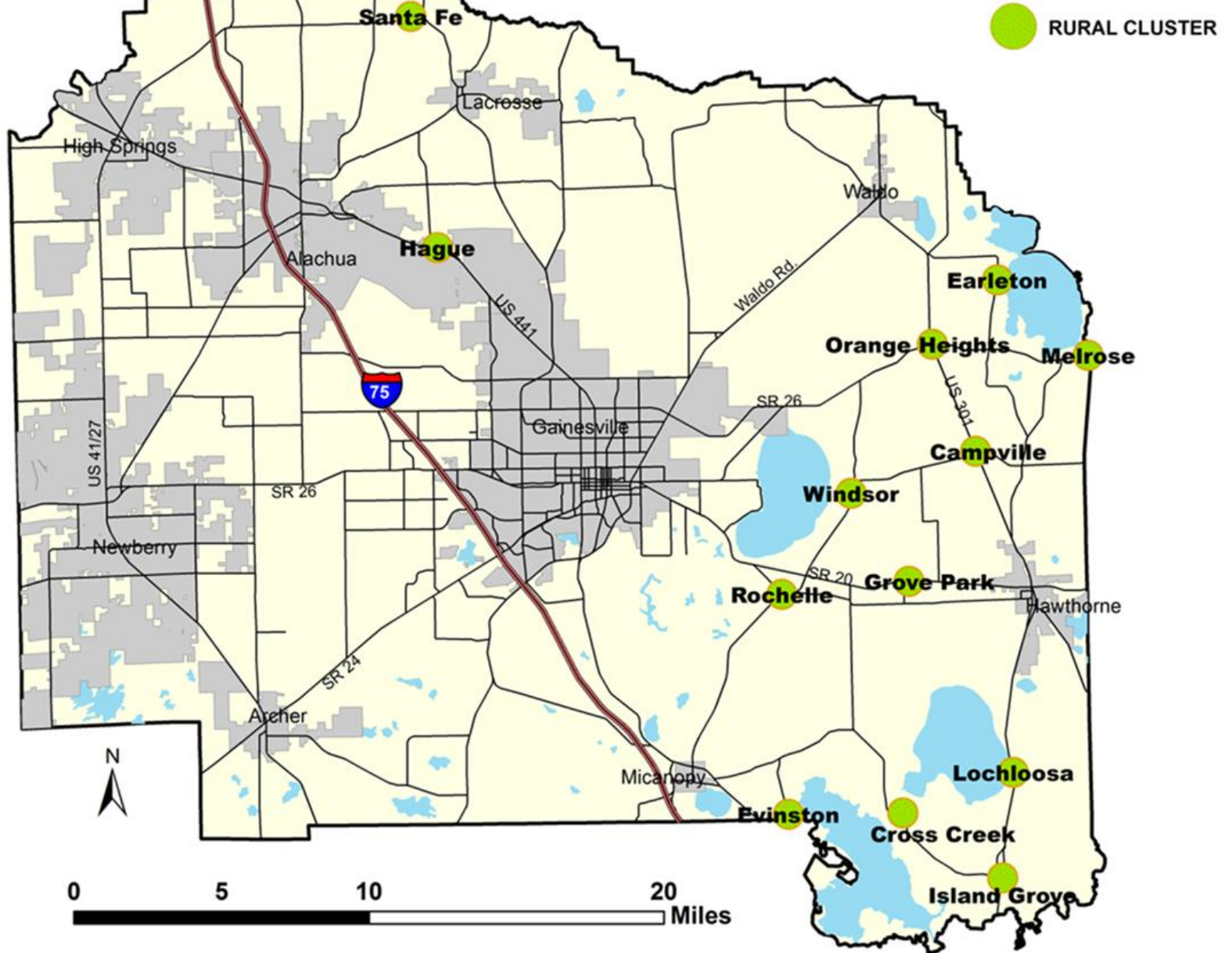


# Rural Clusters Purpose

- Recognize and preserve the character of historic rural settlements that lack urban infrastructure and services
- Recognize different land use pattern from surrounding “Rural/Agriculture” area
- Provide for residential and commercial infill within existing Rural Clusters

# Alachua County Rural Clusters

*As designated in Alachua County Comprehensive Plan*





# County Commission Direction

- (1) Delineate a Precise Boundary for the Melrose Rural Cluster






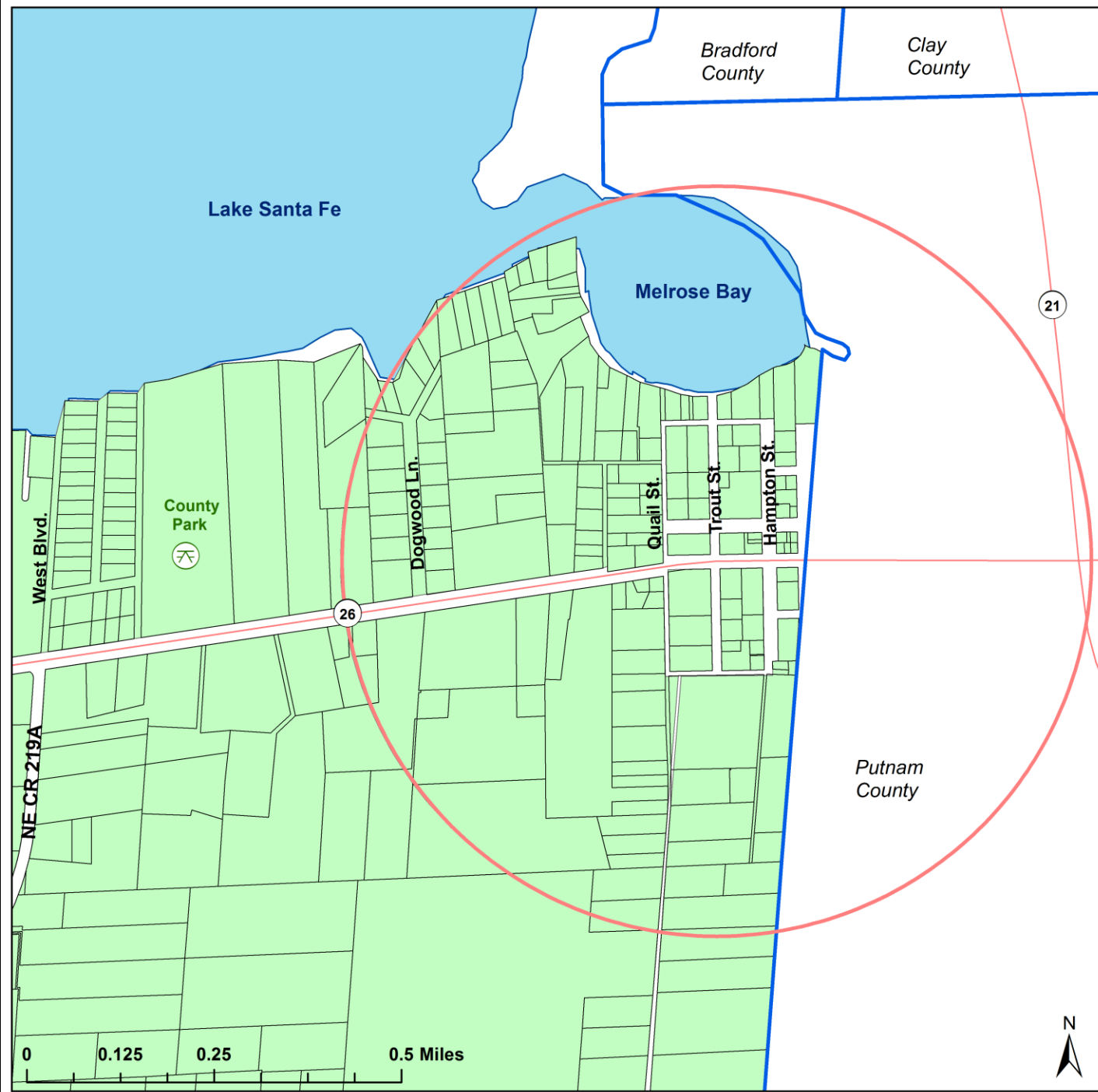
# Background

On December 8, 2015, the BoCC adopted an amendment to the Comprehensive Plan which provides for the delineation of parcel-based Rural Cluster boundaries on the Future Land Use Map without the need for a special area plan.

# Melrose Rural Cluster

*Future Land Use Map  
as Adopted in Alachua  
County Comprehensive Plan*

- Future Land Use Categories**
-  Rural/Agriculture
  -  Rural Cluster
  -  County Boundary



The Future Land Use Map is adopted as part of the Alachua County Comprehensive Plan, 2011-2030.

Alachua County Growth Management Dept  
December 2015



# Rural Cluster Criteria

## Future Land Use Element Policy 6.4.1(a) – (e)

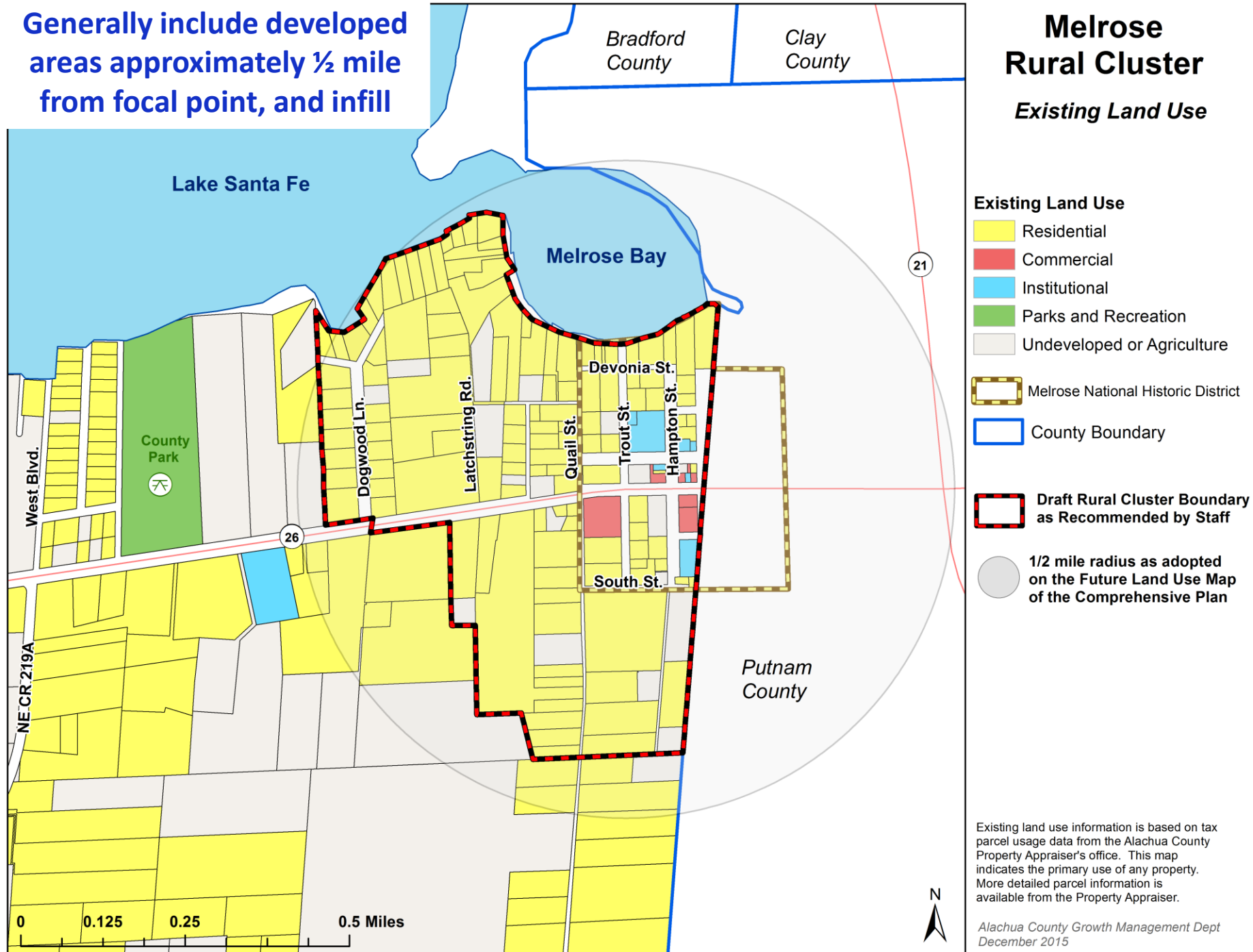
- a) Generally include developed areas approximately  $\frac{1}{2}$  mile from focal point
- b) Contain all developed areas and undeveloped infill areas, but not undeveloped land beyond developed areas
- c) Developed areas include commercial uses, residential uses with lot sizes generally less than 5 acres and usually less than 1 acre, and other specialized uses
- d) Open space or conservation areas may be included
- e) Natural or man-made features may form a logical boundary



# Relevant Data Used in Evaluating Rural Cluster Criteria

- Existing land use/development patterns
- Zoning
- Parcel sizes
- Environmental and conservation features
- Man-made features (e.g., roads, railroads, jurisdictional boundaries)

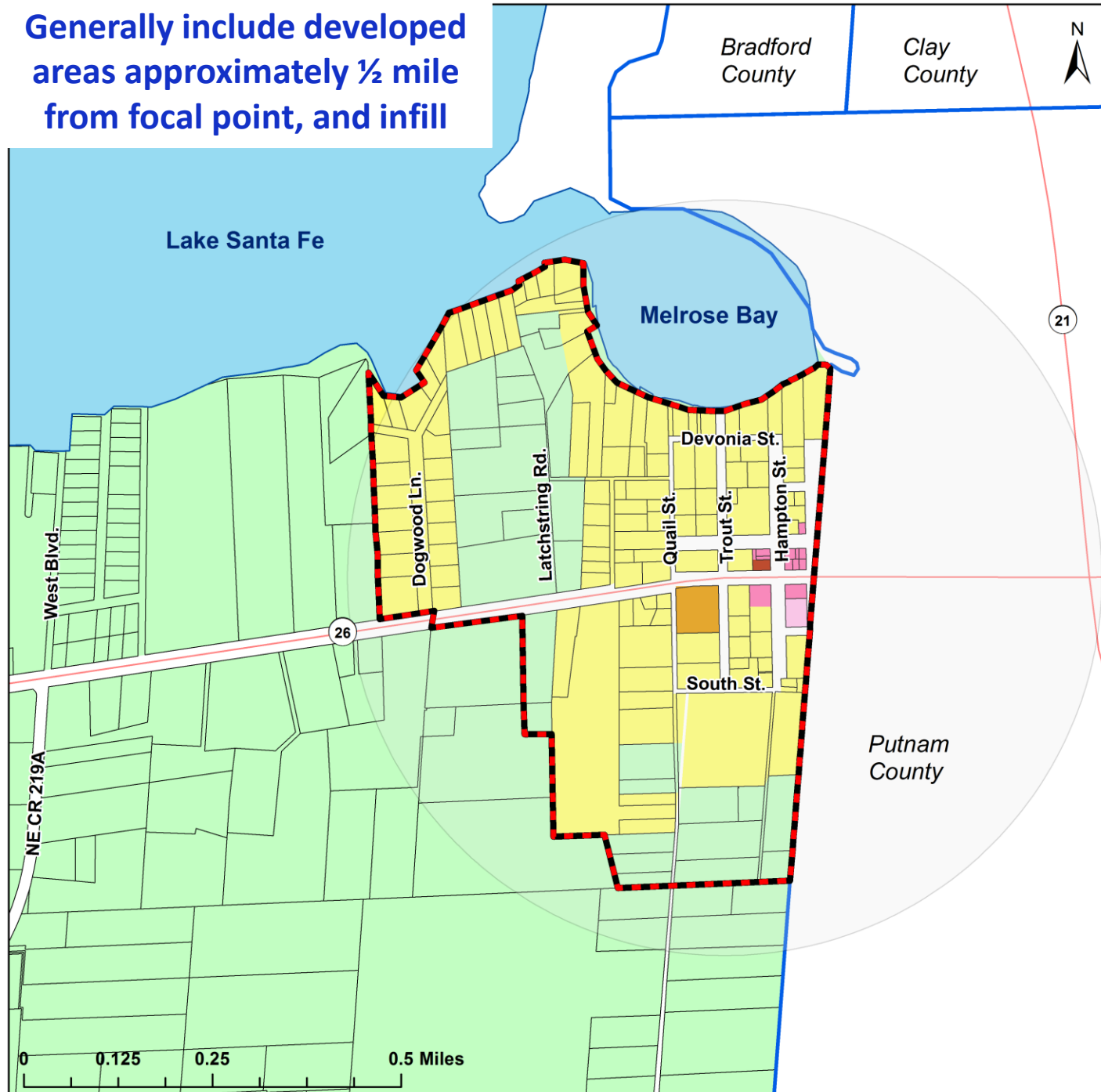
Generally include developed areas approximately ½ mile from focal point, and infill



Existing land use information is based on tax parcel usage data from the Alachua County Property Appraiser's office. This map indicates the primary use of any property. More detailed parcel information is available from the Property Appraiser.


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Generally include developed areas approximately ½ mile from focal point, and infill




# Melrose Rural Cluster Zoning

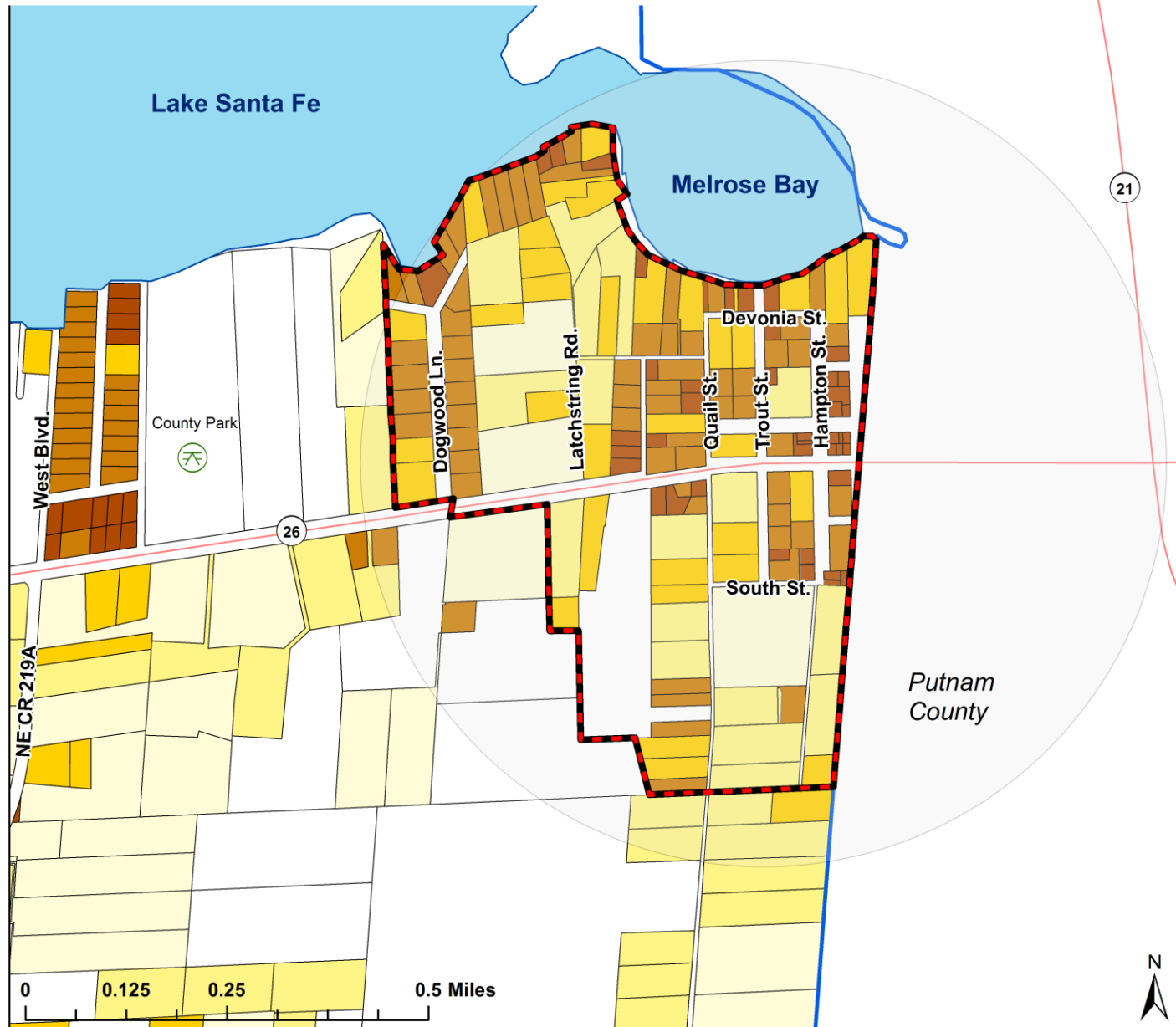
- (A) Agricultural
- (BH) Highway Oriented Business
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (R-1A) Single Family Residential
- (RP) Residential/Professional

 County Boundary

 Draft Rural Cluster Boundary as Recommended by Staff

 1/2 mile radius as adopted on the Future Land Use Map of the Comprehensive Plan

**Developed areas include commercial and residential uses on lots generally <5 acres and usually <1 acre**



# Melrose Rural Cluster

*Parcel Size*

## Parcel Size

- Less than 0.5 acres
- 0.5 acres to 0.99 acres
- > 1 acre to 2 acres
- > 2 acres to 5 acres
- > 5 acres to 10 acres
- > 10 acres

County Boundary

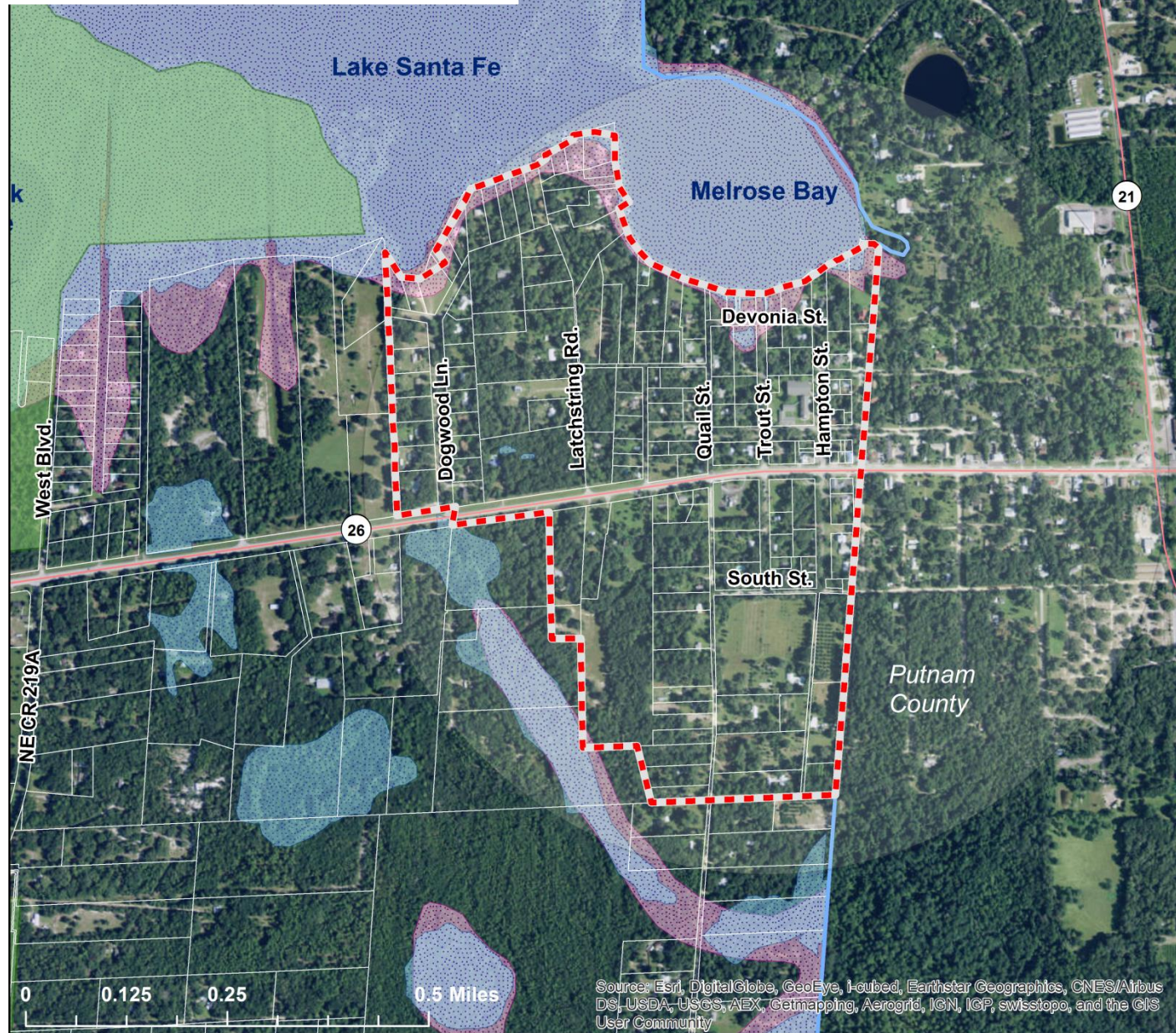
Draft Rural Cluster Boundary as Recommended by Staff

1/2 mile radius as adopted on the Future Land Use Map of the Comprehensive Plan

Parcel size information is based on tax parcel data from the Alachua County Property Appraiser's office.

Alachua County Growth Management Dept.  
December 2015

Natural or man-made features may help form a logical boundary



# Melrose Rural Cluster

## Selected Environmental Features

- Wetlands
- Floodplain
- Strategic Ecosystems

County Boundary

Draft Rural Cluster Boundary as Recommended by Staff

1/2 mile radius as adopted on the Future Land Use Map of the Comprehensive Plan

Wetlands shown on the map are generalized indicators of wetlands. Site specific verification of wetlands is required as part of any development application.

Flood plain areas shown on this map are the "Special Flood Hazard Areas" depicted on the Flood Insurance Rate Maps dated June 16, 2006, published by the Federal Emergency Management Agency (FEMA).





Strategic Ecosystems are significant natural areas in Alachua County that are designated in the Comprehensive Plan. The ecological functions of these areas are protected under policies in the Conservation and Open Space Element of the Plan.

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

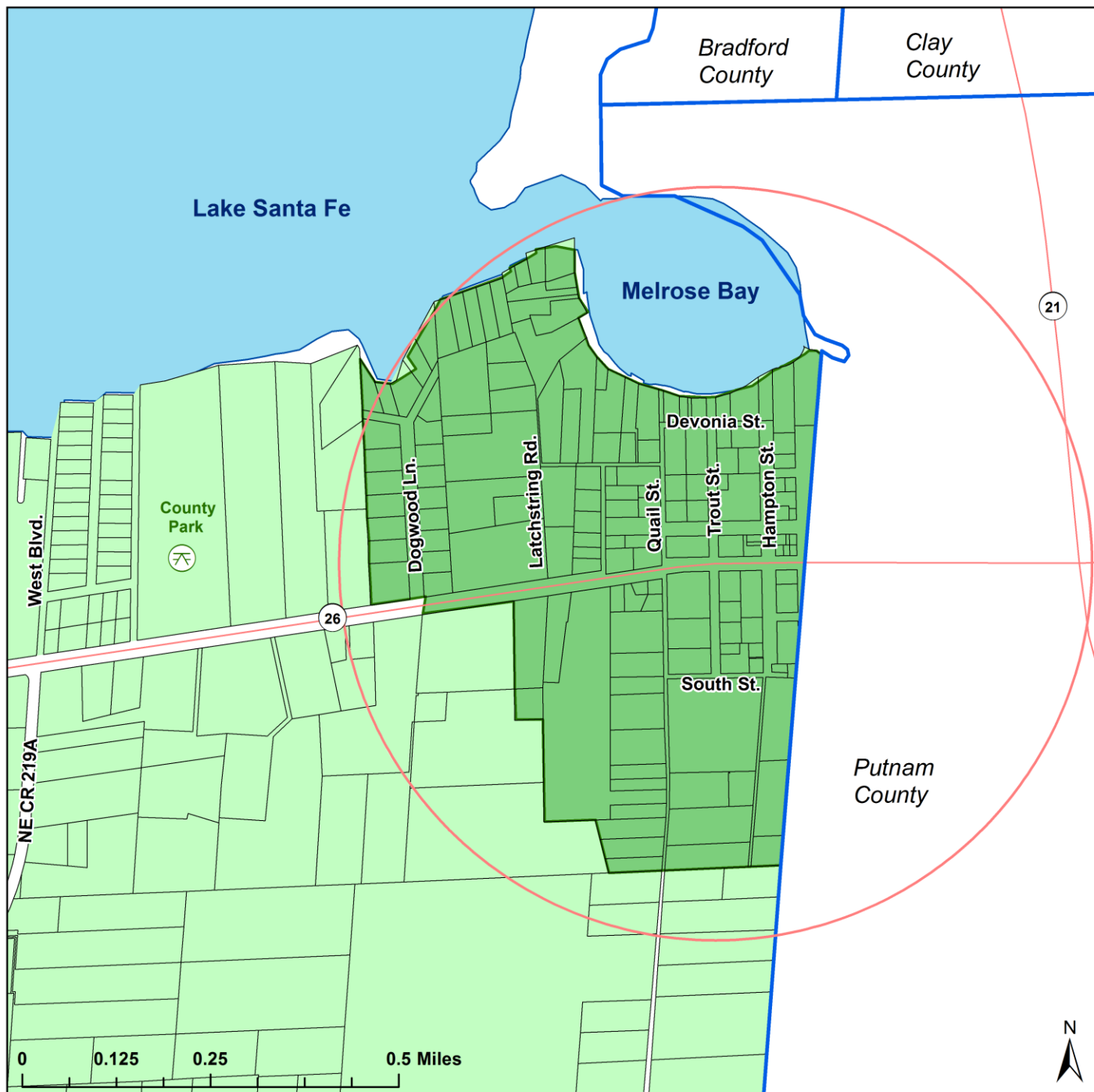
# Melrose Rural Cluster

***Draft Rural Cluster  
Boundary for Authorization  
to Advertise Public Hearings\****

## Future Land Use Categories

-  Rural/Agriculture
-  Rural Cluster (Adopted)
-  Rural Cluster (Proposed)\*
-  County Boundary

\* The "Rural Cluster (Proposed)" Future Land Use category shown on this map is a draft for authorization to advertise public hearings on a Comprehensive Plan amendment. The proposed Comprehensive Plan amendment would replace the "Rural Cluster (Adopted)" circle as currently adopted on the Future Land Use Map with the "Rural Cluster (Proposed)" parcel-based boundary shown in the darker green shading.





# County Commission Direction

- (2) Amend Policy 6.4.2 of the Comprehensive Plan Future Land Use Element to eliminate the general allowance for lots as small as one-half acre on central water for new residential development in Rural Clusters.



## **Policy 6.4.2 Future Land Use Element (as currently adopted)**

“Residential development within Rural Clusters may be permitted with lot sizes of one acre or greater for development on private wells and septic tanks, or on lots as small as one-half acre for development on a central water system, consistent with Potable Water/Sanitary Sewer Element Policy 2.1.3.1 and Conservation and Open Space Element Policy 4.5.5(f).”



# Background

- Policy applies only to *new* development
- General requirement of 1 acre minimum lot size for new residential development or lot splits on well and septic (Table 407.110.1, ULDC)
  - Exception for lots as small as  $\frac{1}{2}$  acre in Rural Clusters if served by central water
- Melrose is the only Rural Cluster that currently has central water available



# Proposed Comprehensive Plan Amendment

For authorization to advertise public hearings

## **Future Land Use Element:**

**“Policy 6.4.2** Residential development within Rural Clusters may be permitted with lot sizes of one acre or greater ~~for development on private wells and septic tanks, or on lots as small as one-half acre for development on a central water system,~~ consistent with Potable Water/Sanitary Sewer Element Policy 2.1.3.1 and Conservation and Open Space Element Policy 4.5.5(f).”



# Next Steps on Comprehensive Plan Amendment

1. Neighborhood Workshop in Melrose
2. Local Planning Agency Public Hearing
3. County Commission Public Hearing on Transmittal for State Review
4. State Review Process
5. County Commission Public Hearing on Adoption

*Note: Neighborhood workshop and all public hearings require published and mailed notice to property owners in the Melrose area.*



# Staff Recommendation

Authorize advertisement of public hearings for a Comprehensive Plan amendment to:

- (1) Delineate the precise boundary for the Melrose Rural Cluster on the Future Land Use Map, and
- (2) Amend Policy 6.4.2 of the Future Land Use Element to eliminate the general allowance for lots as small as one-half acre on central water for new residential development in Rural Clusters.