



**Proposed Comprehensive Plan Amendment:
CPA 04-16
Rural Clusters Lot Size Policy**

**Board of County Commissioners Public Hearing:
May 24, 2016**

Alachua County Department of Growth Management
Ben Chumley, Senior Planner



Background

- County Commission authorized advertisement of amendment on 1/26/16
- Amendment was prompted by a group of Melrose citizens as part of discussions on the proposed Rural Cluster boundary
- Local Planning Agency/Planning Commission recommended transmittal of the proposed amendment to state and regional agencies for review and comment



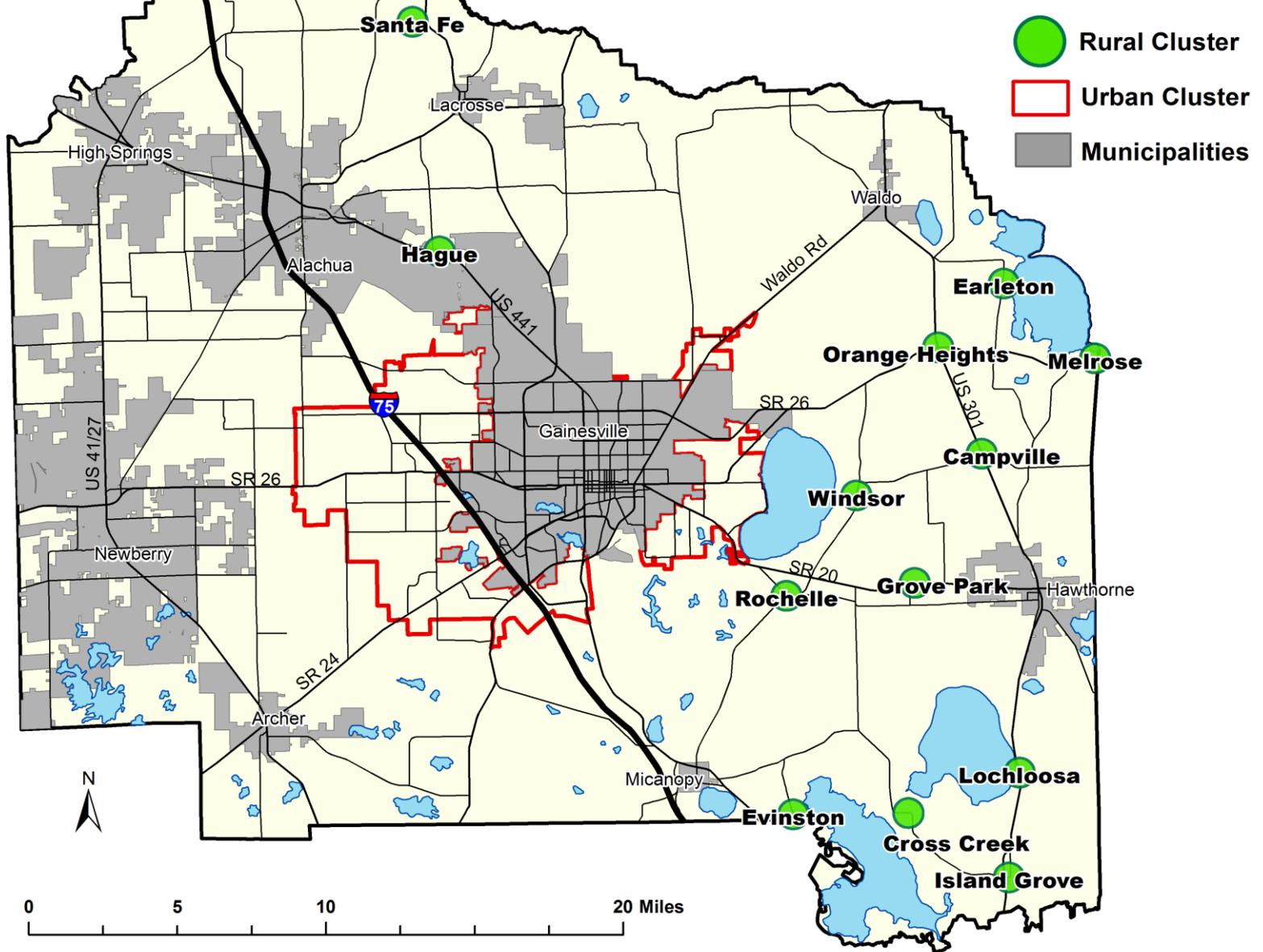
Proposed Policy Amendment

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).~~

Alachua County Rural Clusters

As designated in the Alachua County Comprehensive Plan





Rural Clusters Purpose

Objective 6.4, Future Land Use Element

- Historic rural settlements outside the Urban Cluster
- Generally lack public services and facilities necessary for more intense urban development
- Policies preserve existing rural character
- Ensure compatibility with the surrounding Rural/Agriculture areas
- Protect historic and natural resources which make these communities unique
- Limited infill permitted within Rural Clusters



County Policies on Water and Sewer Connection

- In the Urban Cluster, new urban residential development (≥ 1 unit per acre) must connect to both central water and sewer
- In “Rural/Agriculture” areas - where centralized water and sewer are not generally available - the maximum density for new residential development is 1 unit per 5 acres



Lot Size Requirements for New Development on Septic

- Comprehensive Plan policies generally prohibit creation of new subdivision lots of less than one acre on septic systems
 - Rural Cluster policy allowing new lots as small as $\frac{1}{2}$ acre if connected to central water is an exception to the general policies
- Centralized sewer is not available within or near Rural Clusters, and policies prohibit extension of central sewer lines into Rural Areas, except in limited circumstances



Effect of Proposed Amendment

- Policy affects only new residential subdivisions that could connect to central water
- Policy does not apply to new residential construction on existing lots
- Policy does not preclude connection to an existing central water system
- Few undeveloped lots and small lot sizes indicate limited potential for creation of new subdivision lots in Rural Clusters



Staff Recommendation

Approve transmittal of proposed Comprehensive Plan Amendment, “CPA-04-16”, to the State Land Planning Agency and other agencies for review and comment.