



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

**Board of County Commissioners Public Hearing:
August 9, 2016**

Alachua County Department of Growth Management
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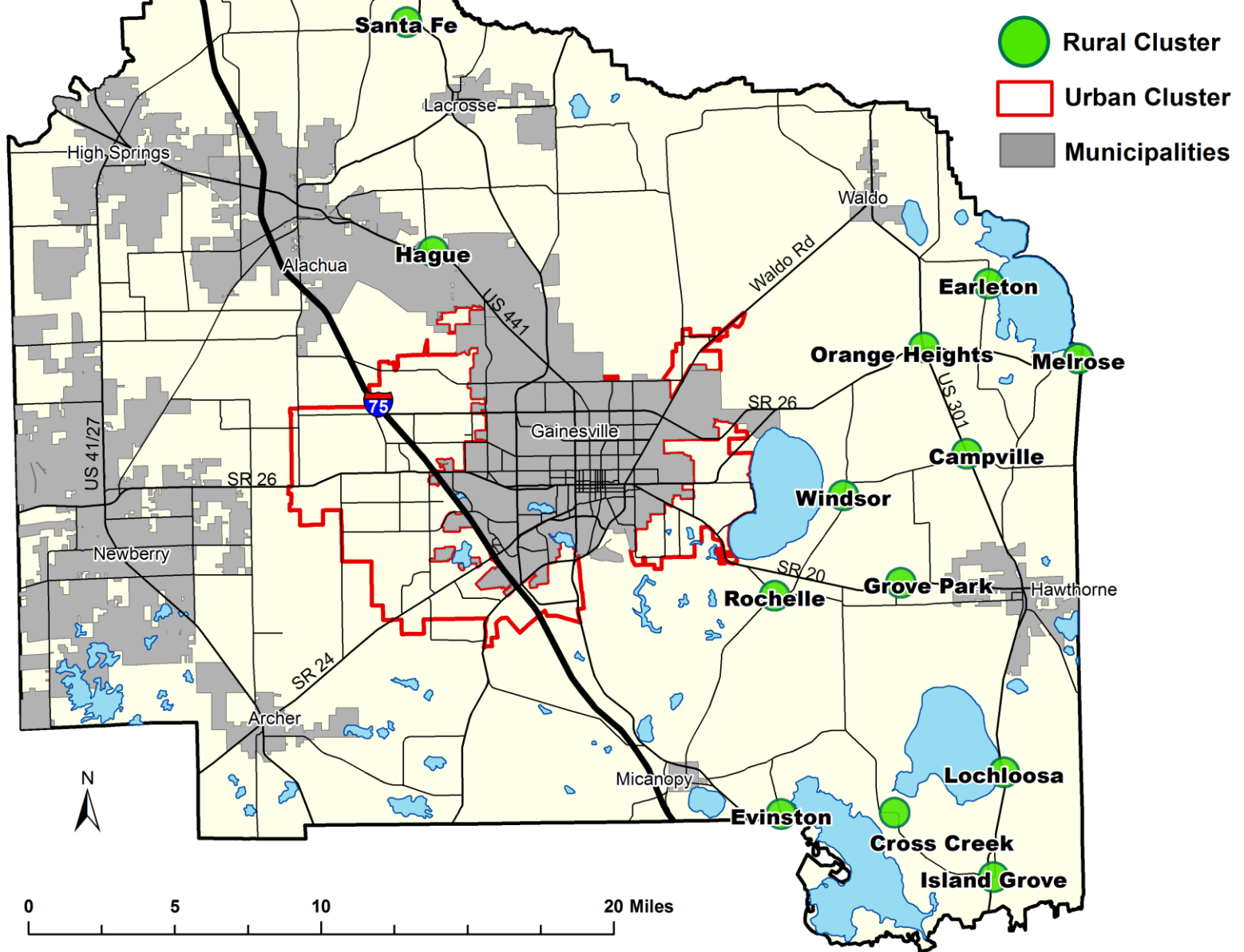


Background

- County Commission authorized advertisement on January 26, 2016
- Amendment was prompted by a group of Melrose citizens as part of discussions on the proposed Rural Cluster boundary
- County Commission voted to transmit the proposed amendment for state review on May 24, 2016
- No comments from responding review agencies

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



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).~~



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



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



Effect of Proposed Amendment

- Minimum lot size for proposed new subdivisions in Rural Clusters would be one acre, regardless of connection to centralized water system
- Few undeveloped lots and small lot sizes indicate limited potential for new subdivision development in Rural Clusters
- Does not apply to new construction on existing lots
- Does not preclude connection to an existing central water system



Staff Recommendation

Adopt ordinance to approve Comprehensive Plan Amendment CPA-04-16.