



Discussion of Potential Special Area Plan Process for Melrose Area

**Board of County Commissioners
September 23, 2025**

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Alachua County Department of Growth Management

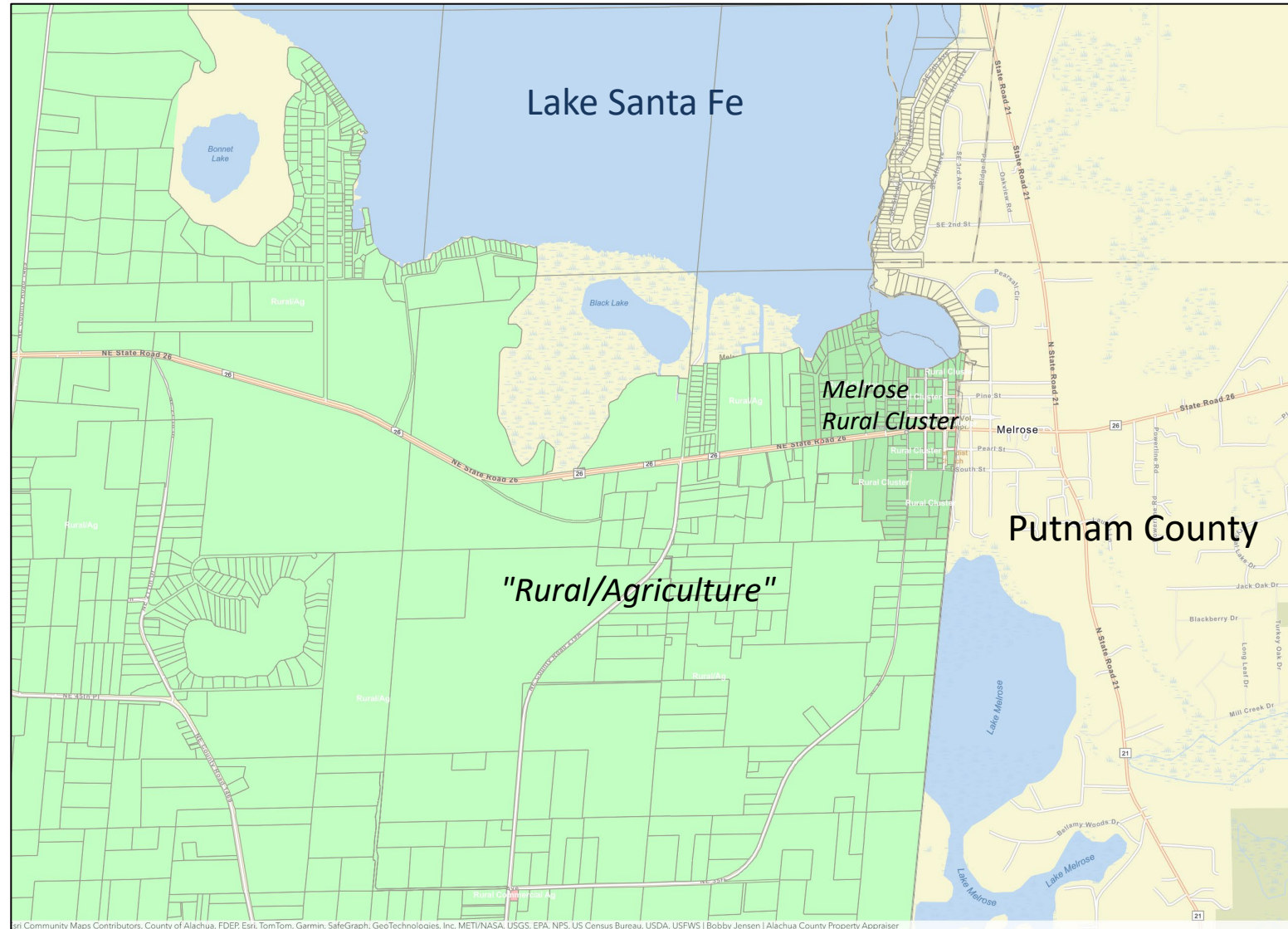
BoCC Direction

Return to the BoCC for discussion of a Special Area Study and Plan for the Melrose area.

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Future Land Use Map

- Melrose is designated as a "Rural Cluster".
 - Residential uses with minimum lot size of 1 acre
 - Limited commercial uses within Rural Cluster.
- Areas surrounding Melrose Rural Cluster are designated as "Rural Agriculture".
 - Agriculture and agriculture-related land uses permitted
 - Residential use at max. density of 1 unit per 5 acres



Purpose of Special Area Plans

From Alachua County Comprehensive Plan Future Land Use Element

Policy 6.4.5 (FLUE) 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:

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

Purpose of Special Area Plans

From Alachua County Comprehensive Plan Future Land Use Element

Policy 7.1.29 (FLUE) A planning framework that includes geographically focused special area plans shall be implemented to promote and provide cohesive communities. These plans shall include both rural and urban areas, and utilize neighborhoods (including village centers), districts (including activity centers), and corridors as basic planning components. This planning framework shall be implemented through a Community and Neighborhood Planning program, which empowers communities and neighborhoods to develop plans that address the specific needs and circumstances of their area. The County shall provide guidance to the program to assure that county-wide comprehensive planning goals are met. These plans shall incorporate the community and neighborhood vision and goals and shall include provisions to:

- (a) Enhance the community's livability**
- (b) Protect the character of the neighborhood**
- (c) Provide amenities for neighborhood residents**
- (d) Plan for neighborhood traffic management**
- (e) Protect natural resources**

Special Area Plans may form the basis for policies in the Comprehensive Plan focusing on a particular geographic area, Land Development Code provisions for special areas, identification of capital projects to address specific needs and circumstances, or other initiatives by the County or through public/community partnerships.

Special Area Planning Process

Ch. 402, Article 16 Alachua County Unified Land Development Code

Scope of Work

- Identifies study area, issues to be addressed, and process for conducting Special Area Study
- Approval of Scope by BoCC required to proceed with the process

Special Area Study

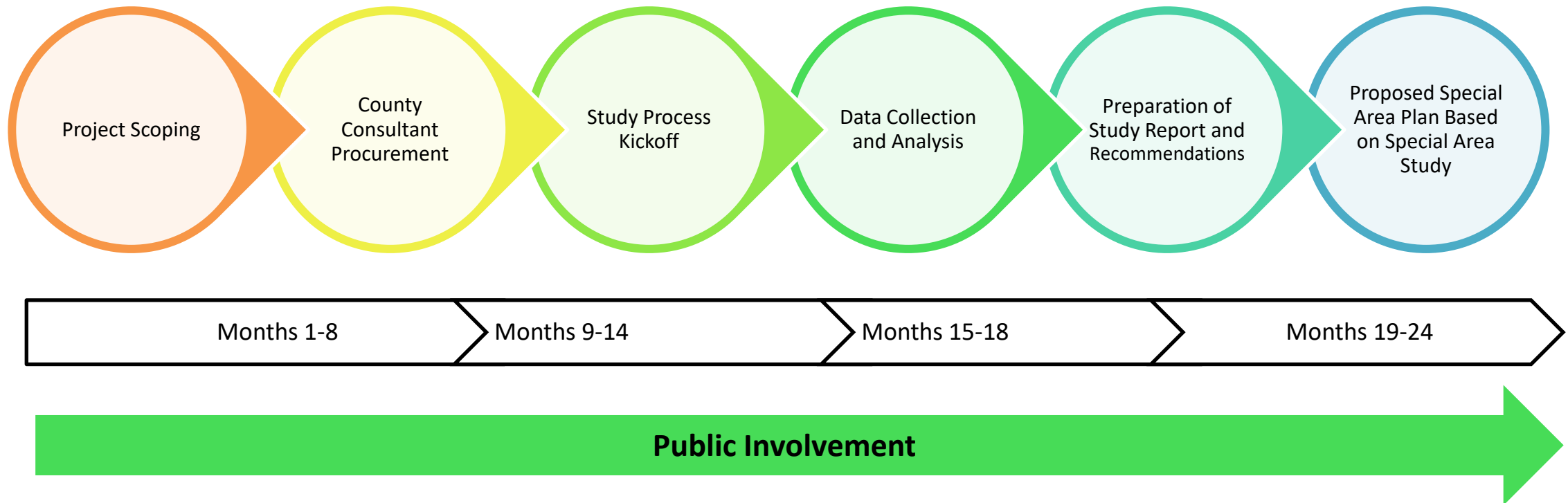
- Analysis of issues and formulation of recommendations for further action

Special Area Plan

- Plan to implement recommendations identified in the Special Area Study
- May include Comprehensive Plan or ULDC amendments or other implementation actions.

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Estimated Timeframe: Two-Year Process



Forward Focus: Eastern Alachua County

- Ongoing planning effort to address needs throughout eastern Alachua County, including Melrose.
- General topics raised by residents at Forward Focus Melrose listening session included:
 - Intergovernmental coordination among 4 counties
 - Economic development needs
 - Transportation challenges to access essential needs (education, food, health care, pharmacy)
 - Public safety/law enforcement, particularly in regard to traffic and pedestrian safety
 - Health care needs
 - Lack of post secondary education opportunities
 - Music park



Necessary Steps

- Delineate Study/Plan Area
- Define Objectives of Study and Plan
- Contact adjoining counties to gauge interest
- Identify consultant budget and direct staff resources away from existing projects

Questions