



Alachua County Development Review Committee Staff Report

Project Number: DR24-002063

Revised Final Plat Review for Flint Rock Agrihood Phases 2A and 2B

SUBJECT: Flint Rock Rural Clustered Subdivision

DESCRIPTION: Revised Final Plat Review of Phases 2A & 2B

AGENT/APPLICANT: CHW Inc.

PROPERTY OWNER: Flint Rock Agrihood, LLC

PROPERTY DESCRIPTION:

Location	5002 SW 125 th Circle
Parcel Numbers	04490-000-000
Section/Township/Range	23&26-T10-R18
Land Use	Rural/Ag
Zoning	Agriculture
Acreage	95.90

CHRONOLOGY:

Final Dev. Plan Approval	10/15/2020
Revised Final Plat Submittal	03/04/2024
Insufficiency Report Sent	03/26/2024
Application Resubmitted	04/01/2024
Sufficiency Determination	05/01/2024
Revised Final Plat Hearing	05/16/2024

STAFF RECOMMENDATION: Recommend the DRC recommend approval to the BoCC of the Revised Final Plats for Phases 2A and 2B based on finding of consistency with the Comprehensive Plan and Unified Land Development Code.

DRC ACTION: TBD

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DESCRIPTION OF PROPOSED PLAN:

This application proposes splitting the previously approved Final Plat for Phase 2 of the Flint Rock Rural Clustered subdivision into two phases; Phase 2A and Phase 2B. Phase 2 was approved with a total of 27 lots; if approved, Phase 2A will have 14 lots and Phase 2B will have 13 lots, thus maintaining the approved total number of lots. The Preliminary Development Plan, including Open Space and Conservation Areas was approved by the Board of County Commissioners (BoCC) on June 9, 2020. The Development Review Committee then approved the Final Development Plan on October 15, 2020 and the BoCC subsequently approved the Plat (3 phases). The Plat for Phase 2 has not been recorded. The Final Development Plan remains unchanged; only the phasing of the plat is proposed to change with this application.

CONSISTENCY ANALYSIS:

The Final Development Plan was found to be consistent with the applicable policies of the Comprehensive Plan and Land Development Regulations and is unchanged. This application is splitting the Phase 2 plat (27 lots) into two separate plats, Phase 2A (14 lots) and Phase 2B (13 lots).

The site was analyzed for appropriate Open Space in relation to the Strategic Ecosystem and topography of the site. Open Space is located within the Conservation area in the northern portion of the site and then continues along the western boundary of the development and will also consist of non-conservation Open Space (common areas) and stormwater management facilities.

Areas outside of the Open Space provide for the developed area. The roadway network was analyzed for appropriate connections to adjacent properties.

UNIFIED LAND DEVELOPMENT CODE:

NATURAL AND HISTORIC RESOURCE PROTECTION:

CONSERVATION AREAS

An extensive environmental resource evaluation was conducted for the 382-acres associated with the proposed Flint Rock Rural Ag Subdivision. The contiguous 233-acre area of the property located north of the center east-west fence alignment has been designated within the Hickory Sink Strategic Ecosystem. The Open Space placed the northern 151-acre portion of the strategic ecosystem area within a designated "Conservation Area." This Conservation Area represents 40% of the total project acreage.

The applicant has protected the entire 151-acre Conservation Area through the recording of a Conservation Easement (CE), with the conveyance of the CE to Alachua County.

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PUBLIC SCHOOL FACILITIES

The Alachua County School Board staff reviewed the proposed development for student impacts for compliance with the school concurrency management program in accordance with the Inter Local Agreement and determined that adequate school facilities are available in the affected School Concurrency Service Areas (SCSA). This capacity determination dated July 21, 2020 is based on findings that this project will require 13 elementary school student stations in the Southwest SCSA, 6 middle school student stations in the Oakview SCSA, and 8 high school student stations in the Buchholz SCSA. Splitting the Phase 2 plat (27 lots) into Phase 2A (14 lots) and Phase 2B (13 lots) will not affect school concurrency because the approved number of lots is unchanged.

PLAT REQUIREMENTS

The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapter 402 Article 12 of the Unified Land Development Code of Alachua County.

Phase 2 was approved with 27 lots and dividing the phase into Phase 2A (14 lots) and Phase 2B (13 lots) will not change the total number of lots approved for the development with this phasing plan.

According to Section 402.61, approval of a plat shall expire without further action of the BOCC unless the plat has been recorded within two (2) years of the date of BOCC approval of the plat. In order to avoid expiration, all plat documents outlined in Subsection 402.60(a) above must be complete and accepted by the County to obtain the signatures of County officials at least thirty (30) days prior to the two-year expiration date.

STAFF RECOMMENDATION

Staff has found the Revised Final Plats for Phase 2A and Phase 2B to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Recommend **the DRC recommend approval of the plats to the BoCC** for Flint Rock Agrihood Phase 2A and Flint Rock Agrihood Phase 2B based on a finding of consistency with the Comprehensive Plan and Unified Land Development Code.