



Alachua County Development Review Committee Staff Report

Project Number: DR24-000004

Minor Development Plan for Grassy Springs Farm Stay

SUBJECT: Grassy Springs Farm Stay

DESCRIPTION: Construct a 4-unit farm stay and associated infrastructure on approximately 11.52 acres.

AGENT/APPLICANT: Kristen Schendowich

PROPERTY OWNER: Garrett and Kristen Schendowich

PROPERTY DESCRIPTION:

Location	10504 NW 245 th Terrace
Parcel Numbers	01721-011-011
Land Use	Rural/Agricultural
Zoning	Agriculture (A)
Acreage	11.25

CHRONOLOGY:

Application Submittal	01/04/2024
Insufficiency Report Sent	01/23/2024
Application Resubmitted	09/30/2024
Insufficiency Report Sent	10/23/2024
Application Resubmitted	11/04/2024
Sufficiency Determination	12/04/2024
Minor Development Plan Hearing	01/16/2025

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Minor Development Plan for Grassy Springs Farm Stay.

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Minor Development Plan for a 4-unit Farm Stay on approximately 11.25 Acres with associated infrastructure improvements. The property is outside of the Urban Cluster and carries Rural/Agricultural Future Land Use and is in the Agriculture (A) Zoning District.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

The subject property is located in the Rural Agriculture Future Land Use designation. The Board of County Commissioner's adopted an allowance for overnight accommodation in the Rural Agricultural areas subject to compliance with the Limited Use Standards of Sec. 404.71.5 which are further analyzed below.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The property is within the Agriculture zoning district. Farm Stays are allowed as a limited use in the Agriculture zoning district subject to the standards in ULDC Section 404.71.5 Farm Stay, which are outlined below:

- a. *Ag classification status. Evidence of current agricultural classification status by the Alachua County Property Appraiser is required for all zoning districts except A.*

The property is in the Agriculture zoning district.

- b. *Minimum lot size. The minimum lot size shall be five acres.*

The property is 11.25 acres.

- c. *Owner occupancy required. The owner of the farm stay shall reside on or adjacent to the premises.*

The owner resides in a single-family home on the parcel.

- d. *Number of lodging units. The farm stay shall have no more than four units for rental lodging purposes. Each lodging unit shall be limited to a maximum of six guests.*

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There are a total of four units proposed on the plan. One permanent cabin, one permanent RV, and two self-contained RV spaces.

- e. *Type of lodging units. Lodging units may be tent spaces, RV spaces or camping cabins. Unserviceable RVs are prohibited. Camping cabins shall be no more than 400 sq. ft. with a minimum of 50 sq. ft. per occupant and constructed in compliance with the Florida Building Code and Florida Fire Prevention Code.*

The permanent cabin is 320 square feet. The cabin was not originally permitted as a habitable structure by the previous owner. The applicant is required to obtain after-the-fact building permits to convert the building to a cabin through the building department as a condition of approval.

- f. *Setbacks. All recreational vehicle spaces, camping cabin spaces, tent spaces and the central sanitation facility shall be located a minimum of 50 feet from any property line. Setbacks between lodging units shall comply with the Florida Fire Prevention Code.*

All recreational vehicle spaces and camping cabins, and the central sanitation facility are located at least 50 feet from the property line.

- g. *Access. The farm stay shall have direct access to a public or private road meeting County standards for sufficient right-of-way, minimum width, stabilization requirements, and maintenance. For private roads, a road maintenance agreement may be required as part of the development plan approval process. An access road shall be provided to each cabin or RV site in accordance with the Florida Fire Prevention Code. RV and cabin sites must have a stabilized surface access road within 50 feet of an exterior door. Access roads over 150 feet in length must have a turnaround approved by the Fire/Rescue Department.*

The subject property is located on NW 245th Terrace, which is a private road. The application includes a maintenance agreement (Farm Stay Road Maintenance Agreement in backup materials) tied to the development plan approval. This agreement outlines the property owner's/farm stay's operator's maintenance responsibilities for the roadway while the farm stay is active.

- h. *Sanitation. A unified plan for water distribution and wastewater disposal meeting the requirements of the Health Department shall be required as part of any application for a farm stay. No lodging unit shall be served by an individual well or septic tank.*

The application includes a unified plan for water distribution and wastewater disposal. The permanent cabin and RV will connect to an existing septic system. The Alachua County Health Department has provided a "Letter of No Objection" dated November 4, 2024, that indicates the existing septic can serve these uses.

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The applicant has indicated that no water or wastewater disposal is provided for the additional RV spaces; these units will be self-contained and provide their own water and wastewater services.

- i. *Permanent residence prohibited.* Residence in any recreational vehicle space, camping cabin or tent within a farm stay is restricted to 90 consecutive days, and a maximum of 180 calendar days during any one-year period.

The applicant acknowledges this restriction.

- j. *Farmworker housing.* Farm stays may not be used for farmworker housing purposes.

The applicant acknowledges this restriction.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation areas on the property.

CONSERVATION MANAGEMENT AREAS AND MANAGEMENT PLAN

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands.

OPEN SPACE

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (ULDC 407.52 *Minimum open space requirement*). There are no conservation resources for the subject property, and therefore no Open Space is provided.

TREE PRESERVATION

No trees are proposed to be impacted or removed.

TRANSPORTATION

This use will be subject to Alachua County's adopted Mobility Fee that went into effect on March 1, 2024. The lodging units are categorized as Ecotourism or Agritourism per Dwelling, at a rate of \$864 per lodging until March 1, 2025. The fee will be assessed for the camping cabin on the required building permit. The fee will be assessed for the permanent RV (i.e., Coleman Camper) on the required electrical permit. The fee will be assessed for the self-contained RV spaces within 10 days of Development Plan approval.

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STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Minor Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Minor Development Plan for Grassy Springs Farm Stay

CONDITIONS OF APPROVAL

1. The applicant must obtain after-the-fact permits for the permanent camping cabin from the Alachua County Building Department prior to operating the farm stay.
2. The applicant must obtain the appropriate electrical permits, either for proposed uses or after-the-fact modifications, for electrical services related to operating the farm stay.
3. The applicant must pay mobility fees, in the amount of \$864 per lodging unit, to the mobility fee administrator prior to operating the farm stay. The camping cabin mobility fee must be paid when obtaining after-the-fact building permits. The permanent RV space must be paid when obtaining electrical permits. The self-

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contained RV spaces must be paid within 10 business days of Development Plan approval. The impact fee amount listed above is valid until March 1, 2025.