



**Alachua County
Board of County Commissioners
Staff Report**

Project Number: DR24-000053

**Preliminary Development Plan for
Twenty-two Farms Rural Subdivision**

SUBJECT: Twenty-two Farms (McKinney) Rural Subdivision

DESCRIPTION: Preliminary Development Plan for Rural Subdivision with internal road longer than 1,000 feet

AGENT/APPLICANT: Menadier Engineering, LLC

PROPERTY OWNER: Twenty Two Farms, LLC

PROPERTY DESCRIPTION:

Location	13371 and 13209 NW State Road 45
Parcel Numbers	01634-003-000, 01634-003-001, 01634-002-000
Land Use	Rural/Agriculture
Zoning	Agricultural (A)
Acreage	110.68

CHRONOLOGY:

Application Submittal	09/30/2024
Insufficiency Reports Sent	10/28/2024
Application Resubmitted	12/02/2024
Sufficiency Determination	12/19/2024
Preliminary Development Plan Hearing	01/28/2025

STAFF RECOMMENDATION: Recommend **approval with conditions** of the Preliminary Development Plan and **Resolution 25-02** for **Twenty-Two Farms Rural Subdivision**

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a 7-lot Rural Agricultural Subdivision with internal unpaved road on approximately 110.68 acres with associated infrastructure. Rural subdivisions with nine or less lots are typically reviewed by the Development Review Committee. However, the proposed internal road is greater than 1,000 feet which requires Board of County Commission approval of a Preliminary Development Plan. The code to allow for this length of road was adopted in 2024 (Ordinance 2024-04; Feb. 27, 2024).

Previously, subdivisions with proposed roads longer than 1,000 feet were not allowed. This is the first application making this request. Specifics of this code are provided later in this staff report.

There are two existing homes within the proposed subdivision. The home on the eastern portion of the site (parcel 01634-003-001) will be incorporated into Lot 7 (40.58 acres); the existing home on parcel 01634-002-000 is currently on 0.77 acres – this lot will be expanded to five acres and is shown as Lot 1 on the development plan.



Figure 1: Aerial View of Subject Parcel

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.

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COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

Future Land Use Objective 6.2 provides for rural residential uses in the Rural/Agriculture area. The subdivision will have single-family detached units. Policy 6.2.10 states that the overall development density for the Rural/Agriculture land use category shall not exceed the maximum gross density of one dwelling unit per five acres. The project proposes 7 lots on 110 acres which is below the allowed maximum of 22 units.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed development carries the Agricultural (A) zoning district, and the proposed use of single-family detached dwellings is consistent with the Use Table in Chapter 404 of the Unified Land Development Code.

Table 403.04.1 provides standards for lots within the Agricultural zoning district. The maximum gross residential density is one dwelling unit per five acres; the minimum allowable lot size is three acres. The proposed subdivision complies with this standard.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation areas associated with this site.

OPEN SPACE

Comprehensive Plan 2019-2020 Conservation and Open Space Element Policy 5.2.5 states that after conservation requirements are met, Rural Agricultural subdivisions are not required to provide additional Open Space. There are no conservation areas associated with this site and no Open Space is required.

TREE PRESEVATION

Development plans and subdivision plats shall be designed such that a minimum of 20 percent of the tree canopy shown on the most recent aerials of the property at the time of the application is retained per Sec. 406.12 *Tree Protection Standards*.

The applicant is not proposing to remove any trees. All of the lots have existing homes or sufficient buildable area outside of trees. At final, conditions of approval will be included to require that if any potential future tree removal is proposed, then the owner will need to apply for a tree removal permit and comply with the tree code requirements for single family lots.

There is a 76-inch live oak located on the proposed Lot 7; it is outside of any road

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improvement for this project. The lot lines for Lots 5,6 and 7 were configured in order to end the internal road before it is near the 76-inch oak tree. The existing driveway will then serve the home on Lot 7.

GENERAL DEVELOPMENT STANDARDS

Sec. 407.76 provides regulations for *Subdivisions with no more than nine lots in the rural agricultural area.*

The requirements include:

- The subdivision be platted
- A parent parcel cannot be divided into more than nine lots without having internal paved roads.
- An internal road shall be provided. The road must meet County standards in accordance with Sec. **407.141(b).**
- The private easement road must provide a direct connection to a public road with sufficient right-of-way to meet County standards.
- Lots fronting the internal private easement road shall not have direct access to public roadways. However, individual or shared access is allowed in certain circumstances which include avoidance of impacts to tree canopy preservation areas. The total connection to public roadways shall be limited to two per subdivision.

Sec. 407.141 (b)(4) states that *the maximum distance from the public street road to the most distant lot or parking space in the common area or easement as measured along the centerline of the access way or driveway is no greater than 1,000 feet.*

The proposed subdivision is consistent with all of the required standards except for the length of the internal road. Sec. 407.141 (b)(5) has a provision for private roads over 1,000 feet:

For private roads in rural residential subdivisions with no more than nine (9) lots, if the maximum distance from the public road to the most distant parking space in the common area or easement as measured along the centerline of an access way or driveway is greater than one thousand (1,000) feet, the Board will take action on a Preliminary Development Plan in compliance with Article X Development Plan Review. In addition to the requirements in Article X and Section 407.76 the Board may apply the conditions below, as applicable:

a. Deed restriction(s) that no further subdivision or clustering of any lot(s) shall be permitted.

b. Not further than five (5) road miles from a fire hydrant/station to the most distant lot or if beyond that distance provide a note on the plat stating: "DUE TO THE RURAL LOCATION OF THIS PARCEL AND DEPENDING ON THE STATE OF

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MAINTENANCE OF ACCESS WAYS, EMERGENCY RESPONSE TIMES MAY BE ADVERSELY AFFECTED, FIRE HYDRANTS ARE NOT AVAILABLE FOR FIRE SUPPRESSION".

c. Hard-surfaced material for access way or driveway longer than one thousand (1,000) feet to mitigate deterioration.

The applicant is requesting BoCC approval of the length of the internal road. There is an existing dirt/limerock driveway that serves the existing house on what will be Lot 7. The existing drive will be expanded southward and a swale constructed in order to meet the minimum cross-section required for rural subdivisions (Sec. 407.141(b)(7)). The proposed internal road is 2,957 feet long.

The project area is within 5 miles of the High Springs Fire Rescue station; the applicant's request for a tanker shuttle has been accepted by Alachua County Fire Rescue. Staff is also recommending a condition that the Plat has the language noted below. Staff is not recommending that the internal road be hard-surfaced.

Staff is recommending the following conditions:

- That no future subdivision or clustering shall be permitted.
- A note shall be provided on the Plat stating: Due to the rural location of this parcel and depending on the state of maintenance of access ways, emergency response time may be adversely affected, fire hydrants are not available for fire suppression.

WATER AND WASTEWATER SERVICES

These lots will be served by individual well and septic.

PUBLIC SCHOOL FACILITIES

The Alachua County School Board staff has 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 is based on findings that this project will require one (1) elementary school student station in the Northwest Alachua SCSA, one (1) middle school student station in the High Springs SCSA, and one(1) high school student station in the Santa Fe SCSA.

The School Board in accordance with their Policy 5120-Assignment Within District will determine specific school assignment for students living in the development area. Student Assignment Rules states "The Superintendent may assign or reassign students on a case-by-case basis to schools or programs located in or out of their assigned zone, for the health, safety, or welfare of the students, other students or staff." No assurances are given that the assignments will be made to the most closely located, or currently zoned, facilities. The provision of services to students in the development area may

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require redrawing of attendance zone lines, reassignment and busing to facilities elsewhere in the District, the use of temporary facilities, and/or the relocation of specific educational programs.

DEVELOPMENT PLAN EXPIRATION:

Pursuant to Sec 402.74 *Time Limitation for Expiration of Development Plans*, an approved Preliminary Development Plan or phase of a development plan shall expire unless a complete application for final development plan approval has been accepted by the department within 12 months of the date of preliminary approval.

STAFF RECOMMENDATION

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

Staff recommends **approval with conditions** of the Preliminary Final Development Plan and **Resolution DR-25-02 for Twenty-two Farms**

Conditions:

1. No further subdivision or clustering of lots is allowed.
2. Provide a note on the Plat stating: Due to the rural location of this parcel and depending on the state of maintenance of access ways, emergency response time may be adversely affected, fire hydrants are not available for fire suppression.