



Twenty-Two Farms

Preliminary Development Plan

January 28, 2025

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Senior Planner



Twenty-Two Farms Rural Subdivision

- 7-lot rural subdivision with internal road greater than 1,000 feet
- 13209 NW State Road 45
- 110.68 acres
- Rural Agriculture Future Land Use
- Agricultural (A) Zoning District



Location Map



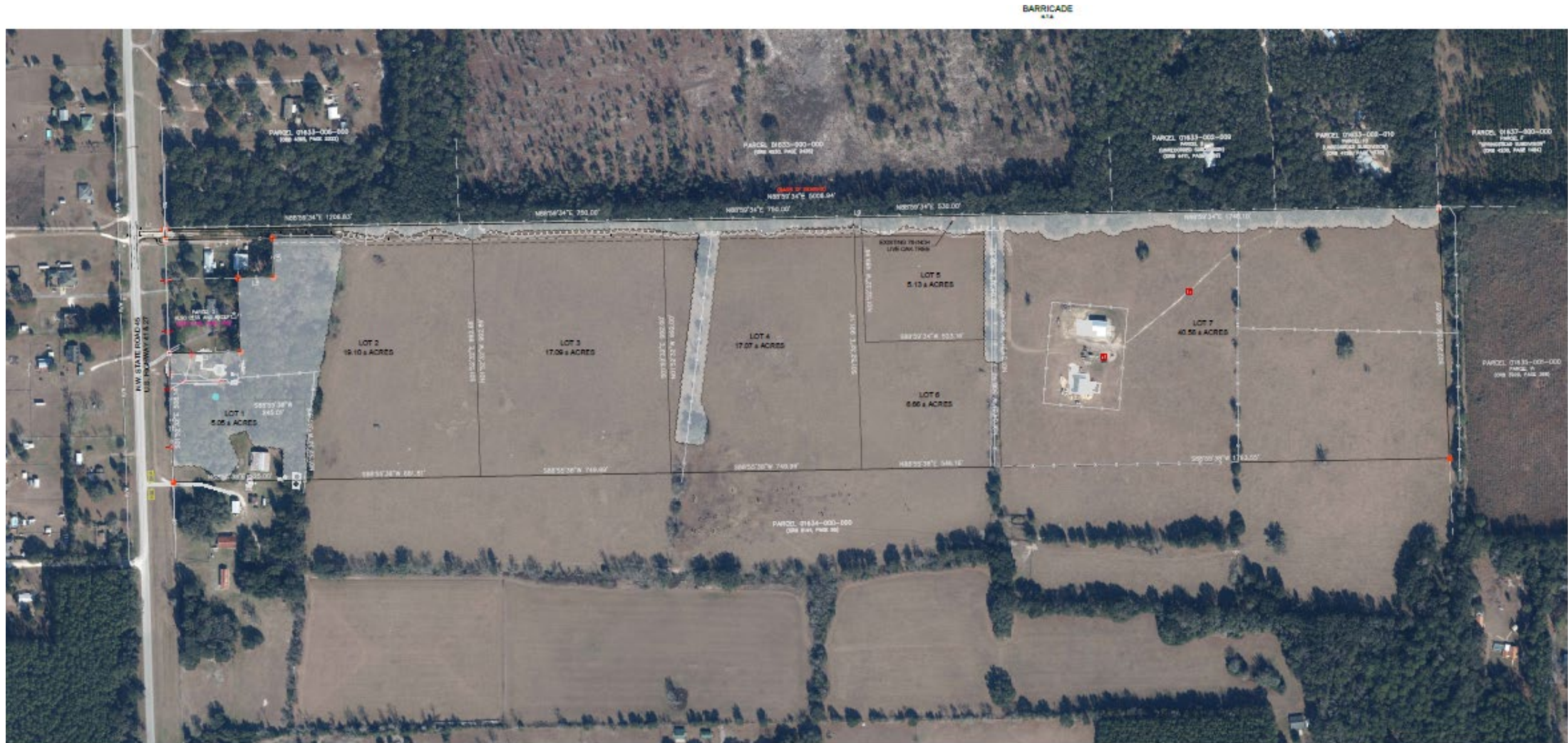
Aerial View



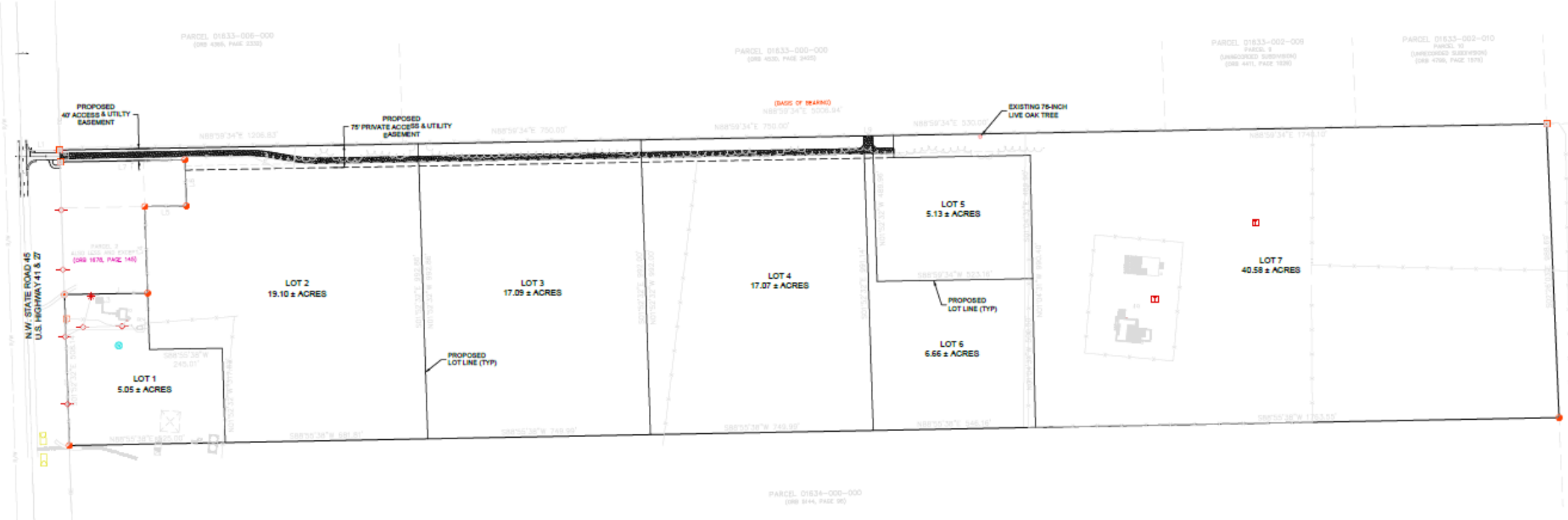
Existing Conditions



Tree Canopy Preservation Plan



Preliminary Development Plan



NORTH

Conditions of approval:

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.



Consistency Analysis

Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code

Staff Recommendation

Staff recommends **approval with conditions** of the Preliminary Development Plan for Twenty-two Farms Rural Subdivision and Resolution DR25-02

