



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000011
Revised Final Plat for Flint Rock Phase 2B

SUBJECT: Revised Final Plat for Flint Rock Phase 2B

APPLICANT/AGENT: NV5

PROPERTY OWNER: Flint Rock Agrihood, LLC

PROPERTY INFORMATION: Address: 5000 Block SW 122nd Street
Parcel Numbers: Portion of 04490-000-000
Future Land Use: Rural Agriculture
Zoning: Agricultural (A)
Acreage: 23.54

CHRONOLOGY: Application submittal: 03/31/2025
Sufficiency Determination: 04/30/2025
DRC Hearing: 05/15/2025

STAFF RECOMMENDATION: Staff recommends the DRC recommend approval of the Revised Plat to the BoCC for Flint Rock Phase 2B

DRC RECOMMENDATION: The DRC recommended approval of the Revised Plat to the BoCC.

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

The Preliminary Development Plan for Flint Rock, 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 Plats for three phases. A Construction Permit was issued Feb 8, 2021 for Phase 1 and then on February 15, 2023 for Phases 2 and 3.

The Phase 1 Plat was recorded in March 2021. In 2024, Phase 2 was divided into subphases and revised Plats for Phases 2A and 2B were approved by the BoCC. Only Phase 2A was recorded. The applicant is now applying to revise Phase 2B to include some of the lots previously shown in Phase 3.

No changes are proposed to the approved development plan layout or infrastructure; changes are only proposed for which lots are included in the platted phases. This affects when lots are recorded and can obtain building permits.

The applicant will apply at a future date for the remaining lots which will be in Phase 3.



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 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. No changes in the number of units or use of the property are proposed.

With the Preliminary Development Plan, 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.

UNIFIED LAND DEVELOPMENT CODE:

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.

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 proposed Plat Plan to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code, and the approved Final Development Plan.

Staff recommends the DRC recommend **approval** of the Plat to the BoCC for Flint Rock Phase 2B

DRC RECOMMENDATION: The DRC recommended approval of the Plat to the BoCC for Flint Rock Phase 2B