



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000009

Final Development Plan and Plat for Twenty-two Farms Rural Subdivision

SUBJECT: 7-lot rural subdivision

APPLICANT/AGENT: Menadier Engineering

PROPERTY OWNER: Twenty Two Farms, LLC

PROPERTY INFORMATION: Address: 13209 State Road 45
Parcel Numbers: 04634-002-000, 01634-003-000,
01634-003-001
Future Land Use: Rural Agriculture
Zoning: Agriculture
Acreage: 110.68

BoCC ACTION (PRELIMINARY): 08/27/2024

CHRONOLOGY: Application submittal: 03/31/2025
Insufficiency Reports: 04/23/2025
Application Resubmittal: 06/02/2025
Sufficiency Determination: 07/02/2025
DRC Hearing: 07/17/2025

STAFF RECOMMENDATION: Approval with conditions of the Final Development Plan and recommend approval of the Plat to the Board of County Commissioners

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Final Development Plan and Plat for a seven-lot rural subdivision on approximately 110.68 acres with associated infrastructure improvements.

The proposed internal road is longer than 1,000 feet and therefore required Preliminary Development Plan approval by the Board of County Commissioners (BoCC). The BoCC adopted a revised code in February 2024 to allow for internal roads longer than 1,000; previously this length of road was not permitted and subdivisions proposing this length of road could not move forward. The BoCC approved the Preliminary Development Plan in August 2024 with the following conditions:

- No further subdivision or clustering of lots is allowed.
- 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.

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.

The purpose of the Final Development Plan is for the developer to present the fully engineered final development plan to the Development Review Committee (DRC) for review. The final development plan shall be consistent with the approved preliminary development plan, other applicable provisions of this Unified Land Development Code (ULDC), and the Comprehensive Plan. The final development plan shall contain all items necessary to demonstrate compliance.



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.

COMPREHENSIVE PLAN ANALYSIS:

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 and Management Plan

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 Preservation

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 the lots have existing homes or sufficient buildable area outside of trees. A condition of approval is proposed 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 improvement for this project. The lot lines for Lots 5,6 and 7 were configured 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 shall be platted and approved by the BoCC
- 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)(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 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 Board approved the internal road length, which is approximately 2,957 feet long. There is an existing dirt/lime rock driveway that serves the existing house on what will be Lot 7. The existing drive will be expanded southward and a swale constructed to meet the minimum cross-section required for rural subdivisions (Sec. 407.141(b)(7)).

The project area is within five miles of the High Springs Fire Rescue station; the applicant's request for a tanker shuttle has been accepted by Alachua County Fire Rescue. The note regarding emergency response times was a condition of the PDP and is on the proposed Plat. Staff is not recommending that the internal road be hard-surfaced.

Setback and Height Restrictions

Structures will comply with the Agriculture district setback and height restrictions in Chapter 403. Setbacks are as follows:

- Front 40-feet
- Rear 40-feet
- Interior side: 20-feet
- Street side: 40 feet
- Rear lot line for accessory buildings – 25-feet.

Landscaping and Buffering

No additional landscaping is required for rural subdivisions less than nine lots.

Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the [Alachua County Citizenserve Portal](#). The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.

Transportation

Mitigation for development resulting from this development plan will be through payment of impact fees prior to issuance of a Certificate of Occupancy.

Stormwater Management

The proposed internal street will have a swale to accommodate stormwater.

Water and Wastewater Services

The 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 dated June 26, 2025 is based on findings that this project will require 1 elementary school student stations in the Northwest Urban SCSA, 1 middle school student stations in the High Springs SCSA, and one high school student stations 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 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.

Concurrency

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

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 Sec. 402.61 *Expiration*, 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.

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

Staff recommends **approval with conditions** of the Final Development Plan for Twenty-two Farms Rural Subdivision

Staff recommends the DRC recommend **approval** of the Plat to the BoCC for Twenty-two Farms Rural Subdivision.

CONDITIONS:

1. Pre-application screening (PAS) is required.
 - a. If there are Gopher Tortoise burrow(s) located on the property, the property owner/applicant shall follow all Florida Fish and Wildlife Conservation Commission guidelines and obtain any required state permits regarding Gopher Tortoise protection, prior to clearing vegetation, grading or filling the site [Sec. 406.05, ULDC; Sec. 406.28, ULDC].
 - b. Any tree removal on lots will be reviewed through PAS for consistency with single-family lot provisions of the ULDC.