



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000026

Minor Development Plan for Cross Creek Parcel A North

SUBJECT: Cross Creek Parcel A North Home Site

APPLICANT/AGENT: Cheryl Cheasty

PROPERTY OWNER: Ohm Springs, Inc.

PROPERTY INFORMATION:

Address: 17000 - 17200 blocks of SE 212th Ln (north side)

Parcel Number: 20179-000-000

Future Land Use: Cross Creek Special Area Study:

Exceptional Upland Habitat, Wetlands, and Hammock

Zoning: Agricultural (A)

Acreage: ±29.22

CHRONOLOGY: Application submittal: 06/30/2025

Insufficiency Reports: 07/18/2025

Sufficiency Determination: 10/29/2025

DRC Hearing: 11/20/2025

STAFF RECOMMENDATION:

Approval with conditions

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a Minor Development Plan to identify the building impact area for a single-family home site on approximately 29.22 acres with associated infrastructure improvements in the Cross Creek Village Special Area Study. The Cross Creek Village Special Area Study has specific standards in Chapter 405, Article IV that require development plan approval from the Development Review Committee prior to site clearing and tree removal.

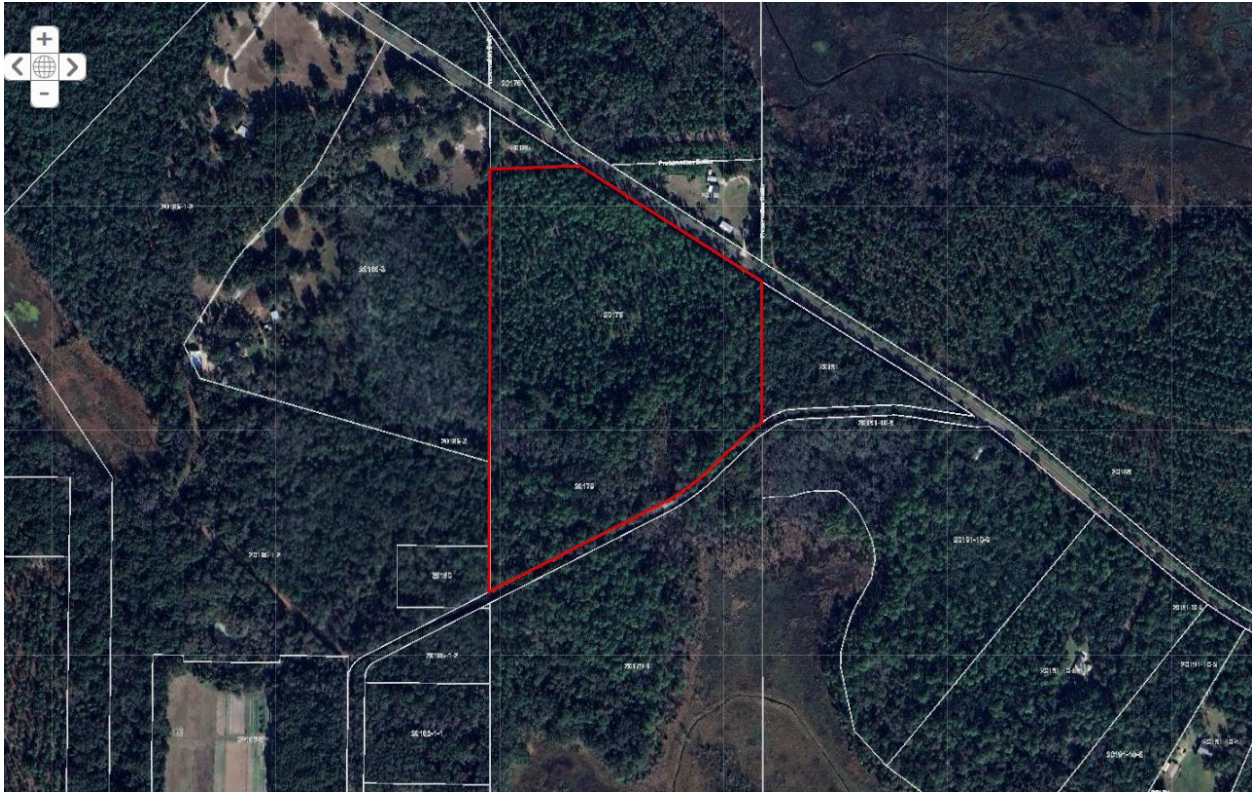


Figure 1: Aerial Image of Property

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

The property is in the Cross Creek Village Special Area Study (CCSAS) and carries CCSAS Exceptional Upland Habitat, CCSAS Wetlands, and CCSAS Hammock Future Land Use designations. Specifically, the property is in the “Village Periphery Development Area” (Policy 8.2.3.2).

The Comprehensive Plan states that the policies for the Village Periphery “are designed to

maintain this area as a low density rural community and to limit sprawl from the Village Center.” Appropriate residential uses in the area include single-family residential and single family mobile home, limited to a density of one (1) unit per five (5) acres or less [Policy 8.2.3.2(a)].

The application proposes a building impact area less than or equal to one (1) acre for a single-family home site. The subject parcel is 29.52 acres.

The application is consistent with the Comprehensive Plan.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

The parcel is in the Agricultural (A) Zoning District. Chapter 404, Article II use Table lists single-family dwellings as permitted by right in the Agricultural Zoning District. Maximum residential density in the Agricultural Zoning District is one (1) unit per five (5) acres (Table 403.04.1).

The application is consistent with the zoning district and use regulations.

Natural and Historic Resources Protection

Conservation Areas

Staff visited the site on 9/26/2025. The property contains approximately 7 acres of wetlands within the Orange Lake - Outstanding Florida Water (OFW) system. An environmental consultant delineated the wetlands which are noted on the survey plan and include a 200ft average OFW buffer. The wetlands and associated buffers are protected as noted on the survey plan consistent with standards identified in the adopted Comprehensive Plan and ULDC (e.g., COSE Policies 3.6.8, 4.6.5, 4.6.7, 4.7.3; ULDC Sections 406.43, 406.44).

A portion property lies within the 100-year floodplain and is located outside of the one-acre developable area. This area is protected as noted on the survey plan and is consistent with standards identified in the adopted Comprehensive Plan and ULDC (e.g., COSE Policy 4.8.3; ULDC Chapter 406, Article VII).

The following notes are included on the site plan:

- The property is within the Cross Creek Village Area Study. Existing impacts and uses were evaluated during EPD review and approval process. Any new development activities are prohibited without prior authorization by the Alachua County Environmental Protection Department [Article IV, Chapter 405, ULDC].
- Surface waters and/or wetlands exist on the property. All development activities are

prohibited in these areas and their associated buffers without prior authorization by the Alachua County Environmental Protection Department [Article VI, Chapter 406, ULDC]. The property is within the Cross Creek Village Special Area Study. Existing impacts and uses were evaluated during EPD review and approval process. Any new development activities are prohibited without prior authorization by the Alachua County Environmental Protection Department [Article IV, Chapter 405, ULDC].

- A building permit cannot be issued until a Notice of Regulated Conservation Resources has been recorded in the public record [Article XVII, Chapter 406, ULDC].

Tree Preservation

Section 405.14(f) of the Cross Creek Village Special Area Study regulations in the Unified Land Development Code requires the applicant to demonstrate that site clearing is either for bona fide ag pursuits or associated with an approved development plan or building permit. The county forester identified abundant pine species in the proposed building impact areas during a site visit.

The following note is included on the site plan:

- No clearing shall occur until the building permit and tree removal permit has been issued. Regulated trees to be removed within the 1 acre building impact area will require a tree removal permit. Contact the Forester/Landscaping Inspector at 352-374-5249 x7394 [Article II, Chapter 406, ULDC].

GENERAL DEVELOPMENT STANDARDS

Cross Creek Village Special Area Study

Section 405.14(f)(1) requires development plan approval by the Development Review Committee for all site clearing and tree removal in the areas identified as wetlands, exceptional upland habitat, hammocks, lake buffer zones, historic preservation areas, and bald eagle nesting zones.

Section 405.15(a)(2)(c)(1) limits the building impact area in the Exceptional Upland Habitats Zone to a total of one acre. The proposed building impact area is in the Exceptional Upland Habitats Zone. The site plan identifies a total building impact area of 0.99 acres.

The site plan also identifies the 200 foot Outstanding Florida Water (OFW) buffer for Orange Lake and wetlands/wetland buffers as required by Chapter 406, Article VI – Surface Waters and Wetlands.

The proposed building impact area was selected because it causes the least disturbance to regulated resources on the property. It is outside of the wetland/wetland buffers and the Orange

Lake OFW and the trees within the building impact area are abundant pine species. All proposed buildings (i.e., the single-family structure and any accessory structure) must be located within the 0.99 acre building impact area. This will be evaluated through the Pre-application screening [Sec. 402.04] process associate with building permits.

Transportation

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

Concurrency

This request does not alter the density, intensity, location, land uses, capacity, size, or other aspects that would result in additional impacts on public facilities. Per ULDC Section 407.123 (a) only an application for a final development order that affects one of these aspects would require a determination of capacity. No additional trips will be generated by this proposed use and there is no proposed increase in the number of students or any additional impact on public facilities. Therefore, a Final CLSC is not required.

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.

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

Staff recommends **approval with conditions** of the Minor Development Plan for Cross Creek Parcel A - North

CONDITIONS:

1. All building permits for structures proposed in the building impact area must be submitted and approved through Pre-Application Screening (PAS) per Sec. 402.04 prior to obtaining the building permit.
2. No clearing shall occur until the tree permit and building permit has been issued per Sec. 402.140(b). Regulated trees to be removed within the 1 acre building impact area will require a tree removal permit as part of the Pre-application Screening review.
3. A building permit cannot be issued until a Notice of Regulated Conservation Resources has been recorded in the public record [Article XVII, Chapter 406, ULDC].