

## Alachua County Board of County Commissioners

Plat Item Report

Meeting Date: March 11, 2008 - Summary Item

Review of Plat:

**Kenwood Subdivision, Unit 3  
Replat of Lots 31 & 32**

**Development Review Committee Recommendation: Final Approval of Replat**

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**Plat Description:** Section 17-T10S-R19E - Located on Tax Parcel Number 06849-003-031 at 8212 SW 39<sup>th</sup> Place for Phillip Pistorino, - agent.

**Platted Lots:** 2

**Parcel Size:** 2.00 acres

**Future Land Use Designation:** Low Density Residential

**Zoning:** "RE-1" (Single Family Residential)

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### **Issues:**

On February 7, 2008, by consensus, the DRC found the proposed replat to be consistent with all relevant sections of the Comprehensive Plan and the Unified Land Development Code. Kenwood Subdivision, Unit 3 was originally platted in March of 1975. The proposed replat is to reconfigure the boundaries and create one, two acre lot as the existing home is currently located within the side yard building setbacks of the two previously approved 1 acre lots.

### **Comprehensive Plan Sections**

The replat of lots 31 & 32 does not create additional lots and is consistent with the plat of Kenwood Subdivision, Unit 3 previously approved by the Board of County Commissioners.

### **Unified Land Development Code Sections**

The replat of lots 31 & 32 will reconfigure the building setback lines for a large 2 acre lot. The new lot will be labeled as "lot 40" and the setbacks exceed the minimum required for lots greater than one acre as outlined in Table 403.07.02 for *Setback Requirements for Residential Lots*.

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.

Chapter 410, Article 3, (Defined Terms) defines a Plat as a map, prepared in accordance with F.S. ch. 177, on which the developer's plan for a subdivision is prepared and submitted for approval with the intention of recording it in final form.

Chapter 402, Article 12, (Platting) sets forth the application requirements and review process for plat approval and provides an appeal process for decisions on plats.

Sections 407.83 and 407.85 include specific criteria for plats. The requirements are technical, relating to the preparation of the final document and the placement of monuments on the site. The provisions of this section follow from the statute (F.S. 177, Part I) requirements for plats.

The plat document meets the minimum requirements set forth in Chapter 177 of Florida State Statutes and Chapters 402, 403, 407, and 410 of the Unified Land Development Code of Alachua County. These requirements are consistent with the language contained within the current Comprehensive Plan of Alachua County.

### **Conclusions**

In addition to the above references polices and code provisions, staff has evaluated all other relevant sections and found the subject development plan and replat consistent with the Comprehensive Plan and Code.

**Attached:** DRC staff report.