

Alachua County Board of County Commissioners

Plat Item Report **Meeting Date: July 10, 2012 - Summary Item**

Review of Plat: **Campo Verde Subdivision**
Replat of Lots 18, 19, 20, and 21

Development Review Committee Recommendation: Final Approval of Replat

Plat Description: Section 33-T09S-R19E - Located on Tax Parcel Numbers 06347-010-018, 06347-010-019, 06347-010-020, and 06347-010-021 at 6239, 6275, 6303, and 6321 NW 21st Place, Teresa Griffis – agent.

Platted Lots: 4 **Parcel Size:** 1.22 Acres

Future Land Use Designation: Low Density Residential

Zoning: “RE-1” (Single Family)

Issues:

On June 7, 2012, 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. The subject property is located within the Campo Verde Subdivision Development. The purpose of the replat is to reconfigure four existing undeveloped lots which were recorded with “pie shaped” lots on the original plat. The lots are being reconfigured to be more rectangular in shape to allow for better placement of new homes.

The Development Review Committee approved original development plan in December of 2006 and the revised final development plan for Lots 18, 19, 20 & 21 of Campo Verde on June 7, 2012. The Board of County Commissioners approved the original plat on January 23, 2007 and it was recorded on September 4, 2007. Both the original final development plan and plat remain valid. This request will only replat four of the lots within the Campo Verde subdivision. The infrastructure has been installed for the subdivision. Approval of the replat will allow the owner to pull building permits to construct new homes on these four lots.

Comprehensive Plan Sections

The Campo Verde subdivision was approved by DRC on December 6, 2012 and the plat approved by the BoCC on January 23, 2007 and found to be consistent with the future land use of Low Density Residential on the property. The approved final development plan contains 22 lots on 11.33 acres for a density of 1.94 dwelling units per acre. The density for Campo Verde is consistent with the 1-4 dwelling units per acre requirement of the Low Density Residential future land use designation. This replat does not alter the density or change the number of lots.

Unified Land Development Code Sections

The replat complies with the previously approved Final Development Plan and the Residential Estate (RE-1) zoning district.

The replat 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.