



# Alachua County Development Review Committee Staff Report

## Project Number: 2006062616\_RF *Revised Final Development Plan and Replat for Campo Verde Subdivision*

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**SUBJECT:** Revised Final Development Plan and Replat for Campo Verde

**DESCRIPTION:** Replat of lots 18-21

**AGENT/APPLICANT:** Myers-Griffis & Associates, Inc.

**PROPERTY OWNER:** Skobel Development, Inc.

**PLANNER:** Leslie McLendon

**PROPERTY DESCRIPTION:**

Location: 6239, 6275, 6303, 6231 NW 21<sup>st</sup> Place

Parcel Numbers: 6347-10-18, 6347-10-19, 6347-10-20, 6347-10-21

Section/Township/Range: 33/9/19

Land Use: Residential Low Density

Zoning: RE-1

Acreage: 1.22

**CHRONOLOGY:**

Final Development Plan Approval: 12/06/06

Final Plat approved: 01/23/07

Plat recorded: 09/04/07

Replat submitted: 05/02/12

Replat hearing: 06/07/12

**STAFF RECOMMENDATION:**

Staff recommends that the DRC approve the revised final development plan, and recommend **approval** to the Board of County Commissioners of the Replat for Campo Verde subdivision, project number 2006062616\_RF

**DRC ACTION:**

Approved the revised final development plan, and recommended **approval** to the Board of County Commissioners

# Alachua County Development Review Committee Staff Report

## **DESCRIPTION OF PROPOSED PLAN:**

This purpose of this application is to reconfigure four existing undeveloped lots (lots 18-21) on a portion of the Campo Verde subdivision. The original plat was recorded with "pie" shaped lots. The owner would like to reconfigure the lots be more rectangular in shape, rather than "pie" shaped, to allow for better placement of new homes. There are currently no structures on the lots.

This final development plan was approved by the DRC in December 2006, and the final plat was approved by the Board of County Commissioners on January 23, 2007 and recorded on September 4, 2007.

This application was reviewed for consistency with the approved development plan, and no other elements of the approved development plan will change with this application.

Both the final development plan and plat remain valid; this request will only replat four the lots. The infrastructure has been installed for the subdivision. Approval of this replat will allow the owner to pull building permits in order to construct new homes for these lots.

## **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:**

### **FUTURE LAND USE ELEMENT:**

The Campo Verde subdivision was approved by the DRC on December 6, 2006, 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 du/acre requirement of the Low Density Residential future land use designation. This application does not alter the density or change the number of lots.

# Alachua County Development Review Committee Staff Report

## **UNIFIED LAND DEVELOPMENT CODE:**

### **ZONING DISTRICT**

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

### **NATURAL AND HISTORIC RESOURCES PROTECTION**

The approved development plan of Campo Verde contains areas of Poppy Mallow, a listed plant, and a requirement of the original development plan approval was that these be transplanted to common open space. Further, several existing trees were saved on the proposed lots as part of the tree retention requirement for the final development plan. These requirements as well as any other elements of the approved development plan are not proposed to be altered with this application.

### **PLAT REQUIREMENTS:**

The proposed replat meets the requirements set forth in Section 407.83 of the ULDC for Plat Document 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.

### **STAFF RECOMMENDATION:**

Staff has found the proposed Revised Final Development Plan and Replat to be consistent with the approved Final Development Plan, Residential policies of the Future Land use Element in the Comprehensive Plan, and requirements of the Unified Land Development Code for Campo Verde replat.

Staff recommends the DRC approve the revised final development plan, and recommend **approval** to the Board of County Commissioners of the Replat for Campo Verde subdivision, project number 2006062616\_RF