

## Alachua County Board of County Commissioners

Plat Item Report

Meeting Date: April 22, 2014 - Summary Item

Review of Plat:

**Cheney Walk Estates Phase II  
Replat of Lot 37**

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

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**Plat Description:** Section 12-T10S-R18E - Located on Tax Parcel Number 04422-200-037 at 1103 SW 107<sup>th</sup> Drive – Henry J. Raimato – agent.

**Platted Lot:** 1

**Parcel Size:** 1.08 Acres

**Future Land Use Designation:** Low Density Residential (1 to 4 dwelling units per acre)

**Zoning:** “RE-1” (Residential Single Family)

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### **Issues:**

On March 20, 2014, 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 Development Review Committee approved a revised final development plan to reduce the front setback on this corner lot to allow for construction of a new home and recommends to the Board of County Commissioners approval of the replat.

Lot 37 in Cheney Walk Estates, Phase II is a corner lot that was required to meet minimum lot size requirements under a previous ULDC. At the time the subdivision was approved, the minimum lot width at building line requirements (150 feet) required corner lots to provide a greater front setback than rectilinear lots. In this case Lot 37 was approved with a front setback between 133.72 feet and 125.47 feet. The Unified Land Development Code was updated in 2006. Minimum lot width is no longer required and minimum lot size is no longer required in residential zoning districts as long as lots are developed according to the density of the Future Land Use designation as well as minimum setbacks.

The proposed replat is to reduce the front setback to 40 feet similar to all the lots in Cheney Walk Estates Phase II. The proposed 40 feet setback is to allow more area to build a new home and exceeds the minimum front setback allowed for RE-1 zoning in Table 403.07.2.

### **Comprehensive Plan Sections**

The current future land use designation of the property is Low Density Residential, which allows a density of 1-4 dwelling units per acre. The proposed replat will not increase or decrease the number of lots.

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

The proposed replat is for lot 37 within the Cheney Walk Estates, Phase II subdivision and has a RE-1 zoning designation. The current setback requirement for residential lots over one acre is 15 feet for front setbacks, 20 feet in front for front facing garages, 10 feet for side setbacks, 15' for rear setbacks (ULDC Table 403.07.2). The 40 feet front setback change proposed with this replat is consistent with the zoning district, and exceeds the minimum in order to maintain compatibility with adjacent lots in Cheney Walks Estates, Phase II.

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.