



Alachua County Development Review Committee Staff Report

Project Number: 2014021701_RF

Revised Final Development Plan and Replat of Cheney Walk Estates Phase II – Lot 37

SUBJECT: Replat of a single lot within Cheney Walk Estates Phase II subdivision

DESCRIPTION: A reduction of the front building setback line

AGENT/APPLICANT: Henry Raimato, P.S.M.

PROPERTY OWNER: C&G Enterprises, LLC

PROPERTY DESCRIPTION:

Location: 1103 SW 107th Drive

Parcel Numbers: 04422-200-037

Section/Township/Range: 12/10/18

Land Use: Low Density Residential

Zoning: RE-1

Acreage: 1.08

CHRONOLOGY:

Application Submittal: 2/17/2014

Sufficiency Determination: 3/05/2014

Revised Final Development Plan Hearing: 3/20/2014

STAFF RECOMMENDATION: Recommend approval of the Revised Final Development Plan and the DRC recommend approval of the replat to the BoCC.

DRC ACTION: Approved the Revised Final Development Plan and recommend the BoCC approve the replat.

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DESCRIPTION:

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 often forced corner lots to provide a greater front setback than rectilinear lots. In the case of lot 37, the approved front setback is currently between 133.72' and 125.47'. The ULDC was updated in 2006. Minimum lot size is no longer required in residential zoning districts. Subdivisions are required to develop lots according to the density of the Future Land Use designation (Table 403.07.1), as well as minimum setbacks (Table 403.07.02).

The proposed replat is to reduce the front setback to 40' similar to all the lots in Cheney Walk Estates Phase II. The proposed 40' 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.

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

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UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT

The proposed replat is for lot 37 within the Cheney Walk Estates, Phase II subdivision and carries the RE-1 zoning designation. The current setback requirement for residential lots over one acre are 15' for front setbacks, 20' in front for front facing garages, 10' for side setbacks, 15' for rear setbacks(ULDC Table 403.07.2). The 40' 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.

PLAT REQUIREMENTS

The proposed 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.

STAFF RECOMMENDATION

Staff has found the proposed Revised Final Development Plan and Replat to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Revised Final Development Plan for Lot 37 of the Cheney Walk Estates, Phase II subdivision, project number **2014021701_RF**.

Staff recommends the DRC recommend **approval** of the Replat for Lot 37 of the Cheney Walk Estates, Phase II subdivision to the Board of County Commissioners.