



# Alachua County Development Review Committee Staff Report

Project Number: 2014021701\_RF

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## ***Minor Change to PD, Revised Final Development Plan and Replat for Longleaf PD, Unit IV, and Phase VIII - Lot 520***

**SUBJECT:** Minor Change to PD, Revised Final Development Plan and Replat for Longleaf Planned Development, Unit IV, Phase VIII - Lot 520

**DESCRIPTION:** Correction of setback encroachment

**AGENT/APPLICANT:** Causseaux, Hewett, and Walpole, Inc.

**PROPERTY OWNER:** Alejandro Palma/Mayra Lomonaco

**PROPERTY DESCRIPTION:**

Location: 7965 SW 82<sup>nd</sup> Drive

Parcel Numbers: 07098-408-520

Section/Township/Range: 32/10/19

Land Use: Low Density Residential

Zoning: PD

Acreage: 0.14

**CHRONOLOGY:**

Application Submittal:	02/17/14
Sufficiency Determination:	03/05/14
Revised Final Development Plan Hearing:	03/20/14

**STAFF RECOMMENDATION:** Approval of the Minor Change to the PD and Revised Final Development Plan. DRC recommend approval of the replat to the BoCC.

**DRC ACTION:** TBD

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## **DESCRIPTION:**

A corner of the building was constructed in a required setback. The proposed replat is to modify a portion of a building setback from the required ten feet to nine feet.

## **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.

## **UNIFIED LAND DEVELOPMENT CODE:**

### **ZONING DISTRICT**

According to Section 402.89(c)(1) a minor change to the PD zoning master plan may be approved by the Development Review Committee (DRC) for setbacks on single lots or up to five percent of total lots. Lot 520 is a single lot and the proposed change to the setback falls within the parameters able to be approved by the DRC and does not affect the intent or purpose of the Planned Development.

The existing plat and PD requires a 10 foot front setback. The proposed replat reduces the setback to 9 feet in the area of the encroachment.

### **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.

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## **STAFF RECOMMENDATION**

Staff has found the proposed Minor Change to the PD and 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 Minor Change to the PD and Revised Final Development Plan for Longleaf Planned Development, Unit IV, Phase VIII - Lot 520 project number **2014021702\_RF**

Staff recommends the DRC recommend **approval** of the replat of Longleaf Planned Development, Unit IV, Phase VIII - Lot 520 to the Board of County Commissioners.