

Alachua County Board of County Commissioners

Plat Item Report

Meeting Date: April 22, 2014 - Summary Item

Review of Plat:

**Longleaf PD, Unit IV, Phase VIII
Replat of Lot 520**

Development Review Committee Recommendation: Final Approval of Replat

Plat Description: Section 32-T10S-R19E - Located on Tax Parcel Number 07098-408-520 at 7965 SW 82nd Drive – Causseaux, Hewett, and Walpole, Inc. – agent.

Platted Lot: 1

Parcel Size: 0.14 Acres

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

Zoning: “PD” (Planned Development -Residential Single Family)

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 minor change to the PD and a revised final development plan to reduce a portion of the front building setback from the required 10 feet to 9 feet due to an existing building setback encroachment of a front porch.

Lot 520 in the Longleaf PD, Unit IV, Phase VIII contains an existing single family residence with the corner of the building (covered entry) encroaching in a required front setback. The proposed replat is to modify a portion of a building setback from the required ten feet to nine feet lot.

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

Section 402.89(c)(1) provides that the Development Review Committee (DRC) may approve a minor change to the PD zoning master plan for setbacks on single lots or up to five percent of the 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 requires a 10 foot front setback. The proposed replat reduces the setback to 9 feet in the area of the encroachment and is recommended to the BOCC for approval by the DRC.

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.