

Alachua County Board of County Commissioners

Plat Item Report

Meeting Date: August 12, 2014 - Summary Item

Review of Plat:

Archer Farms – a Replat of Tracts B and D of “Marlboro Farms”, a subdivision of Section 4, Township 10 South, Range 18 East per Plat Book I, Pages 16, 17, & 18

Development Review Committee Recommendation: Final Approval of Replat

Plat Description: Section 4-T10S-R18E - Located on Tax Parcel Numbers 04360-028-000, 04360-030-000, 04360-030-001 at 16525 SW 5th Place – EDA Engineers-Planners-Surveyors, Inc. – agent.

Platted Lots: 4

Parcel Size: 44.9 Acres

Future Land Use Designation: Rural/Ag

Zoning: “PD” (Planned Development)

Issues:

On July 17, 2014, by consensus, the DRC found the proposed replat to be consistent with all relevant sections of the Comprehensive Plan, the Unified Land Development Code, and the approved Zoning Master Plan. The Development Review Committee approved a revised final development plan to create a four lot subdivision. A Planned Development including a Special Exception was approved by the Board of County Commissioners for these parcels on December 10, 2013 (ZOM-12-13; Z-13-17). This property was previously part of the Marlboro Farms Planned Development. The rezoning of the Archer Farms PD established a separate PD that allows a subdivision up to 6 lots. The special exception allowed for an agricultural event arena with 4 events per year.

Comprehensive Plan Sections

Policy 6.2.14(c) allows a maximum gross density of one dwelling unit per five acres in the Rural/Agriculture Future Land Use category. The proposed development complies with this policy and 4 lots on 44.9 acres having a density of 1 dwelling unit per 11.23 acres.

Unified Land Development Code

ULDC Section 407.73(d) states that no subdivision may be created without paved public road access and all subdivisions created must have internal paved roads that meet county standards, except as provided in 407.76 (Rural Ag Subdivision). Section 407.76 states that the Development Review Committee may approve a development plan for a subdivision with the construction of a private, unpaved road in the Rural/Ag area. A private easement road internal to the subdivision may be utilized where such internal subdivision road provides a direct connection to a public road.

The Final Development Plan is essentially two separate subdivisions reviewed as one. Two of the lots are to be developed as a regular subdivision fronting SW 165th Street, which is a paved public road per Section 407.73(d), and two lots are to be developed under the subdivision regulations with unpaved road standards per Section 407.76 and will be accessed from an internal easement road that has direct connection to SW 165th Street.

The replat document meets the minimum requirements set forth in Chapter 177 of Florida Statutes and Chapter 402 Article 12 of the Unified Land Development.

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, Unified Land Development Code, and the Zoning Master Plan..

Attached: DRC staff report.