

Alachua County Board of County Commissioners

Plat Item Report **Meeting Date: July 14, 2015 - Summary Item**

Review of Plat: **Lugano – Phase 1**
(Southampton Traditional Neighborhood
Development (TND))

Development Review Committee Recommendation: Final Approval of Plat

Plat Description: Section 30-T10S-R19E - Located on Tax Parcel Numbers 07071-033-000 and 07071-032-000 at 9205 SW 65th Avenue – Causseaux, Hewett, and Walpole Inc. – agent.

Platted Lots: 42 **Parcel Size:** 20.19 Acres

Future Land Use Designation: Low Density Residential

Zoning: “R-1A” (Single Family Residential)

Issues:

On June 4, 2015, by consensus, the DRC found the proposed plat to be consistent with all relevant sections of the Comprehensive Plan, the Unified Land Development Code, and the Southampton TND Master Plan. The Development Review Committee approved a final development plan for Lugano – Phase 1, formerly known as Southampton Traditional Neighborhood Development (TND).

The Southampton Traditional Neighborhood Development (TND) was approved by the Board of County Commissioners on August 14, 2007. A Final Development Plan for Phase 1 of Southampton was approved by the DRC on January 22, 2009 and has since expired. An impact fee vesting and extension under Section 407.118(c)3 and HB 7207 was approved in 2011 to extend the timeframes for the overall TND to expire on December 31, 2015.

Phase 1 of the Lugano Traditional Neighborhood Development (formerly known as the Southampton TND) is similar to the initial Phase 1 approval with slight modifications to lot sizes, removal of alleyways, and relocation of stormwater basins. The Final Development Plan for Lugano, Phase 1 consists of 42 single-family lots over 20.19 acres. Phase 1 is located in the northeast corner of the TND and is accessed by SW 91st Street. The Southampton TND was approved under a previous ULDC that has been

replaced with the current TND/TOD sections of the ULDC and Comprehensive Plan's Mobility Element. The Final Development Plan has been reviewed for consistency with the previously approved Preliminary Development Plan and the TND Master Plan for Southampton from 2007.

Comprehensive Plan Sections

The approved final development plan is for Lugano – Phase 1. This phase includes 42 single-family residential lots on 20.19 acres providing a density of 2.08 dwelling units per acre.

Unified Land Development Code

The Final Development Plan for Lugano Phase 1 is consistent with the approved TND Master Plan for Southampton Phase 1 consists of Single Family Interior and Single Family Detached perimeter uses. According to Section 403.07(c) for *Abutting Lots in Residential Districts*, "For proposed development that abuts a portion of an existing development of lots in excess of 10,000 square feet, the minimum size for abutting lots shall be 10,000 square feet with minimum lot width of 80 feet." The lots (1-9) along the northern property boundary for Lugano Phase 1 are at least 10,000 square feet, and 80 feet wide, therefore comply with this requirement. The propose development carries the R-1A zoning district and the propose use is consistent with Chapter 404 of the ULDC.

The site does not contain any of the protected resources listed on Environmental Resource Assessment Checklist.

The plat 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 plat consistent with the Comprehensive Plan and the Unified Land Development Code.

Attached: DRC staff report.