



## Alachua County Development Review Committee Staff Report

**Project Number: 2019061002**

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### Minor Change to Planned Development and Revised Final Development Plan for Replat for Savanna Pointe Phase 1, Lot 15

**SUBJECT:** Replat of a single vacant lot in Savanna Pointe Planned Development (PD) Phase 1, Lot 15

**DESCRIPTION:** Replat to increase the property boundary to the North of Lot 15 by 25 feet.

**AGENT/APPLICANT:** JBrown Professional Group

**PROPERTY OWNER:** Adobe Design LLC

**PROPERTY DESCRIPTION:**

|                        |                                                 |
|------------------------|-------------------------------------------------|
| Location               | 3936 SW 69 <sup>th</sup> Avenue Gainesville, FL |
| Parcel Numbers         | 07247-010-015 & 25 feet North of Lot 15         |
| Section/Township/Range | 26/10/19                                        |
| Land Use               | Low Density Residential                         |
| Zoning                 | Planned Development (PD)                        |
| Acreage                | 0.34 Acre                                       |

**CHRONOLOGY:**

|                                        |            |
|----------------------------------------|------------|
| Application Submittal                  | 06/10/2019 |
| Sufficiency Determination              | 06/27/2019 |
| Revised Final Development Plan Hearing | 07/18/2019 |
| BoCC Plat Approval Meeting             | 08/13/2019 |

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

**DRC ACTION:** Recommend **approval** of the Replat for Lot 15 of the Savanna Pointe Subdivision Phase 1 to the BoCC.

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**DESCRIPTION OF PROPOSED PLAN:**

Lot 15 in Savanna Pointe Planned Development Phase 1 is a .34 acre vacant lot. The proposed Replat is to modify the northern property line by 25 feet incorporating the owned .7 acre into the lot and shift the existing 20 foot rear setback onto the increased area.

**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 in the range of 1-4 dwelling units per acre. The proposed Replat will not increase or decrease the number of lots in the planned development.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

The proposed Replat is for Lot 15 within the Savanna Pointe Phase 1 and carries the PD zoning designation. The applicant is not requesting any modification to the setback requirement on the project parcel. The current rear setback requirement is a 20 foot setback as provided for on the current plat. The applicant requests that the 20 foot rear setback be shifted onto the 25 foot increased property area.

**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.

According to ULDC 402.60 the developer shall file the plan, bearing the signatures of all applicable county representatives, for recording with the clerk of the circuit court of Alachua County no later than two years from the date of final plat approval by the county commission.

**STAFF RECOMMENDATION:**

Staff has found the proposed **Revised Final Development Plan and Replat for Savanna Pointe PD Phase 1, Lot 15** 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 the Revised Final Development Plan for Lot 15 of the Savanna Pointe Phase 1.

Staff recommends the DRC recommend **approval** of the Replat for Lot 15 of the Savanna Pointe Subdivision Phase 1 to the BoCC.