



## Alachua County Development Review Committee Staff Report

**Project Number: 2019071502**

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Minor Change to Planned Development and Revised Final Development Plan for Replat  
for Avalon Phase 1 Lot 29

**SUBJECT:** Replat of a lot in Avalon Phase 1 Lot 29

**DESCRIPTION:** Replat to remove notes on the plat

**AGENT/APPLICANT:** Brinkman Surveying

**PROPERTY OWNER:** Foster and Severance

**PROPERTY DESCRIPTION:**

Location	8609 SW 20 <sup>th</sup> Road
Parcel Numbers	06668-007-029
Section/Township/Range	8/10/19
Land Use	Low Density Residential
Zoning	Planned Development (PD)
Acreage	1.08

**CHRONOLOGY:**

Application Submittal	07/15/2019
Sufficiency Determination	07/31/2019
Revised Final Development Plan Hearing	08/15/2019

**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:** Approved Minor Change to PD and Revised Final Development Plan  
**Recommended Approval of the Replat to the BoCC.**

**BOCC ACTION:** TBD

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**DESCRIPTION OF PROPOSED PLAN:**

Lot 29 in Avalon PD Phase 1 was platted with a note on the plat stating “this area to remain in natural state with no modifications to earth or plant life per plat”. The proposed Replat is to remove this note and provide setbacks consistent with other lots. When the PD was approved in December 1973, there was a stipulation that only two lots along the western boundary back up to any one lot in Shannon Woods (adjacent subdivision to the west). This request does not change that requirement. There are no conservation resources on this site that would require the area remain in a natural state. A replat for the same request was approved for the adjacent Lot 30 in 1992. There are some minor hardscape improvements on the lot and therefore the owner would like to replat in order to remove the note and be able to sell the property.

**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 29 within the Avalon Phase 1 and carries the PD zoning designation. The applicant is requesting removal of a note stating “this area to remain in natural state with no modifications to earth or plant life per plat.”

**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 **Minor Change to a PD, Revised Final Development Plan and Replat for Avalon PD Phase 1, Lot 29** 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

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Development Plan for Lot 29 of the Avalon PD Phase 1.

Staff recommends the DRC recommend **approval** of the Replat for Lot 29 of the Avalon PD Phase 1 to the BoCC.

The DRC approved the Minor Change to PD and Revised Final Development Plan.  
The **DRC recommended Approval of the Replat to the BoCC.**