



Alachua County Development Review Committee Staff Report

Project Number: DR23-000006

Replat Review for Buckingham South Unit 2 Lot 35

SUBJECT: Buckingham South Unit 2 Lot 35 Replat

DESCRIPTION: Amend setbacks to allow for an addition to the existing home along the side setback

AGENT/APPLICANT: 3002 Surveying, LLC

PROPERTY OWNER: Brian Meade and Lindsey Woodward

PROPERTY DESCRIPTION:

Location	8612 SW 7 th Place Gainesville, FL
Parcel Numbers	06656-051-035
Land Use	Low Density (1-4du/acre)
Zoning	R-1AA
Acreage	0.5 Acres

CHRONOLOGY:

Application Submittal	01/30/2023
Insufficiency Report Sent	02/16/2023
Application Resubmitted	04/03/2023
Sufficiency Determination	05/03/2023
Revised Final Development Plan	05/11/2023
Hearing	

STAFF RECOMMENDATION: Recommend that the **DRC recommend approval** of the replat to the Board of County Commissioners

DRC RECOMMENDATION: Recommended approval of the replat to the BoCC

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DESCRIPTION OF PROPOSED PLAN:

The Revised Final Development Plan proposes a Replat of Lot 35 within the Buckingham South Unit 2 subdivision to amend existing setbacks to be consistent with current zoning requirements. This will allow for an addition to the existing home to be constructed within the side setback.

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 is Low Density Residential. Since the zoning district is R-1AA the maximum residential density is 1 – 4 dwelling units per acre. The proposed revised final development plan and replat will not increase or decrease the number of lots within the Buckingham South Unit 2 subdivision.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed Replat is for Lot 35 within the Buckingham South Unit 2 subdivision. The lot is zoned Residential Single Family (R-1AA). The original Plat, approved in 1977, identifies Lot 35 as having a 25-foot front setback, a 40-foot rear setback, a 12.5-foot interior side setback located on the east side. Lot 35 is a corner lot and fronts SW 86th Terrace to the west and SW 7th Place to the south.

Current code for residential zoning districts per Unified Land Development Code (ULDC) Table 403.07.02 allows the following setbacks for lots less than one acre: 10-foot front or street; 20-foot garage front; 10-foot rear; 5-foot side; and accessory building setback of 7.5-foot for the rear.

The proposed Replat amends all setbacks to meet the current code for residential zoning districts per ULDC Table 403.07.02. The proposed Replat reduces the front setbacks from 25-feet to 10-feet; The west side setback from 12.5-feet to 5-feet; The rear setback from 40-feet to 10-feet for principal building and to 7.5-feet for an accessory building.

The proposed Replat is consistent with minimum setback requirements listed in ULDC Table 403.07.02.

PLAT REQUIREMENTS

The plat 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.

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According to Sec. 402.61 the developer shall file the plat, 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 Replat to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends the **DRC recommend approval** of the Replat to the BoCC for Buckingham South Unit 2 – Lot 35.

DRC RECOMMENDATION

The DRC recommended that the BoCC approve the Replat for Buckingham South Unit 2 Lot 35