



Alachua County Development Review Committee Staff Report

Project Number: DR23-000025

Replat Review for The Vue, Phase 1A, Lots 90, 91 & 92

SUBJECT: The Vue, Phase 1A, Lots 90, 91 & 92 Replat

DESCRIPTION: Revise lot lines to adjust lot dimension for 3 existing lots in Celebration Pointe TOD

AGENT/APPLICANT: eda consultants, inc.

PROPERTY OWNER: The Vue at Celebration Pointe, LLC

PROPERTY DESCRIPTION:

Location	3382, 3366 & 3350 SW 50 th Drive
Parcel Numbers	06820-010-092, 06820-010-091, 06820-010-090
Land Use	Low Density (1-4du/acre)
Zoning	R-1AA
Acreage	0.079 Acres, 0.083 Acres, & .071 Acres

CHRONOLOGY:

Application Submittal	05/02/2023
Minor Insufficiency Report Sent	05/17/2023
Application Resubmitted	05/22/2023
Sufficiency Determination	05/22/2023
Revised Final Plat Hearing	06/01/2023

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 for The Vue at Celebration Pointe, Phase 1A, Lots 90, 91, and 92

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DESCRIPTION OF PROPOSED PLAN:

The Revised Final Development Plan proposes a Replat of Lots 90, 91, and 92 within the Celebration Pointe TOD development to amend existing lot dimensions to allow for built improvements and future buildings. The development does not have any setbacks within the Village Center, and the TOD master Plan provides that the R-1AA setbacks do not apply within the Village Center.

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, however the lots are within the Village Center of Celebration Pointe TOD and the approved Development Plan allows an increase in density above the Low Density Residential limits. The proposed revised final development plan and replat will not increase or decrease the number of lots within The Vue at Celebration Pointe TOD.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed Replat is for Lots 90, 91 and 92 within the Village Center of Celebration Pointe TOD. The lot is zoned Residential Single Family (R-1AA). The original plat did not include setbacks, because they are not required in Village Center areas per ULDC Section 407.66(d), and all three lots were platted at 37.5 feet wide adjacent to SW 50th Drive. Lot 91 (middle lot) has improvements that slightly exceed the original platted lot width, therefore all 3 lots must be re-platted to adjust the lot widths and allow for buildable area for all three lots. Lots 90 and 92 are reduced in width slightly to accommodate the increase in Lot 91. All three lots meet the dimensional standards in ULDC Table 407.66.1.

The proposed Replat is consistent with the approved development plan for Celebration Pointe.

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.

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

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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 The Vue at Celebration Pointe, Phase 1A, Lots 90, 91, and 92.

DRC RECOMMENDATION

The DRC recommended that the BoCC approve the Replat for The Vue at Celebration Pointe, Phase 1A, Lots 90, 91, and 92.