



Alachua County Development Review Committee Staff Report

Project Number: DR23-000012

Replat Review for Wyngate Farms PD Lot 13 A – Warring’s Place

SUBJECT: Wyngate Farms PD Lot 13A Replat

DESCRIPTION: Replat of Lot 13A to reduce the west building setback line from 40 feet to 25 feet

AGENT/APPLICANT: CHW, Inc.

PROPERTY OWNER: Mark and Colleen Warring

PROPERTY DESCRIPTION:

Location	13905 NW 19 th Place Gainesville, FL
Parcel Numbers	04290-020-013
Land Use	Low Density (1-4du/acre)
Zoning	PD (Planned Development)
Acreage	4.00 Acres

CHRONOLOGY:

Application Submittal	03/04/202
Minor Insufficiency Report Issued	03/25/2024
Sufficiency Determination	04/04/2024
Revised Final Development Plan	04/18/2024
Hearing	

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

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DESCRIPTION OF PROPOSED PLAN:

The Revised Final Development Plan proposes a Replat of Lot 13A within the Wyngate Farms PD subdivision to amend the western setback to 25-feet, consistent with the approved Zoning Master Plan. The current setbacks for this parcel in the Wyngate Farms PD are 40-foot front, 25-foot east, 40-foot rear, and 40-foot west on the northern half, and 55-foot west on the southern half.

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 PD, 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 Wyngate Farms PD subdivision.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed Replat is for Lot 13A within the Wyngate Farms PD subdivision. The lot is zoned Planned Development (PD). The original Plat, approved in 1988, includes a different configuration for Lot 13. The parcel was replatted in 2004 to adjust the lot boundary of Lot 13 with the setbacks noted above, which are unique to the development.

Current code for residential zoning districts per Unified Land Development Code (ULDC) Table 403.07.02 do not strictly apply, as the development was approved as a Planned Development with setbacks unique to the development. The approved plat for Lot 13A of Wyngate Farms provides for the following setbacks: 40-foot front or street; 40-foot rear; 25-foot east side; and 40-foot west on the northern half, and 55-foot west on the southern half of the parcel.

The proposed Replat amends the side setbacks for Lot 13A to be consistent with the approved Zoning Master Plan for Wyngate Farms PD. The proposed Replat maintains the front building setback at 40-feet; maintains the east interior side setback at 25-feet; the proposed replat modifies the west interior side setback from 40-feet and 55-feet to 25-feet; and maintains the rear setback at 40-feet. A note has been included on the replat to reflect the updated setbacks due to the unique setbacks allowed in the PD zoning.

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The proposed Replat is consistent with the setbacks approved with the Wyngate Farms Planned Development and Zoning Master Plan for ZOM-03-99.

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 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 Wyngate Farms Lot 13A.