



Alachua County Development Review Committee Staff Report

Project Number: DR23-000016

Replat Review for Countryside Forest Lot 7

SUBJECT: Countryside Forest Lot 7 Replat

DESCRIPTION: Amend setbacks to allow for an addition of an outdoor deck to the existing home along the front setback

AGENT/APPLICANT: eda consultants, inc.

PROPERTY OWNER: Cody A. Locke and Sherry Haufler Locke

PROPERTY DESCRIPTION:

Location	10837 NW 32 nd Place Gainesville, FL
Parcel Numbers	04211-010-007
Land Use	Low Density (1-4du/acre)
Zoning	R-1B
Acreage	0.2 Acres

CHRONOLOGY:

Application Submittal	03/04/2024
Sufficiency Determination	04/01/2024
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 7 within the Countryside Forest subdivision to amend existing setbacks to be consistent with current zoning requirements. This will ensure the existing home does not encroach into any of the setbacks for the R-1B zoning district.

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-1B the maximum residential density is 4 – 8 dwelling units per acre. The proposed revised final development plan and replat will not increase or decrease the number of lots within the Countryside Forest subdivision.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed Replat is for Lot 7 within the Countryside Forest subdivision. The lot is zoned Residential Single Family (R-1B). The original Plat, approved in 1984, identifies Lot 7 as having a 25-foot front setback, a 20-foot rear setback, a 10-foot interior side setback and a 15-foot street side setback adjacent to a street located on the east side. Lot 7 is a corner lot and fronts NW 32nd Place to the north and NW 108th Boulevard to the east.

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 building setback from 25-feet to 10-feet; the front garage setback from 25 feet to 20-feet; the east side setback from 15-feet to 5-feet; the west side setback from 10-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

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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 Countryside Forest – Lot 7.