



Alachua County Development Review Committee Staff Report

Project Number: DR24-000024

Replat for Farms of Kanapaha – Lot 10

SUBJECT: Farms of Kanapaha – Lot 10 Replat

DESCRIPTION: Replat Lot 10 of Farms of Kanapaha per the PD allowances to split the lot.

AGENT/APPLICANT: JB Pro, Inc.

PROPERTY OWNER: Larson Trustee & Larson

PROPERTY DESCRIPTION:

Location	4128 SW 93 rd Ave
Parcel Numbers	07347-010-001
Land Use	Rural/Agriculture
Zoning	Planned Development (PD)
Acreage	11.09 acres

CHRONOLOGY:

Application Submittal	05/04/2024
Sufficiency Determination	06/05/2024
Revised Final Development Plan	06/20/2024
Hearing	

STAFF RECOMMENDATION: Recommend that the **DRC recommend approval** of the replat to the BoCC for **Farms of Kanapaha – Lot 10**

DRC ACTION: Recommended the BoCC approve the Revised Plat for Farms of Kanapaha Lot 10

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DESCRIPTION OF PROPOSED PLAN:

The Revised Final Development Plan proposes a Replat of Lot 10 within the Farms of Kanapaha subdivision for a lot split per the Zoning Master Plan/Planned Development allowances. The application will create one additional lot.

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 Rural/Agriculture, which has a maximum density of one unit per five acres according to Comprehensive Plan Policy 6.2. Farms of Kanapaha is a Planned Development (PD) approved in 1976 (Z-1855) for a maximum of 121 lots on 645 acres. However, the original approval allowed each lot to be split one time. Lot 10 is eligible for a split. The proposed revised final development plan and replat will increase or decrease the number of lots within Farms of Kanapaha by one from 94 to 95. 645 acres divided by 95 units is equivalent to 6.78 units/acre.

The proposed replat and lot split is consistent with the future land use.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed replat is on a lot which carries Planned Development (PD) Zoning. Each lot in the subdivision was eligible for one split when the Zoning Master Plan (Z-1855) was approved. Lot 10 is a lot eligible for a split.

Building setbacks for lots in Farms of Kanapaha are included on the Zoning Master Plan and are: Front 40 feet, interior side 10 feet, and rear 40 feet. The replat for new lots 10a and 10b identifies these building setbacks.

The replat is consistent with the approved Zoning Master Plan.

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

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county commission.

STAFF RECOMMENDATION

Staff has found the proposed Replat to be consistent with the Comprehensive Plan, requirements of the Unified Land Development Code and the approved Zoning Master Plan.

Staff recommends the **DRC recommend approval** of the Replat to the BoCC for Farms of Kanapaha – Lot 10.

DRC RECOMMENDATION

Recommended the BoCC **approve** the revised plat for Farms of Kanapaha lot 10