



Alachua County Development Review Committee Staff Report

Project Number: DR24-000028

Replat for Reserve at Millhopper – Lots 1, 2, and 3

SUBJECT: Reserve at Millhopper – Lots 1, 2, and 3 Replat

DESCRIPTION: Replat lots 1, 2, and 3, of the existing Provence Subdivision to adjust the total acreage of each lot

AGENT/APPLICANT: CHW, Inc.

PROPERTY OWNER: Warring Homes, Inc. and Jeffrey M. Wilder Builder, Inc.

PROPERTY DESCRIPTION:

Location	6038 NW 90 th Street, 5952 NW 90 th Street, and
Parcel Numbers	06035-020-001, 06035-020-002, 06035-020-003
Land Use	Estate (0.5 du/acre)
Zoning	Residential Single Family Estate (RE)
Acreage	± 4.52 acres

CHRONOLOGY:

Application Submittal	06/03/2024
Sufficiency Determination	07/03/2024
Revised Final Development Plan	07/18/2024
Hearing	

STAFF RECOMMENDATION: Recommend that the **DRC recommend approval** of the of the replat to the BoCC for The Reserve at Millhopper – Lots 1, 2, and 3.

**Alachua County
Development Review Committee
Staff Report**

DESCRIPTION OF PROPOSED PLAN:

This application proposes a Replat of Lots 1, 2, and 3 within the existing Provence subdivision to adjust property lines, and therefore acreage, of the subject lots. The applicant also proposes to call these lots "Reserve at Millhopper"

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 Estate Residential (0.5 du/acre). Since the zoning district is RE (Residential Single-Family Estate) the maximum residential density is one-half (0.5) dwelling units per acre. The proposed replat will not increase or decrease the number of lots within the existing Provence Subdivision.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The proposed Replat is for Lots 1, 2, and 3 in the Provence Subdivision. The lot is zoned Residential Single Family Estate (RE). The original Plat, approved in 2009, was the result of a Final Development Plan and Plat approval for a 13-lot subdivision. The replat will not increase or decrease the existing number of lots in the Provence Subdivision.

The proposed Replat is consistent with standards listed in ULDC Section 403.07 *Single family residential standards*.

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.

***Alachua County
Development Review Committee
Staff Report***

Staff recommends the **DRC recommend approval** of the Replat to the BoCC for Reserve at Millhopper – Lots 1, 2, and 3.