



Alachua County Development Review Committee Staff Report

Project Number: DR24-000015

Replat Review for Heatherwood Lot 23

SUBJECT: Heatherwood Lot 23 Replat

DESCRIPTION: Amend setbacks to allow for a front porch addition on the existing house

AGENT/APPLICANT: Edward Voor

PROPERTY OWNER: Edward Voor

PROPERTY DESCRIPTION:

| | |
|----------------|--------------------------------|
| Location | 3815 NW 57 th Place |
| Parcel Numbers | 06134-023-000 |
| Land Use | Low Density (1-4du/acre) |
| Zoning | R-1B |
| Acreage | 0.2 Acres |

CHRONOLOGY:

| | |
|--------------------------------|------------|
| Application Submittal | 03/04/2024 |
| Insufficiency Report Sent | 03/29/2024 |
| Application Resubmitted | 05/30/2024 |
| Insufficiency Report Sent | 06/04/2024 |
| Application Resubmitted | 09/03/2024 |
| Sufficiency Determination | 10/02/2024 |
| Revised Final Development Plan | 10/17/2024 |

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 application proposes a Replat of Lot 23 within the Heatherwood subdivision to amend existing setbacks to be consistent with current zoning requirements. This will allow for an addition of a front porch to the existing home.

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 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 Heatherwood Subdivision.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The lot is zoned Residential Single Family (R-1B). The original Plat, approved in 1980, identifies Lot 23 as having a 25-foot front setback, a 20-foot rear setback, and 10-foot interior side setbacks

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 setbacks from 25-feet to 10-feet; The side setback from 10-feet to 5-feet; The rear setback from 20-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 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

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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 Heatherwood – Lot 23.