



# Alachua County Development Review Committee Staff Report

Project Number: DR24-000015

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## 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 <sup>th</sup> 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

**DRC ACTION:** Recommended 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.

**DRC ACTION:** Recommended approval of the replat to the board of County Commissioners