



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000010

Replat for South Pointe Phase II Unit IIB Lot 30

SUBJECT: South Pointe Phase II Unit IIB Lot 30 Replat

APPLICANT/AGENT: eda, inc.

PROPERTY OWNER: Olivia C. Nuss

PROPERTY INFORMATION: Address: 1543 NW 118th Street
Parcel Numbers: 04321-203-030
Future Land Use: Low Density (1-4du/acre)
Zoning: Planned Development
Acreage: 0.18 acres

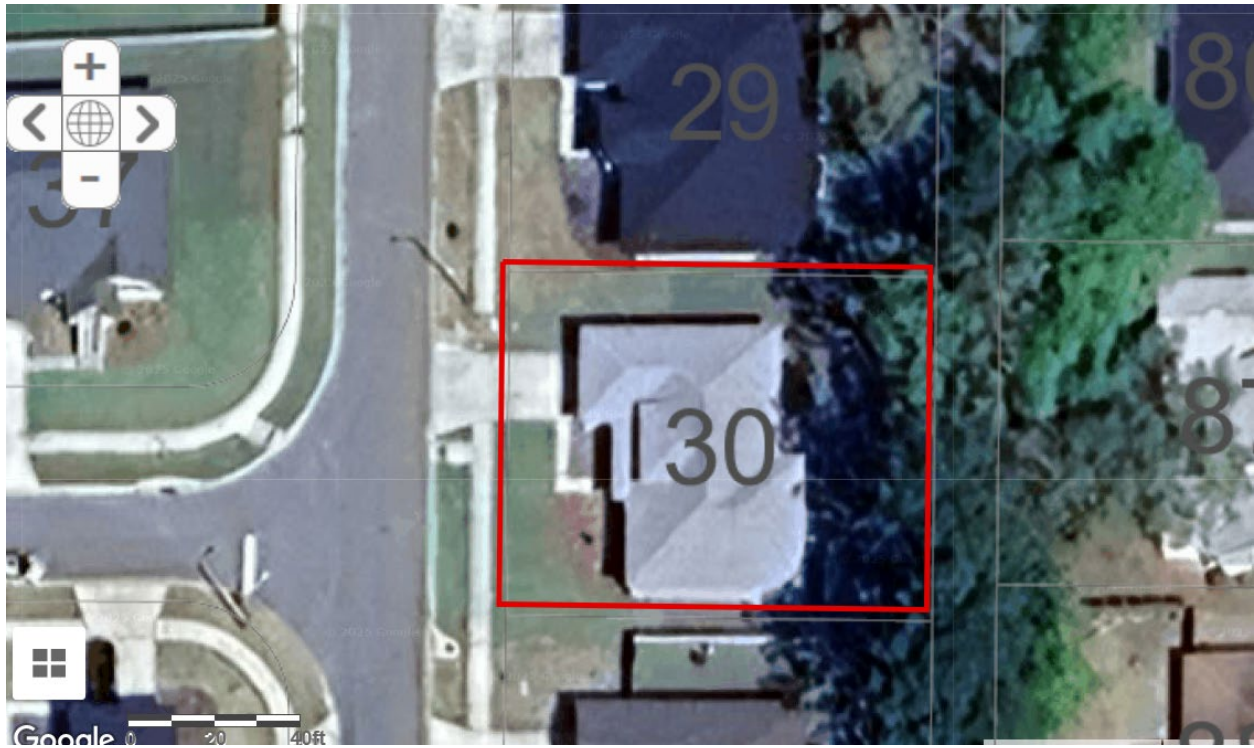
CHRONOLOGY: Application submittal: 03/31/2025
Sufficiency Determination: 04/24/2025
Development Review Committee Hearing:
08/14/2025

STAFF RECOMMENDATION: DRC recommend approval of the replat to the Board of County Commissioners.

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a replat of Lot 30 in Unit IIB of Phase II of the South Pointe Planned Development. The replat adjusts a drainage easement along the northern boundary of the property because the newly constructed residence encroaches on the drainage easement.

The original plat for Phase II Unit IIB identified a 10-foot-wide drainage easement, extending inward from the northern property boundary, on Lot 30. The replat reduces the existing easement from 10 feet to 5 feet due to the encroaching residence.



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 ANALYSIS:

The subject parcel carries the Low Density Residential (1-4 du/acre) Future Land Use designation and is in the South Pointe Planned Development. The application does not increase or decrease the density of the development.

UNIFIED LAND DEVELOPMENT CODE:

Zoning District and Use Regulations

Lot 30 is in the South Pointe Planned Development. The original plat for Phase II Unit IIB was approved by the BoCC in March of 2020. The replat will not increase or decrease the existing number of lots and is consistent with standards outlined in the South Pointe Planned Development 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 *Expiration*, approval of a plat shall expire without further action of the BOCC unless the plat has been recorded within two (2) years of the date of BOCC approval of the plat. In order to avoid expiration, all plat documents outlined in Subsection 402.60(a) above must be complete and accepted by the County to obtain the signatures of County officials at least thirty (30) days prior to the two-year expiration date.

STAFF RECOMMENDATION:

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

Staff recommends the **DRC recommend approval** of the Replat to the BoCC for South Pointe Phase II Unit IIB Lot 30.