



ALACHUA COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Project Number: DR25-000054

Replat for

Farms of Kanapaha Lot 41

SUBJECT: Lot split via Replat per the Farms of Kanapaha PD Zoning Master Plan

APPLICANT/AGENT: Phil Pistorino

PROPERTY OWNER: Patrick Sharon Lee Trustee/Pelzer Sharon Patrick Trustee

PROPERTY INFORMATION: Address: 6715 SW 100th Lane
Parcel Numbers: 07347-041-000
Future Land Use: Rural/Agriculture
Zoning: Planned Development (PD)
Acreage: ±7.49

CHRONOLOGY: Application submittal: 11/03/2025
Sufficiency Determination: 12/02/2025
Development Review Committee Hearing: 12/18/2025

STAFF RECOMMENDATION: **DRC recommend approval** of the replat to the BoCC for **Farms of Kanapaha – Lot 41**

BACKGROUND AND SUMMARY OF PROPOSED PLAN:

This application proposes a replat of Lot 41 within the Farms of Kanapaha Subdivision for a lot split per the Planned Development Zoning Master Plan allowances. The application will create one additional lot in the subdivision.

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:

Future Land Use Element

The current future land use designation is Rural/Agriculture, which has a maximum density of one (1) unit per five (5) 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 41 is eligible for a split. The proposed replat will increase the number of lots within Farms of Kanapaha by one from 95 to 96.

The increased density does not meet the density allowances of the Future Land Use designation but the existing Planned Development was approved prior to the Comprehensive Plan Future Land Use Policies and allows for the lot split.

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 41 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 41a and 42b 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 *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 and requirements of the Unified Land Development Code.

Staff recommends the DRC recommend **approval** of the Replat to the BoCC for Farms of Kanapaha Lot 41