



**Alachua County  
Development Review Committee  
Staff Report**

**Project Number: DR23-000011**

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**Replat Review for Royal Oaks – Lot 19**

**SUBJECT:** Royal Oaks – Lot 19 Replat

**DESCRIPTION:** Amend setbacks to current regulations to allow for a workshop shed to be built on the property

**AGENT/APPLICANT:** Rebecca Isaacson

**PROPERTY OWNER:** Ibert and Rebecca Isaacson

**PROPERTY DESCRIPTION:**

Location	1423 SW 29 <sup>th</sup> Street Gainesville, FL
Parcel Numbers	06665-050-019
Land Use	Low Density (1-4du/acre)
Zoning	RE-1
Acreage	1.03 Acres

**CHRONOLOGY:**

Application Submittal	03/06/2023
Insufficiency Report Sent	03/22/2023
Application Resubmitted	04/03/2023
Sufficiency Determination	05/03/2023
Revised Final Development Plan	05/11/2023
Hearing	

**STAFF RECOMMENDATION:** Recommend that the **DRC recommend approval** of the of the replat to the BoCC for Royal Oaks – Lot 19

**DRC RECOMMENDATION:** Recommended approval of the replat to the BoCC for Royal Oaks Lot 19

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**DESCRIPTION OF PROPOSED PLAN:**

The Revised Final Development Plan proposes a Replat of Lot 19 within the Royal Oaks subdivision to amend existing setbacks to be consistent with current zoning requirements. This will allow placement of accessory structures on the property.

**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 (1-4 du/acre). Since the zoning district is RE-1 (Residential Single-Family Estate) 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 Royal Oaks subdivision.

**UNIFIED LAND DEVELOPMENT CODE:**

**ZONING DISTRICT AND USE REGULATIONS**

The proposed Replat is for Lot 19 in the Royal Oaks subdivision. The lot is zoned Residential Single-Family Estate (RE-1). The original Plat, approved in 1979, identifies Lot 19 as having a 50-foot front setback, a 50-foot rear setback, and 20-foot side setbacks. Lot 19 fronts SW 96<sup>th</sup> Street.

Current code for residential zoning districts per Unified Land Development Code (ULDC) Table 403.07.02 allows the following setbacks for lots one acre or greater in size: 15-foot front or street; 20-foot garage front; 15-foot rear; 10-foot side; and accessory building setback of 10-feet 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 50-feet to 15-feet; The side setbacks from 20-feet to 10-feet; The rear setback from 50-feet to 15-feet for principal building and to 10-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.

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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.

Staff recommends the **DRC recommend approval** of the Replat to the BoCC for Royal Oaks – Lot 19.

**DRC RECOMMENDATION**

The DRC recommended that the BoCC approve the Replat for Royal Oaks Lot 19