



Legislation Details (With Text)

File #: 200074. **Version:** 1 **Name:**

Type: Resolution **Status:** Agenda Ready

File created: 6/23/2020 **In control:** Development Review Board

On agenda: 6/30/2020 **Final action:**

Title: Petition DB-20-49 SPT:
Jan Frentzen, Agent for Gavin J. P. Naylor and Veronika C. Stetter, owners. Requesting a Special Permit to reduce the required wetland setback from 150 to 105 feet to allow construction of a new septic tank and lift pump for a new single-family dwelling. Zoned: PD (Single-family Residential). Located at 2522 NW 23rd Terrace.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 200074_StaffReport_WithAttachmentsA&B_DB-20-49SPT_06232020

Date	Ver.	Action By	Action	Result
6/30/2020	1	Development Review Board		

According to records from Alachua County Property Appraiser’s office, Gavin J. P. Naylor and Vernonika C. Stetter, (hereinafter referred to as “Owners”), purchased the subject property in May of 2017 in its current unimproved state. The property was annexed into the City of Gainesville in 1979 and is currently zoned PD (Single-family Residential). A portion of Ridgeview Creek runs north/south through the property, dividing it into an east portion called Feather Wood and the west portion called Feather Wood, Unit 2. The proposed development is in Feather Wood and includes a parcel whose rear property is coincident with the run of the regulated creek and its associated wetlands. Mr. Jan Frentzen, agent for the owners, contacted the City about constructing a new single-family dwelling on the parcel. The development includes a new single-family dwelling with a septic tank, placed within 150 feet of the break of slope of the creek. Staff conducted a field investigation and mapped out the break of slope and instructed the applicant to survey the 75-foot and 150-foot distance from the break of slope of the creek. The survey revealed that the proposed building and the septic tank is within 75 and 150 feet from the break of slope of the creek. Sec.30-8.20 of the Land Development Code requires that the septic tank be permitted through a Special Permit to analyze compatibility of the development with the creek and wetland resources. This petition is a request to reduce the distance of the septic tank from the break of slope of a creek, from 150 feet to 105 feet. The drain field for the septic tank is beyond the 150 feet from the break of slope of the creek.

None.

Review Petition DB-20-49 SPT, for compliance with the criteria for granting a variance.