



City of Gainesville

Text File

City Hall
200 East University Avenue
Gainesville, Florida 32601

Introduced: 1/9/2006

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Version: 0

Status: To Be Introduced

..Title

Single Lot Replat, Portofino Cluster Development Phase I, Lot 27. Petition No. 147SUB-05 CC (B)

This petition is for a single lot replat of Lot 27, Portofino Cluster Development Phase I, according to the plat thereof recorded in Plat Book 25, pages 58-60 as amended by Surveyor's Affidavit recorded in Official Records Book 2004, page 715, of the public records of Alachua County, Florida. This subdivision recently has been annexed into the City of Gainesville. It is located at 1645 Southwest 66th Drive.

..Explanation

This is a request for a single lot replat of Lot 27 of the Portofino Cluster Subdivision, Phase I, which is located in the 1500 Block of Southwest 24th Avenue, south side, between Interstate 75 and Southwest 75th Street. Lot 27 is currently developed with a single-story wood frame single-family residence, which is subject to the following setbacks, as approved by the Portofino Cluster Subdivision: front, 15 feet; street side, 10 feet; interior side, five feet, and rear, 15 feet.

After construction, it became evident that the front portion of the building encroached into the front setback by 1.7 feet, reducing the front setback to 13.3 feet. In order to correct this encroachment, and remove any encumbrances on the title, the property owner is requesting a single lot replat to change the front setback for Lot 27 from 15 feet as listed on the Cluster Subdivision to 13 feet. The building will be in conformance with all other setbacks of the Cluster Subdivision. All required documents and consent to replat have been reviewed and found to be in compliance with the Land Development Regulations and subdivision requirements.

..Fiscal Note

None

..Recommendation

Planning staff to City Commission: The City Commission adopt the following resolution: "A Resolution approving the final, single lot replat of "Portofino Cluster Development Phase I, Lot 27 Replat", located at 1645 Southwest 66th Drive; providing directions to the Clerk of the Commission; and providing an immediate effective date.

Alternative Recommendation A: The City Commission deny Petition 147SUB-05 CC.

RESOLUTION NO. _____

PASSED _____

A Resolution approving the final, single lot replat of "Portofino Cluster Development Phase I, Lot 27 Replat", located at 1645 S.W. 66th Drive; providing directions to the Clerk of the Commission; and providing an immediate effective date.

WHEREAS, the owner of the plat has requested the City Commission to accept and approve the final, single lot replat as provided in Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida; and

WHEREAS, the City Commission finds that the final, single lot replat described herein is consistent with the City of Gainesville 2000-2010 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA;

Section 1. The final, single lot replat of "Portofino Cluster Development Phase I, Lot 27 Replat" is accepted and approved by the City Commission on the following described property lying in the City of Gainesville, Alachua County, Florida:

"Lot 27, PORTOFINO CLUSTER DEVELOPMENT PHASE I, according to the map or plat thereof recorded in Plat Book 25, pages 58 through 60, of the public records of Alachua County, Florida."

Section 2. The Clerk of the Commission is authorized and directed to affix his signature to the record plat on behalf of the City Commission and accept the dedication of the public utilities as shown on the replat.

Section 3. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2006.

Pegeen Hanrahan, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

Kurt Lannon,
Clerk of the Commission

Marion J. Radson, City Attorney

H:\Marion Radson\Planning\Portofino Lot 27 Replat.doc

BOUNDARY SURVEY

OF LOT 27, PORTOFINO CLUSTER DEVELOPMENT PHASE I,
LYING IN SECTION 9, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

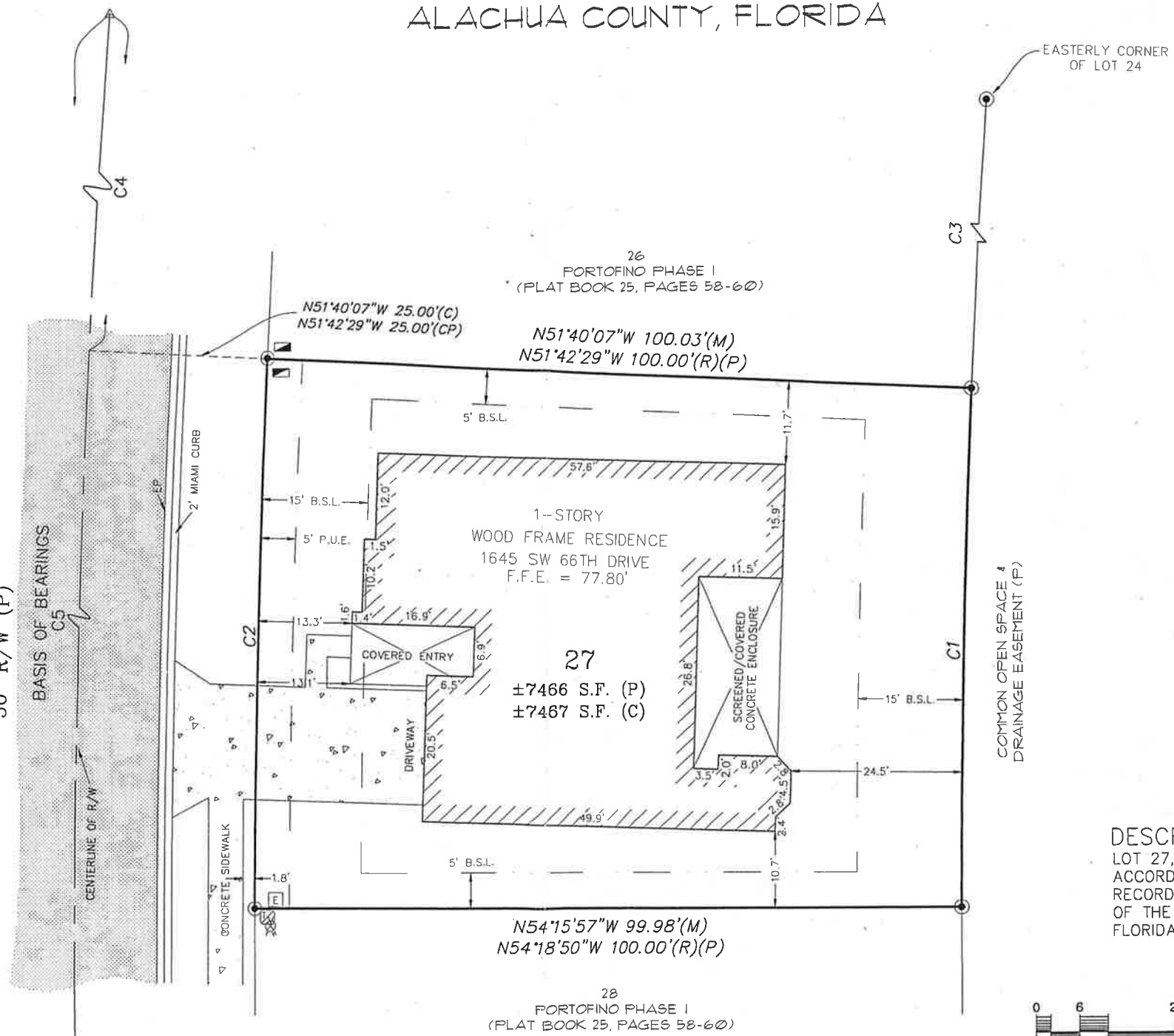
LEGEND:

- = SET 5/8" IRON ROD/CAP MARKED "C&E LB 5075"
- △ = FOUND NAIL & DISK MARKED "C&E LB 5075"
- ⊙ = FOUND 5/8" IRON ROD/CAP MARKED "C&E LB 5075"
- (C) = CALCULATED
- (M) = FIELD MEASURED
- (CP) = CALCULATED PLAT
- (P) = PER PLAT
- R/W = RIGHT OF WAY
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.F. = SQUARE FEET
- EP = EDGE OF PAVEMENT
- [E] = ELECTRIC BOX
- [W] = WATER METER
- [TV] = CABLE TELEVISION BOX
- [T] = TELEPHONE HANDHOLE
- [Hatched Box] = AREA OF CONCRETE SURFACE
- [Dotted Box] = AREA OF ASPHALT SURFACE

SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE BASED ON A VALUE OF S 39°07'41" W FOR THE CHORD BEARING OF CURVE C5. SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. BUILDING SETBACK LINES SHOWN HEREON ARE PER THE PLAT OF RECORD.
7. SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. THIS PROPERTY IS REQUIRED TO HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 75.09' IF NOT EQUIPPED WITH A G.R.U. APPROVED BACK FLOW PREVENTOR, PER CONSTRUCTION DOCUMENTS PREPARED BY THIS FIRM DATED 02/23/04 UNDER PROJECT NUMBER 03-237A. THE FINISHED FLOOR WAS MEASURED IN REFERENCE TO THE PLAT BENCHMARK AT AN ELEVATION OF 77.80' ON 07/14/05.
9. THIS PROPERTY IS REQUIRED TO HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 75.00' PER CONSTRUCTION DOCUMENTS PREPARED BY THIS FIRM DATED 02/23/04 UNDER PROJECT NUMBER 03-237A. THE FINISHED FLOOR WAS MEASURED IN REFERENCE TO THE PLAT BENCHMARK AT AN ELEVATION OF 77.80' ON 07/14/05.

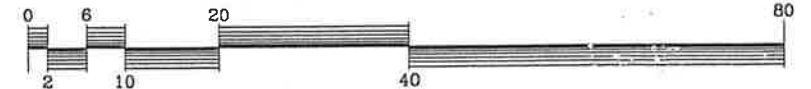
SW 66th DRIVE
50' R/W (P)



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	72.40'	1595.00'	2°36'02"	36.20'	72.39'	S37°01'32"W
C1(P)	72.40'	1595.00'	2°36'02"	36.20'	72.39'	S37°01'32"W
C2(M)	76.93'	1695.00'	2°36'02"	38.47'	76.92'	S36°59'11"W
C2(P)	76.93'	1695.00'	2°36'02"	38.47'	76.92'	S36°59'11"W
C3(M)	217.18'	1595.00'	7°48'05"	108.76'	217.01'	S42°11'14"W
C3(CP)	217.29'	1595.00'	7°48'20"	108.82'	217.13'	S42°11'14"W
C4(C)	345.79'	1720.00'	11°31'07"	173.48'	345.20'	S44°02'47"W
C4(CP)	345.79'	1720.00'	11°31'07"	173.48'	345.20'	S44°02'47"W
C5(C)	641.08'	1720.00'	21°21'19"	324.30'	637.37'	S39°07'41"W
C5(P)	641.07'	1720.00'	21°21'18"	324.30'	637.37'	S39°07'41"W

DESCRIPTION:

LOT 27, PORTOFINO CLUSTER DEVELOPMENT PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 58 THROUGH 60, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



NOTE: (P)
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "C", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001-0275-A, EFFECTIVE 09/28/84.

JOB NO. 05-0612
SHEET NO. 1 OF 1

CERTIFIED TO:
COMPASS BANK
CECIL S. CORDELL, MARY L. CORDELL AND KYLE P. CORDELL
GIBBALTAR TITLE INSURANCE AGENCY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO

DRAWN BY: TFC
CHECKED BY: ALT
FIELD BOOK: 231-40

CE Causseaux & Ellington, Inc.
Engineering • Surveying • Planning
1100 Gainesville Florida 32607
6011 NW
1976 Fax: (352) 331-2476
Phone: (352) 331-2476

GRAPHIC SCALE: 1" = 20'

DATE: 07/14/05
REVISION DATE:

Professional Surveyor & Mapper Fla. License No. 37864

This map prepared by:
Certificate of Authentication No. LB 5075
NOT VALID WITHOUT
FLORIDA
LICENSED SURVEYOR