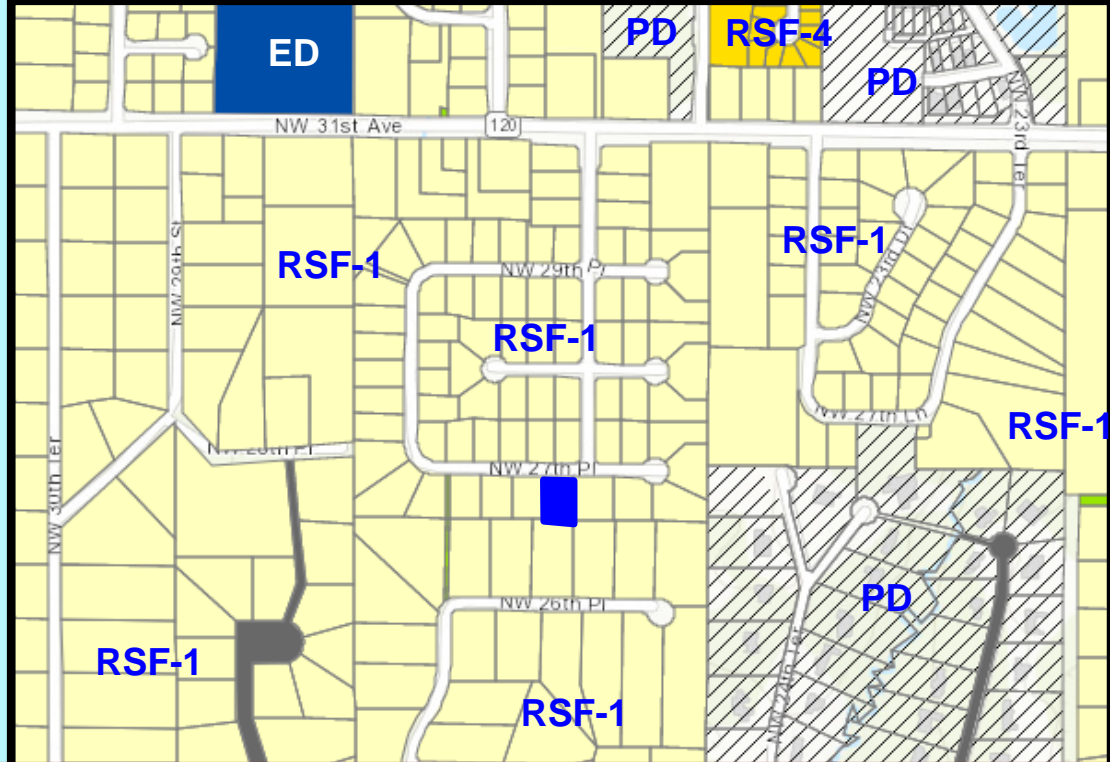


City of  
**Gainesville**



*City Commission Review  
Meeting: August 20, 2020*

***Petition CC-16-164 SUB: Petition CC-16-164  
SUB, Single Lot Replat of Lot 4, Royal Gardens  
Phase I Subdivision, Tax Parcel # 06087-010-  
004. Zoned RSF-1: Single-Family Residential  
(3.5 dwelling units per acre).  
Located 2609 NW 27TH PL***



**Sec. 30-3.35. - Single lot replatting.**

Single lot replatting provides an abbreviated process by which existing (improved) subdivision lots may be replatted without going through the standard process of platting or replatting subdivisions.

It applies where there is an existing encroachment upon one or more of the building setback lines or easements indicated on the recorded plat.

NW 31<sup>st</sup> Avenue

Northwest 31st Avenue

20 feet

25 feet

40 feet

20 feet

Northwest 29th Place

25 feet

Royal Gardens  
Subdivision

Northwest 25th Terrace

Phase  
I

25 feet

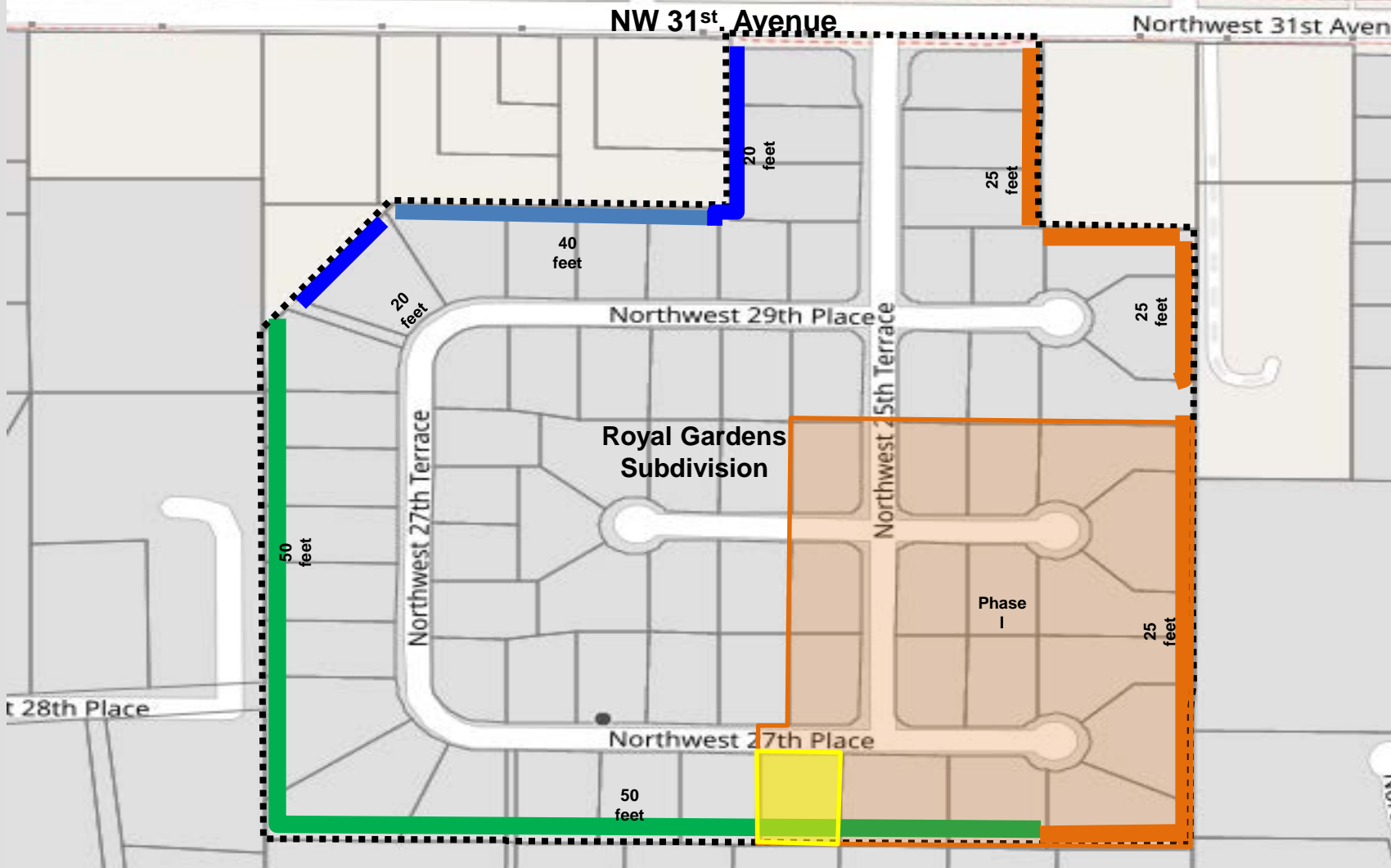
Northwest 27th Place

50 feet

50 feet

Northwest 27th Terrace

t 28th Place



LYING IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST,  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

LOT FOUR (4), ROYAL GARDENS, PHASE I, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "M", PAGE 28, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



City of  
**Gainesville**

*City Plan Board Meeting:  
August 20, 2020*

## ***RECOMMENDATION***

**Staff recommends approval of  
Petition CC-16-164 SUB and that  
you adopt Resolution 170728 for the  
Single Lot Replat of Lot 4, Royal  
Gardens, Phase I, with conditions  
and comments from the Technical  
Review Committee.**

## **CONDITIONS OF APPROVAL**

### **Condition 1.**

***Lot 4 within the Royal Gardens  
Phase 1 subdivision shall have  
minimum setback as listed below :***

#### ***Principal Structure:***

***Front : 25 feet,***

***East Side (interior): 10 ft.***

***West Side (interior): 7.5 ft.***

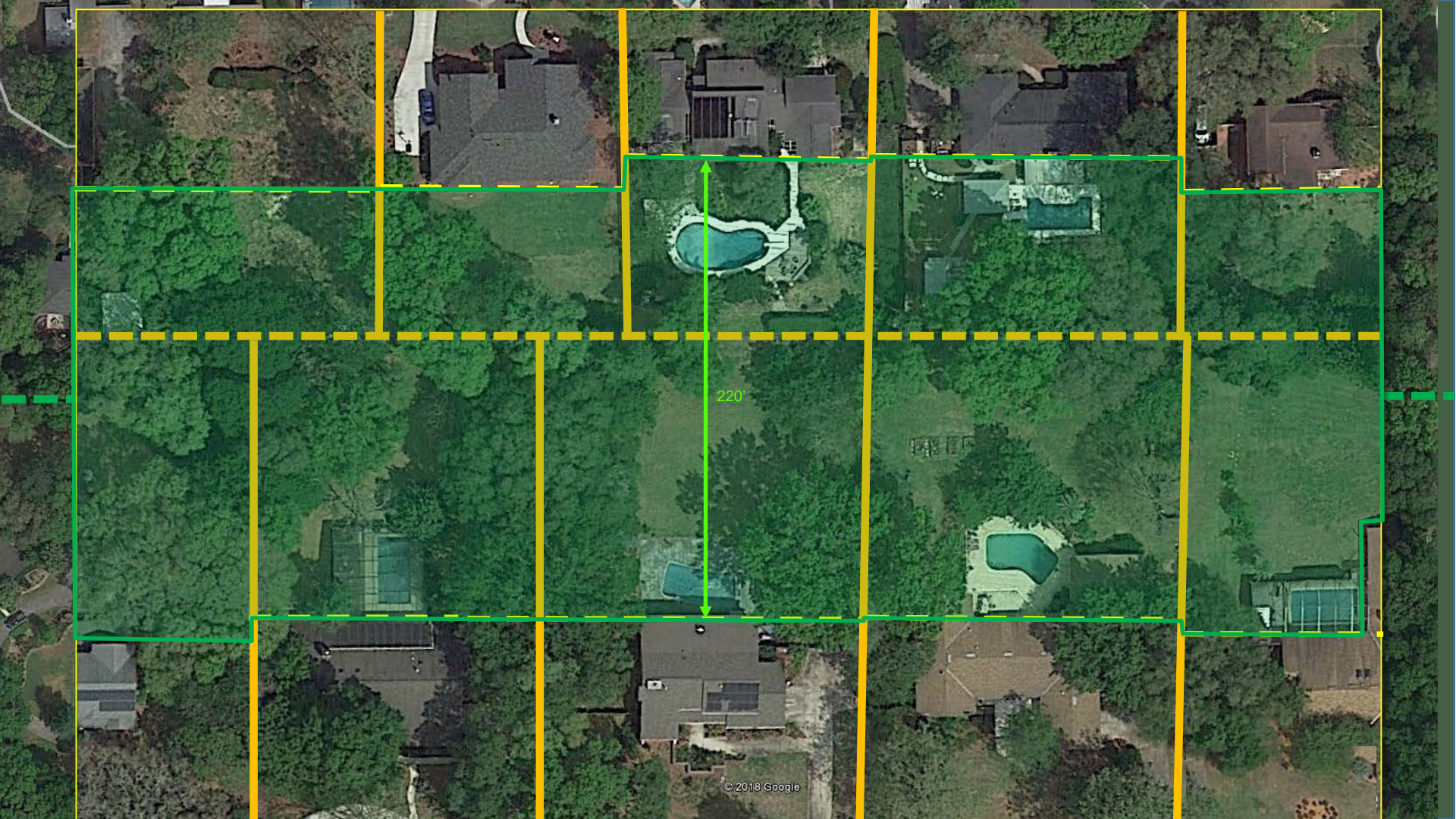
***Rear: 20 ft.***

***Rear Accessory Structures: 20 ft.***



THE END





220'