



Legislation Text

File #: 050466, **Version:** 0

(Quasi-Judicial) Final Plat for the Portofino Cluster Development Phase II, a subdivision approved by Alachua County, and annexed into the City of Gainesville. Located in the vicinity of Southwest 66th Drive, Southwest 17th Road and Southwest 20th Lane. (Petition 138SUB-05 CC) (B)

This is a request for final plat approval of the Portofino Cluster Subdivision, Phase II. The subdivision is located in the vicinity of Southwest 66th Drive, Southwest 17th Road and Southwest 20th Lane. It consists of 98 lots on 32.713 acres, developed in two phases. Phase I includes 45 lots and Phase II includes 53 lots. The smallest lot is 7,000 square feet and the largest is 14,139 square feet.

The subdivision recently was annexed by the City. It had already been approved by Alachua County in two phases. Phase I has been finalized and is under construction. Phase II was approved by the County as a preliminary plat, but the property was annexed into the City before the County issued final plat approval. Since annexation into the City, Public Works has reviewed and approved the required infrastructure for the subdivision. Following a recent inspection of the subdivision, Public Works accepted a letter of credit for maintenance of the constructed infrastructure. The remaining step is for the City Commission to approve the final plat.

Both phases contain cluster open space, common open area and common drainage areas totaling 5.165 acres. The property still has a County land use designation of Low Density Residential and a zoning of R-1a. A land use and zoning modification is in progress for City land use of Single-family and zoning of RSF-1, Single-Family Residential, 3.5 dwelling units per acre. The density will be consistent with allowable density under that City zoning district. The first phase has a density of 3.2 dwelling units per acre and Phase II has a density of 3.24 units per acre.

Representatives of the Alachua County Departments of Planning, Code Enforcement, Public Works and Environmental Protection approved the Master Plan for the Portofino Cluster Development on November 4, 2004. The plan submitted for final plat approval appears consistent with the earlier approvals granted by the County.

None

Planning Staff to City Commission: The City Commission adopt the following resolution: A Resolution approving the final plat of "Portofino Cluster Development Phase II", located in the vicinity of Southwest 66th Drive, Southwest 17th Road and Southwest 20th Lane; and providing an immediate effective date.