



Legislation Text

File #: 030112, **Version:** 0

A Resolution approving the final, single-lot replat of "Portions of Lots 1 & 2, Northwood Oaks Unit No.3" located at 6034 Northwest 33rd Terrace, Petition 65SUB-03CD. (B)

The petitioner is requesting City Commission approval of a single-lot replat of a portion of lots one and two of Northwood Oaks Unit No. 3 subdivision because the existing residence encroaches over the side property line, a 15-foot wide public utility easement (granted partial release of easement by the City of Gainesville, GRU, on May 23, 1995) and a 10-foot-wide side yard setback. The "Single-Lot Replat" process has been established as an abbreviated process by which existing (improved) subdivision lots may be replatted without going through Design Plat approval by the Development Review Board and City Commission. For a lot to be replatted through this process, the lot must be improved (building or structure) and there must be an encroachment on one or more of the building setback lines or easements.

It appears that during the mid 1970's, some 28 years ago, while still in the County, a surveying error was made by the developer that affected eight properties located along the west side of Northwest 33rd Terrace in the 5800 to 6100 block. Each new lot that was developed during the 1970's included varying portions of a southern lot and varying portions of the adjacent lots to the north. The petitioner has received confirmation/approval from the owners of the houses on either side of the property in question, that the replatting is satisfactory with them. It has been determined by the attorney representing the petitioner and approved by the City Attorney that the two consenting property owners represent the requisite number of owners needed for "Formal Consent" of the replatting within this subdivision. Building setbacks will not be identified on the replat because setbacks can always be revised by the City, thereby creating the same type of encroachment problems in the future.

None

The City Commission adopt the Resolution.