



Legislation Text

File #: 050759, Version: 0

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.

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.

None

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.