



Legislation Details (With Text)

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File created: 1/9/2018 **In control:** City Attorney
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Title: Single Lot Replat - Royal Gardens Subdivision, Phase I, Lot 4 (B)

Resolution No. 170728

A resolution of the City of Gainesville, Florida, approving the single lot replat of Lot 4, Royal Gardens Phase I Subdivision, located at 2609 NW 27th Place, Gainesville, Florida, as more specifically described in this resolution; providing directions to the Clerk of the Commission; and providing an immediate effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 170728B_StaffReport_20200820, 2. 170728C_StaffPPT_20200820, 3. 170728_SurroundingPropertiesNotice_20200820, 4. 170728A_draft resolution_20200716.pdf, 5. 170728_Resolution_20200820.pdf

Date	Ver.	Action By	Action	Result
8/20/2020	2	City Commission	Adopted (Resolution)	Pass

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The City Commission adopt the proposed resolution.

This resolution will approve a replat of a single lot located within the Royal Gardens Phase I Subdivision, which was approved and recorded in 1983, per the request of the property owner in order to adjust the setback lines currently designated on the 1983 plat that the existing improvements on the lot do not comply with. The Royal Gardens subdivision is located on the south side of NW 31st Avenue (Glen Springs Road), and lot 4 is located at 2609 NW 27th Place at the southern portion of the subdivision that has a common boundary with the adjacent Fox Grove subdivision.

This replat will modify the existing side and rear-yard platted setback lines on Lot 4 to correct the principal building encroachment into the west 10-foot side-yard setback and the pool and deck encroachment into the south 50-foot rear-yard setback. The applicant purchased Lot 4 with all existing improvements. The subject property is zoned RSF-1 and the existing improvements and the proposed changes to the plat meet the

regulatory setbacks set forth in the Land Development Code (7.5-foot side-interior; 20-foot rear-primary structure; 7.5-foot rear-accessory structure). However, older platted subdivisions such as Royal Gardens Subdivision sometimes included land development restrictions that are more stringent than City zoning and development standards, and it is these platted setback lines that are being adjusted here.

Lot sizes in Royal Gardens vary between 12,000 to 23,000 square feet with platted front, side, and rear-yard setbacks of 25, 10, and 50-feet respectively. Lot sizes in adjacent Fox Grove are one and two acres with 40-foot front and rear-yard setbacks, 15-foot side-yard setbacks, and 20-foot street-side setbacks.

The applicant is requesting approval based on consistency with standards typical of a single-family development and consistent with the City's Land Development Code, and in accordance with Land Development Code Section 30-3.35 that allows for single lot replatting when there is an encroachment of a building or structure upon one or more of the building setback lines or easements indicated on a recorded plat.