

**STAFF REVIEW AND RECOMMENDATIONS
PUBLIC HEARING
APRIL 14, 2021**

PRELIMINARY PLAT: **FLORENCE LAKE HOMESTEAD ESTATES**
LEGAL DESCRIPTION: **SEC 24, T19N, R05W S.M., AK**
PETITIONER: **THOMAS D. & LAURIE L. SPERRAZZA**
SURVEYOR: **DENALI NORTH**
ACRES: 2.90 PARCELS: 1
REVIEWED BY: CHERYL SCOTT CASE: 2021-038

REQUEST:

The request is to combine Lots 5 & 6, Florence Lake, Addition #1, Plat #69-13 into one lot to be known as **Florence Lake Homestead Estates**, containing 2.90 +/- . This property is located east of N. Crystal Lake Road and directly west of N. Florence Drive, lying within the SW¼ Section 24, Township 19 North, Range 5 West, Seward Meridian, Alaska.

EXHIBITS:

Vicinity Maps **Exhibit A**

COMMENTS:

Public **Exhibit B**

DISCUSSION: The subject parcels are located within the Willow Area Community Council. This case heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), exemptions for elimination of common lot lines is exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

COMMENTS:

James & Tricia Franklin, owners of Lot 12, Florence Lake Park, Addition #1, has no objection to the proposed plat. **(Exhibit B)**

Jake Sedlacek, owner of Lot 13, Florence Lake, Addition #2, is concerned the proposed subdivision will be subdivided into smaller lots in the future. He questioned the reasoning for this request and if it was allowed by the Florence Lake Management Charter. **(Exhibit B)**

CONCLUSION

The plat of Florence Lake Homestead Estates is consistent with AS 29.40.070 Platting Regulations, MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and

topographic information. There were no objections from any borough departments or outside agencies. One objection and one concern received from the public.

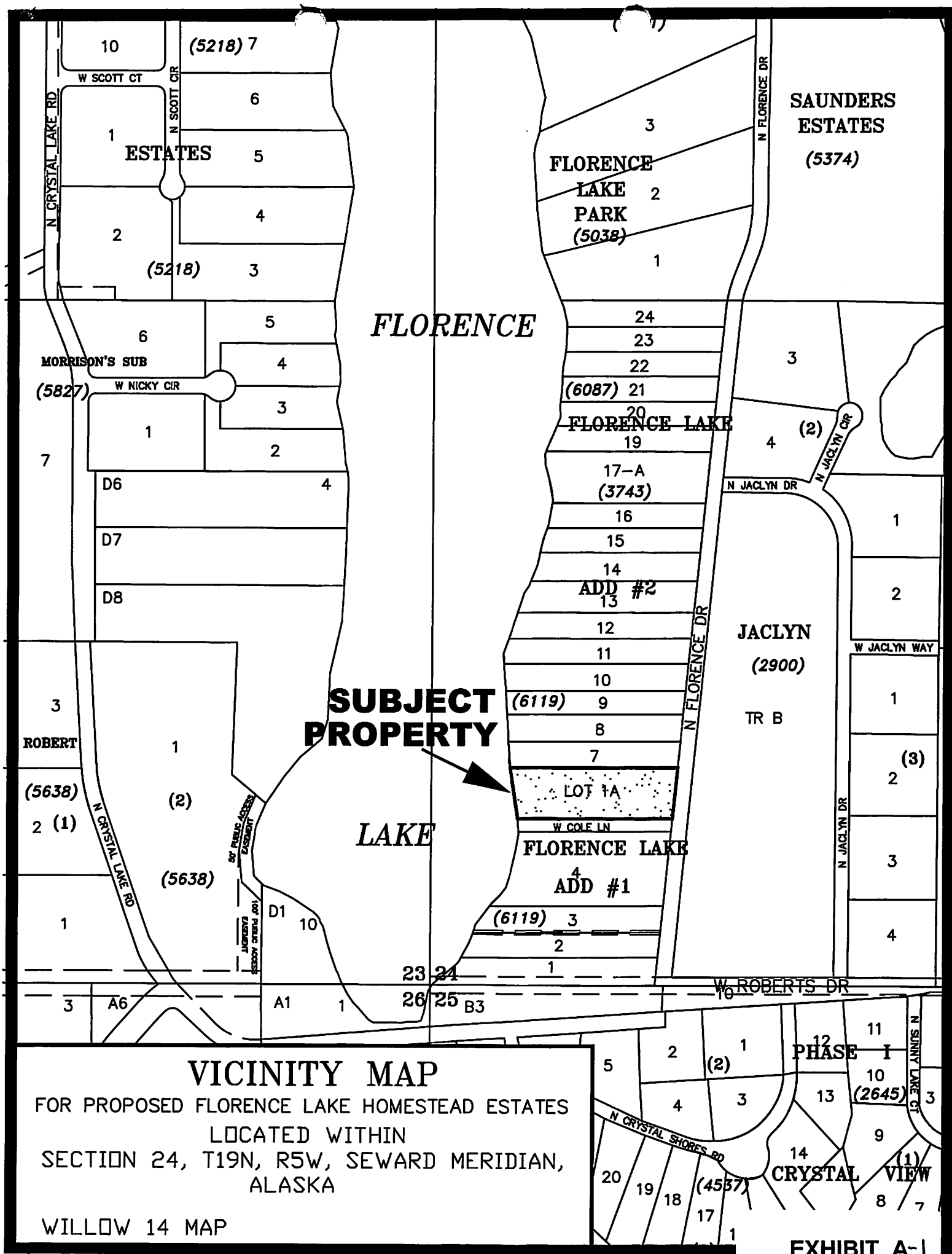
FINDINGS of FACT:

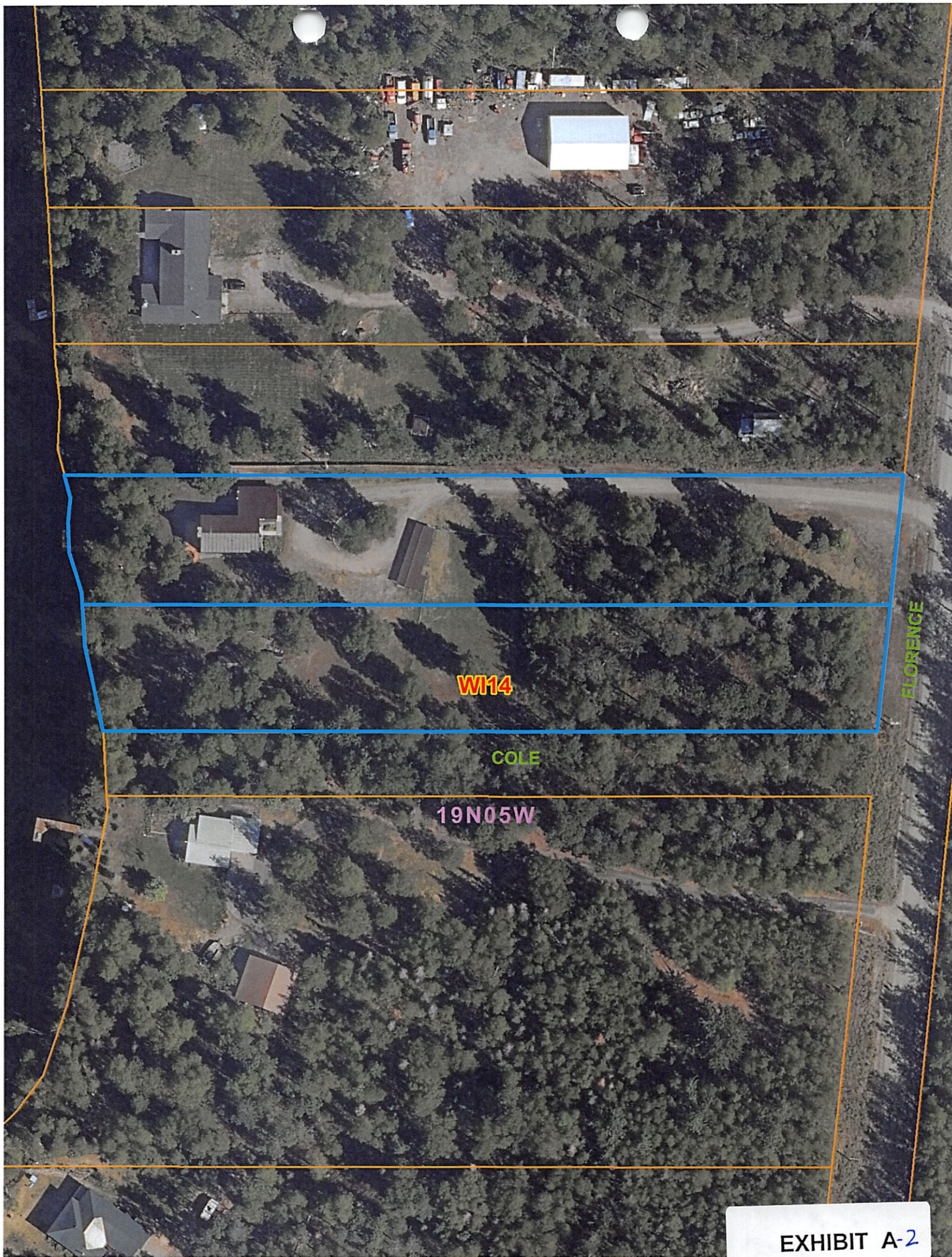
1. The abbreviated plat of Florence Lake Homestead Estates is consistent with AS 29.40.070, Platting Regulations and is pursuant to MSB 43.15.025, *Abbreviated Plats*, and MSB 43.15.054(G), exemptions for elimination of common lot lines.
2. This plat combines two lots within Florence Lake, Addition #1, lessening the lot density in the area.
3. There were no objections from any borough departments or outside agencies. One objection and one concern received from the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of Florence Lake, Addition #1, Plat #69-13, and does not require additional monumentation.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of the abbreviated plat of Florence Lake Homestead Estates contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
4. Submit recording fee payable to DNR.
5. Submit final plat in full compliance with Title 43.





WI14

COLE

19N05W

FLORENCE



MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



Emailed
3/31/2021
CS

55231000L012 16
FRANKLIN JAMES & TRICIA
3000 EMORY ST
ANCHORAGE AK 99508-4468

FIRST CLASS

0000368428 0012

NOTIFICATION OF PUBLIC HEARING

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

PETITIONER/OWNER: THOMAS & LAURIE SPERRAZZA

REQUEST: The request is to combine Lots 5 & 6, Florence Lake, Addition #1, Plat No. 69-13 into one lot to be known as **FLORENCE LAKE HOMESTEAD ESTATES**, containing 2.9 acres +/- . The property is located east of N. Crystal Lake Road and directly west of N. Florence Drive (Tax ID # 6119000L005 & 6119000L006); lying within the SW ¼ Section 24, Township 19 North, Range 05 West, Seward Meridian, Alaska. In the Willow Community Council and in Assembly District #7: Tam Boeve.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **April 14, 2021**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia, Palmer, Alaska 99645 or e-mail: platting@matsugov.us. Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Cheryl Scott** at (907) 861-8692.

To view the agenda or meeting packet please go to the following link: www.matsugov.us/boards/platting. **Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

☒ No Objection [] Objection [] Concern

Name: Franklin, James + Tricia Address: 12451 N Florence Dr, Willow, AK 99688

Comments: _____

Case # 2021-038 CS

Note: Vicinity map Located on Reverse Side

EXHIBIT B-1

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
350 EAST DAHLIA AVENUE
PALMER, ALASKA 99645



U.S. POSTAGE >>> PITNEY BOWES
ZIP 99645 \$ 000.51⁰
02 4W
0000368428 MAR 24 2021

RECEIVED

MAR 30 2021

PLATTING

56087000L013 38
SEDLACEK JAKE & BRITTANY
11310 POLAR DR
ANCHORAGE AK 99516

FIRST CLASS

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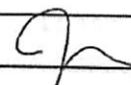
☐ No Objection ☐ Objection ☒ Concern

Name: Jacob Sedlacek Address: 11310 Polar Dr. Anchorage, AK 99516

Comments: "Homestead Estates" insinuates that this new property will be sub-divided into smaller parcels in the future.

What is the proposed reasoning behind this request?

Is this allowed under the Florence Lake Management Charter?

Thank you, 

Case # 2021-038 CS

Note: Vicinity map Located on Reverse Side

EXHIBIT B-2