

Petition CC-13-004 SUB. Causseaux, Hewett and Walpole, Inc., agent for Garrison SW 17th Avenue LLC. Reversion of subdivided land, Shady Forest, to acreage. Zoned: Urban mixed-use district 2 (UMU-2). Located north of SW 20th Avenue between SW 37th Street and SW 38th Terrace.

Mr. Calderon presented the petition on behalf of staff. Using a PowerPoint presentation he showed the location of the existing plat and its current boundaries. He showed the surrounding developments as well as the land use and zoning designations. Mr. Calderon showed the original Shady Forest Plat and the portions which were removed earlier for a different type of development. He illustrated the existing access points to the main street network and the portion of the plat to be vacated.

He addressed the process for a plat vacation and the relevant ordinances that are applicable. He proceeded to demonstrate how the petition satisfies each of the requirements. He also showed how the plat vacation will be consistent with current ordinances. He emphasized that prior to development of the resulting lot, adequate access must be demonstrated. Using a map provided by the applicant he showed the board a plan of the intended right-of-way design for the area and how it fits into the existing road network.

Mr. Calderon recommended approval of the petition with conditions.

The board asked a question about what will happen to the existing road right-of-way.

Mr. Brashier of Causseaux, Hewett, and Walpole addressed the board on behalf of the applicant. He agreed with the conditions and offered to answer any questions from the board.

Mr. Donald Shepherd addressed the board about ownership and maintenance of the remaining roadways. He also wanted to know the amount of parking required for the area and how the development relates to the University of Florida parking arrangements.

Ms. Norris proceeded to make a motion to approve the petition.

Motion By: Ms. Norris	Seconded By: Mr. Himschoot
Moved To: Approve Petition CC-13-004 SUB with all staff's conditions and recommendations.	Upon Vote: 4 to 0