







Planning & Development Services

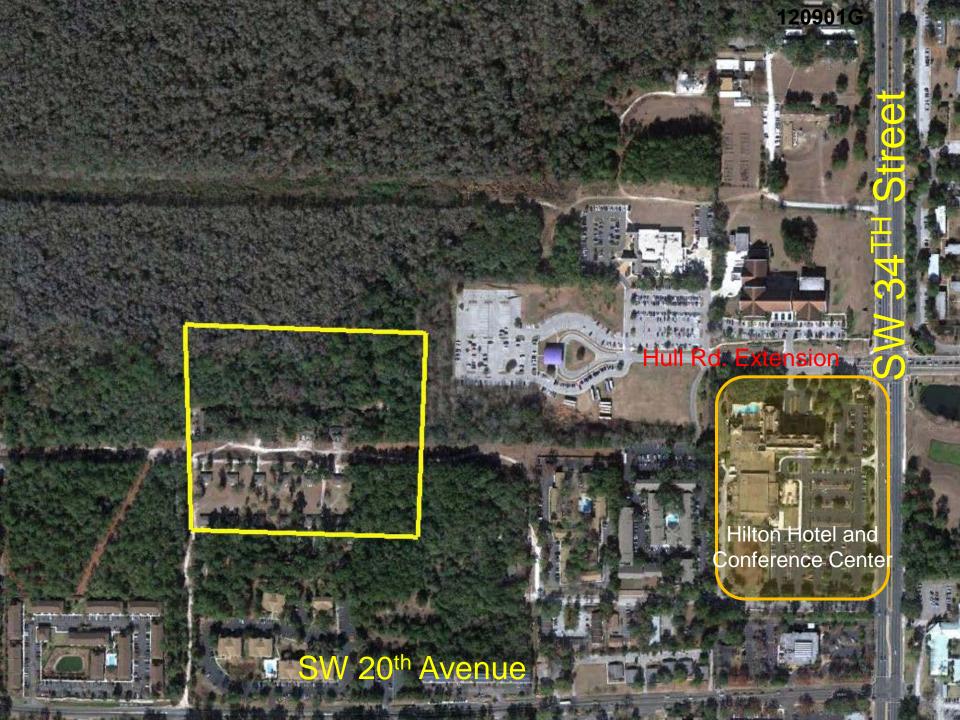
CC-13-004 SUB

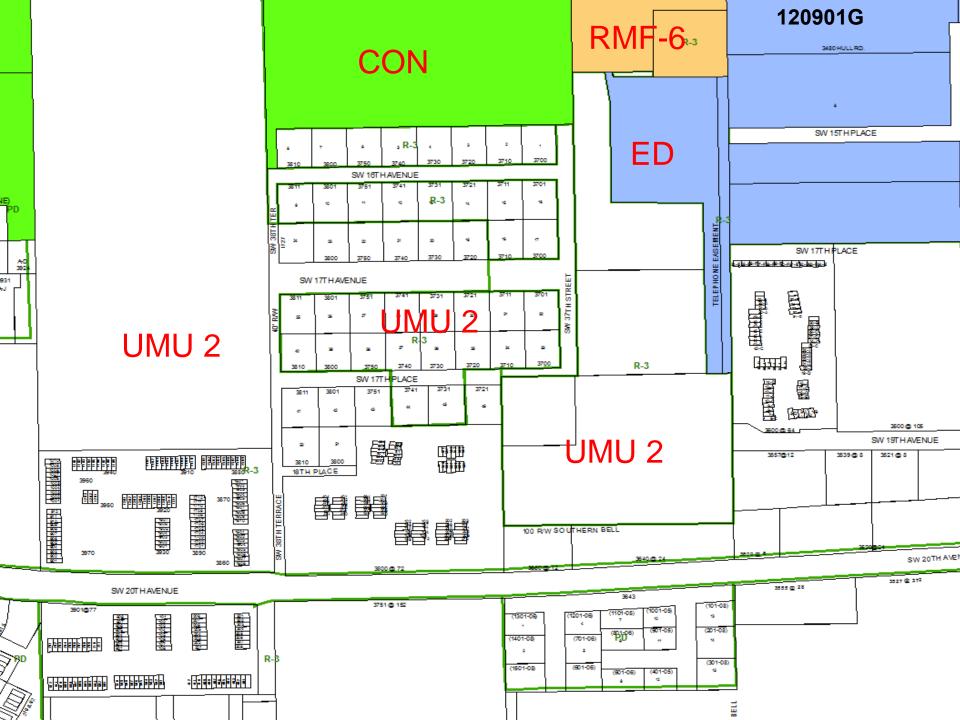
Reversion of subdivided land, Shady Forest, to acreage.

(City Legistar No. 120901)

4/18/2013

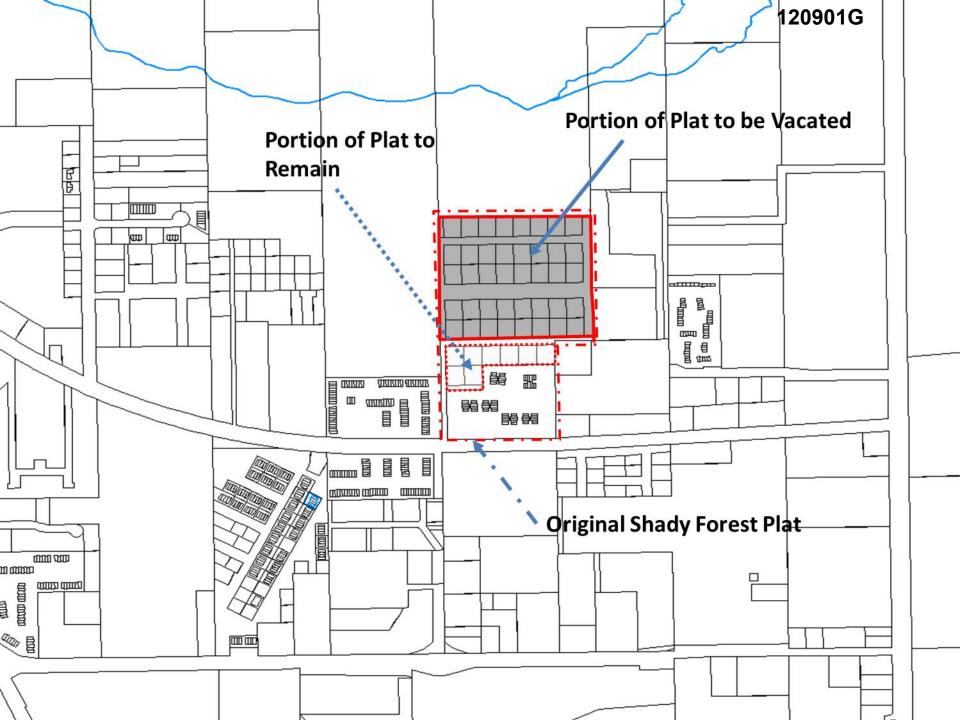


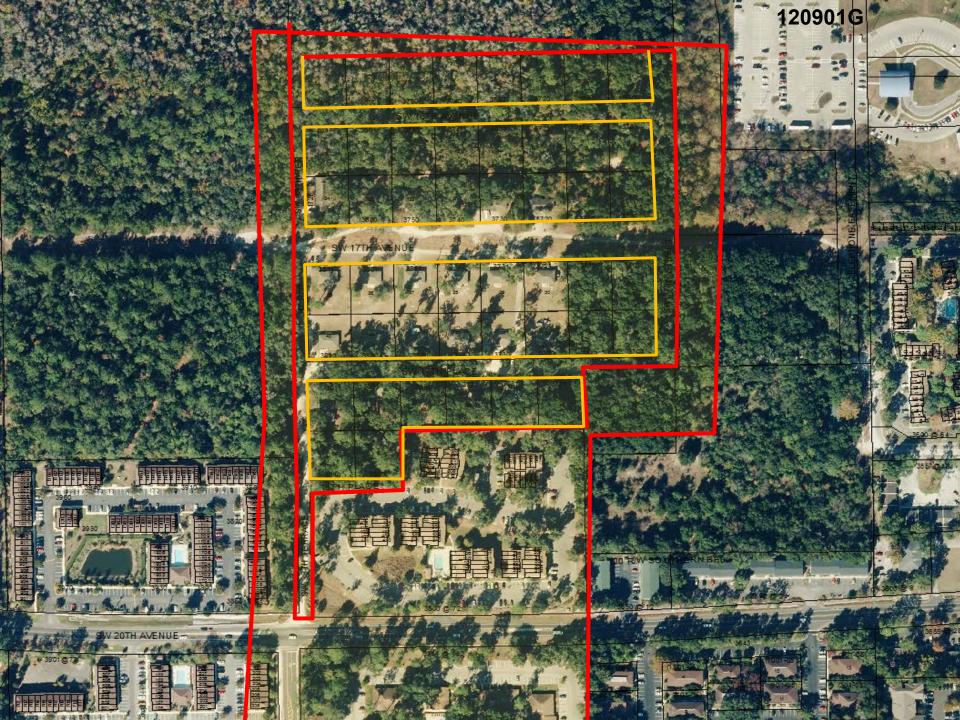


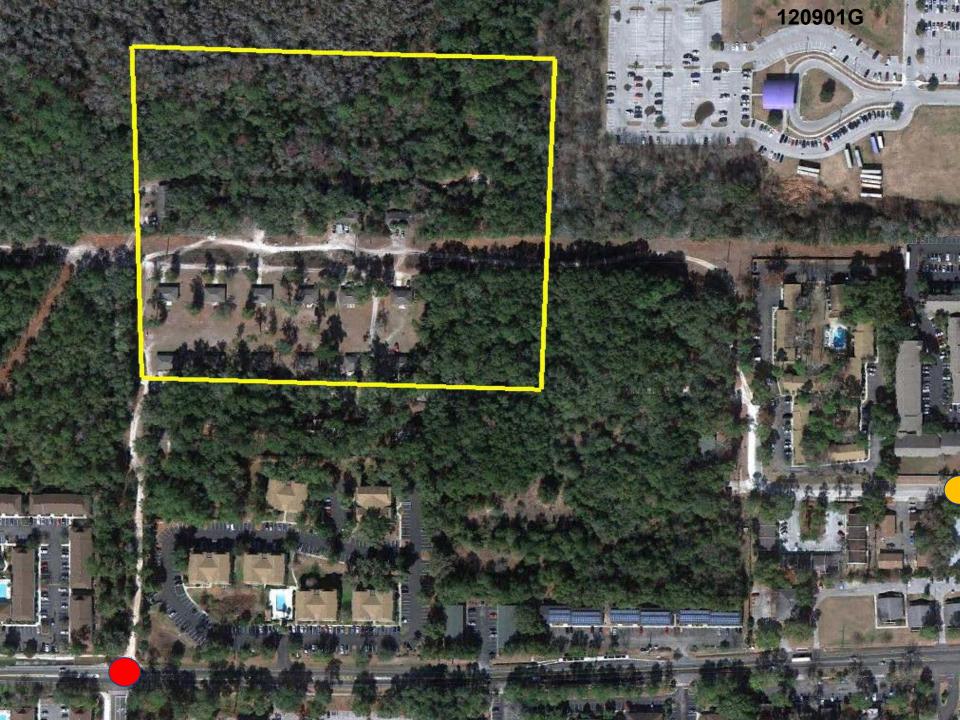


## 91 11 12 13 13 13 13 13 1	Table 1				1209016	Ø,
## 10 11 12 15 14 15 15 15 15 15 15 15 15 15 15 15 15 15	and the same		3 89" 30 32" E	080 00		٠.
## 10 11 13 15 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	-			100		
## 10 11 13 15 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	and the same of th			1 . 1 . 1 . 1	DUNDU FADELT	
DESCRIPTION The South 19 to t	and and a		Language and the second	ni Language de la companya de la com	UNHUT TURLET	£
10 11 12 13 14 15	Manager 1		37.162	The delication of the second o		*
16 September 1 10 10 10 10 10 10 10 10 10 10 10 10 1	NAME OF TAXABLE PARTY.					. :
The Journ 19 ft 10° of the Santa Ve of let a sent of the sent of t			13 10 11 12 13	3 3 1 6 9 2	DESCRIPTION	
11 11 11 11 11 11 11 11 11 11 11 11 11		*	M		A STATE OF THE PROPERTY OF THE	
Mir Str Essential Mir Str Essen	distance	1	2 3 3 3 3	3 3 2		1
10 10 10 10 10 10 10 10	destable	1/	184 848 48 78 79	19 11 11 11 11 11		A.
11 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	NAME OF TAXABLE PARTY.	<i>N</i>		references and the second seco	Printer 1 Table 1 Table 1	
15 11 10 19 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Metaboom		A STATE OF THE PROPERTY OF THE	Line - 100 9r. 2	MI lying and being in Lot 7 \$ 4 of section 11,	
18 18 18 18 18 18 18 18 18 18 18 18 18 1	No.		X 3.W. 17 4.	Are.	Tup. 10 Jouth, Ryc. 19 East; Alachine Lounty, Thomas	
SCALE: 17:200 11:00 19:00 11:0			3 8 3 3 4	S MM		
SCALE: 17:200 11:00 19:00 11:0			15 24 29	MONTH		P.
SCALE: 17:200 11:00 19:00 11:0	The second	the state of the s	1 2 . 7 . 7 . 7 . 7 . 8 . 8 . 8 . 8 . 8 . 8			lais,
SCALE: 17:200 11:00 19:00 11:0		Q.				
15 1 10 19 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18			1800 38 30 37 4 36	1111111		
11 12 15 14 15 16 St. 11 20 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 18 17 10 19 19 19 19 19 19 19 19 19 19 19 19 19				The second secon		* 1.50 * 1.50
11 12 15 14 15 16 51 51 50 19 18 17 18 17 50 19 18 17 18 17 50 19 18 17 18 17 50 19 18 17 18 17 50 19 18 17 18 17 50 19 18 17 18 17 50 19 18 17 50 19 19 19 19 19 19 19 19 19 19 19 19 19	No.		The second state of the second	and the second		
11 11 10 19 18 11 11 10 19 18 11 11 11 11 11 11 11 11 11 11 11 11	-	. 4	74, 1 1 1 1	11.86.30.21.M.		ed :
10 90 Exercised 37 51 50 19 18 17 10 50 10 50 10 50 10 50 10 50 50 10 50			311 12 15 14 1	16 8		
10 90 Exercised 37 51 50 19 18 17 10 50 10 50 10 50 10 50 10 50 50 10 50		6/2/3.12.300				
18 90 Expension 19 19 19 19 19 19 19 19 19 19 19 19 19	manage .	Maria San Land				
100 91 Ensember 1 19 19 19 19 19 19 19 19 19 19 19 19 1	Demission .		12/1 2/ 10 1 17 10	1 812		and fort
Mi Su Expension 13 14 3 11	ACCORDING TO			markini berimenti E		
10 90 Expension 173 113 11 11 11 11 11 11 11 11 11 11 11 1	mercens.		3. W. 18 9 P/S	вынитеринизменниямий Ад		935 1
for telephone por 18 mg on 19 mg on 18 40 mg of the test blo 180 mg	Name of Street		3 2 3 3	8 1 1 1		neg. garti
The Surveyed By: 1 South Manager 11 South Manager 11 South Manager 11	STATE OF THE PERSON	166 Sw Essembet	898 HS 11 1 1 11	58 23		
The Surveyed By: 1 South Manager 11 South Manager 11 South Manager 11	and the same	for filesman link .		-		799
Hoy His tert blo 19 12 South Paranost		1.00	CONTRACTOR OF THE PROPERTY OF	101011. 8	Surveyed By M.K. +V	4
We my South Manager 12 South Manager 12	NOTE OF THE PARTY.	11 the management and the same	+ 3	3 8 7 0		
The state of the s	STANDARDS	76	The state of the s	3/931	77 4112 40 4123	63 63 ₃
A = A = A = A = A = A = A = A = A = A =	MEDICAL STREET		*****	All many		ji,
11. 37.30 12 H. 66000	Management		3 1 32.30. 12.34 Sec 02	7	Garacaville, Florida	1. S.
Dated : Mail 29: 1946	THE PROPERTY.		Tana .	*	Dated Month Life 1866	enter grade
		nama padan kanan kan Kanan kanan ka		Epidemings par son since ments and a since the state of the surprise of the su		menusia (e-

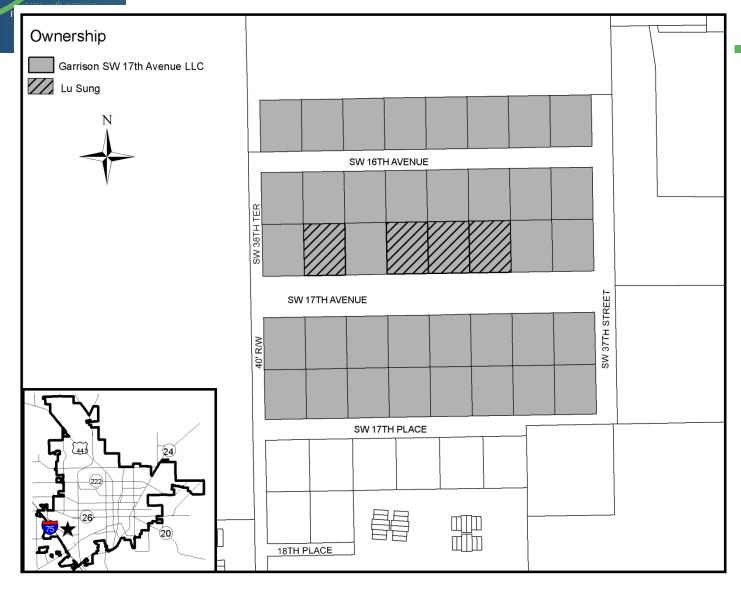
120901G

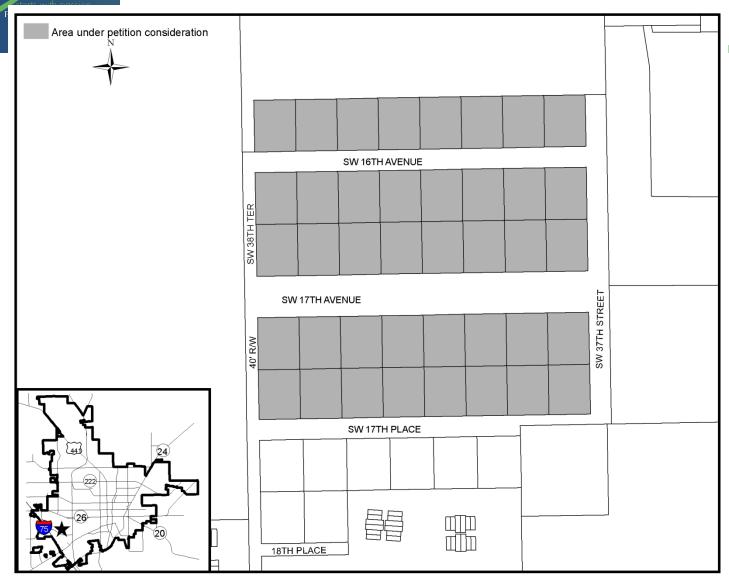






GAINE VILLE













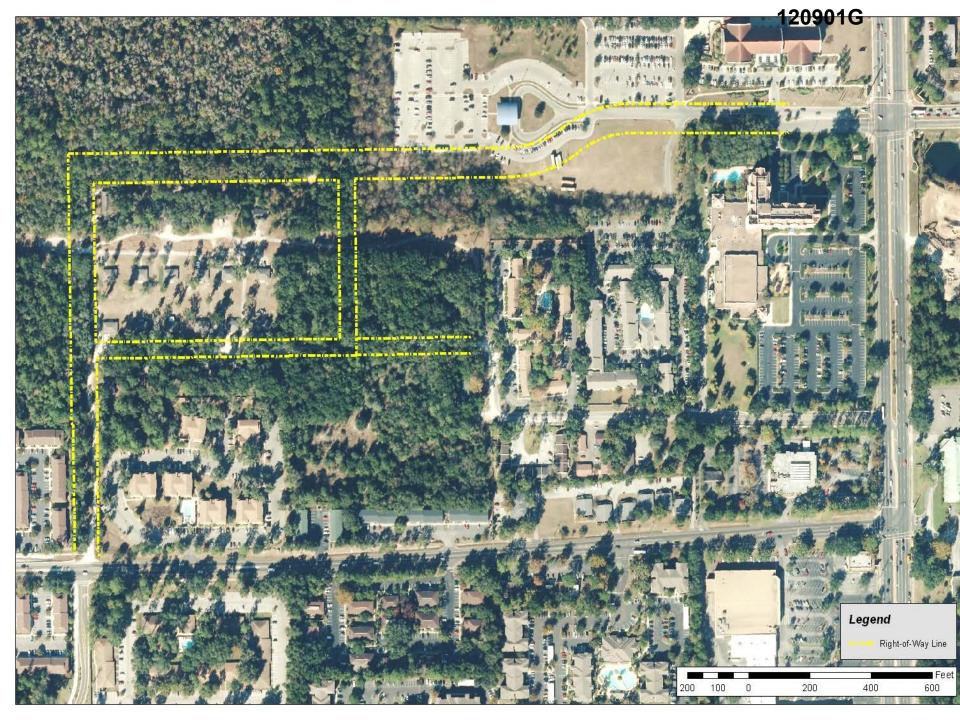
KEY ISSUES

- 1. Authorization of the applicant to vacate the referenced portion of the Shady Forest Subdivision.
- 2. Providing adequate access to the resulting acreage parcel to facilitate minimum allowable development.
- 3. Maintaining current property rights and right of convenient access of persons owning the remaining lots in the subdivision.

- 1. Adopt a resolution
- 2. Fee simple title ownership of the property
- 3. Vacation not affect the ownership or right of convenient access of persons owning other parts of the subdivision
- 4. Legal notice to vacate subdivision
- 5. Evidence that all state and county taxes have been paid
- 6. City Commission resolution
- 7. Roads are not required.

LAND DEVELOPMENT CODE REQUIREMENTS

- 1. Development rights
- 2. Minimum development standards
- 3. Availability of adequate access
- 4. Additional development, adequate rights-of-way to the public road network must be established in the form of a dedicated or an approved private street.



















Recommendation

- Development Review Board to City Commission
- Approve Petition CC-13-04 with conditions.

Staff to Development Review Board: Approve Petition CC-13-04 with conditions.

STAFF: CONDITIONS OF APPROVAL

Condition 1.

After approval of the plat vacation, the resulting parcel is only eligible to have one single-family dwelling until adequate access is provided in the form of a public right-of-way or approved private street. The property is zoned UMU-2 (Urban Mixed Use) and may pursue development in accordance with the allowable uses, densities and development standards of the zoning district. Any future subdivision of the property will be subject to the subdivision review process.

Condition 2.

Prior to adoption of the resolution, the applicant must address the maintenance and suspension of existing utilities within the vacated portion of the subdivision.