

# Street Vacation

## Petition PB-19-010 SVA

Legistar NO. 180860

City Commission: August 1, 2019

Presentation by: Yvette Thomas



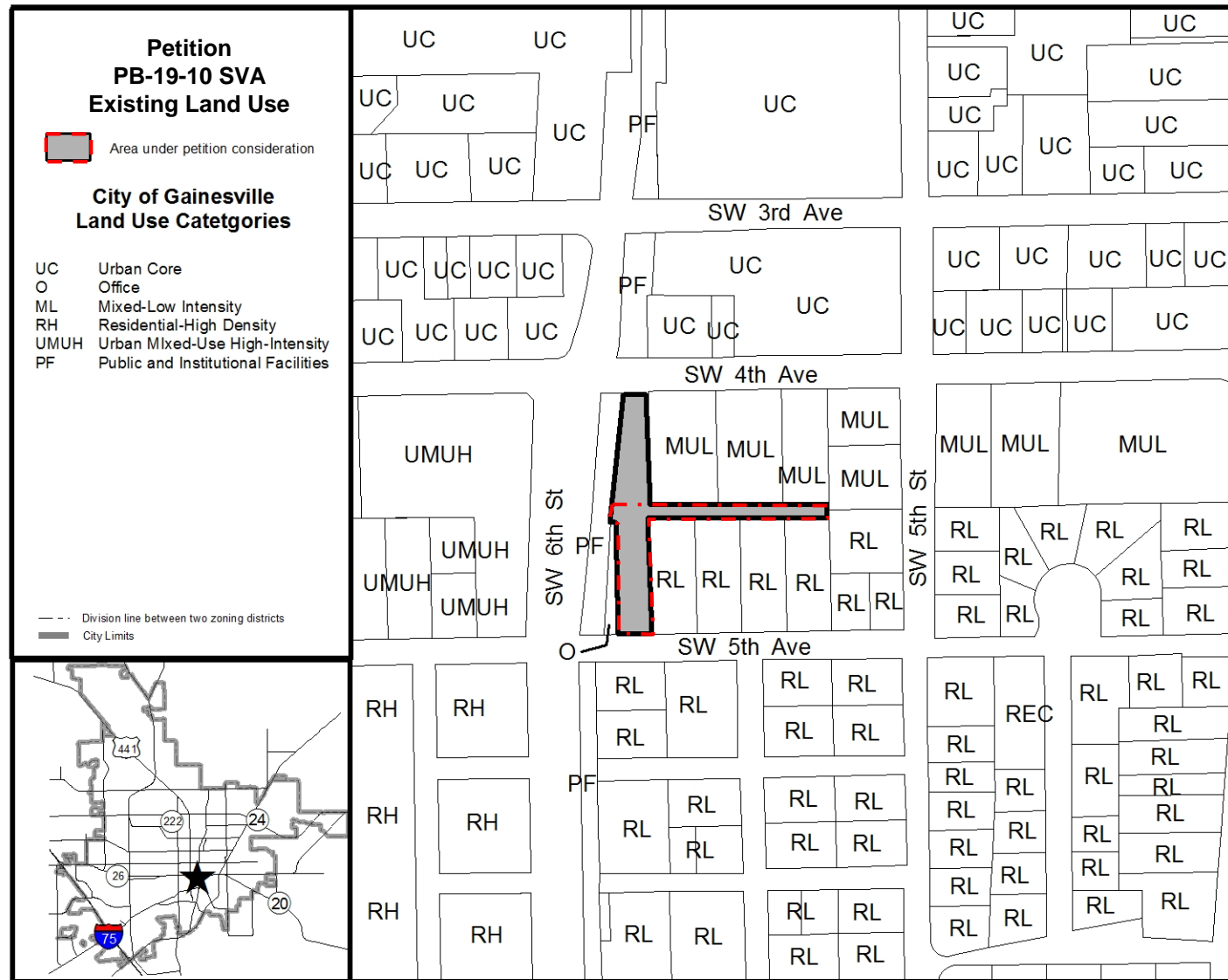
DEPT  
OF  
DOING

Location:  
southeast of the  
intersection of SW  
4<sup>th</sup> Ave and SW 6<sup>th</sup>  
Street

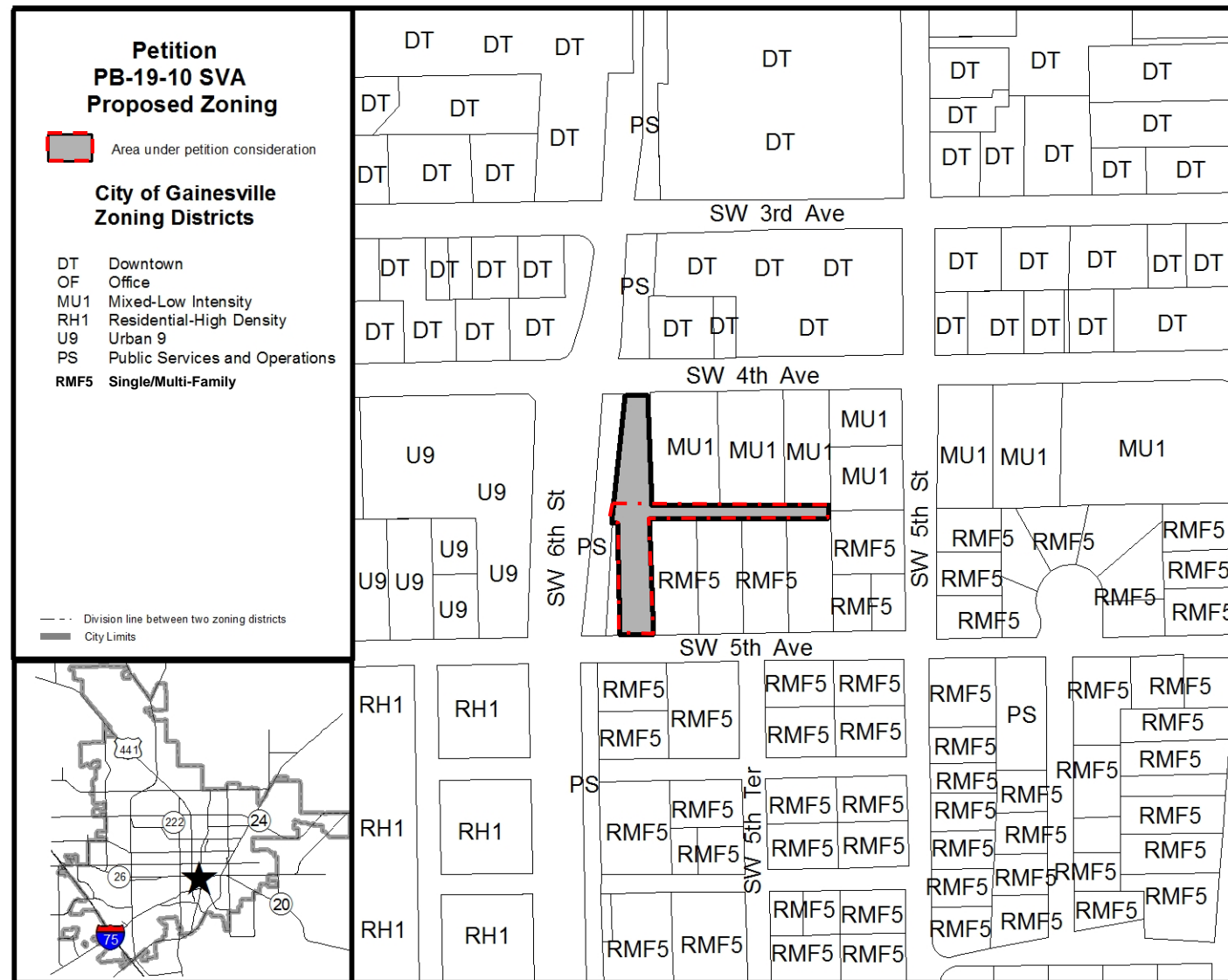


Approximately .35 acres in size

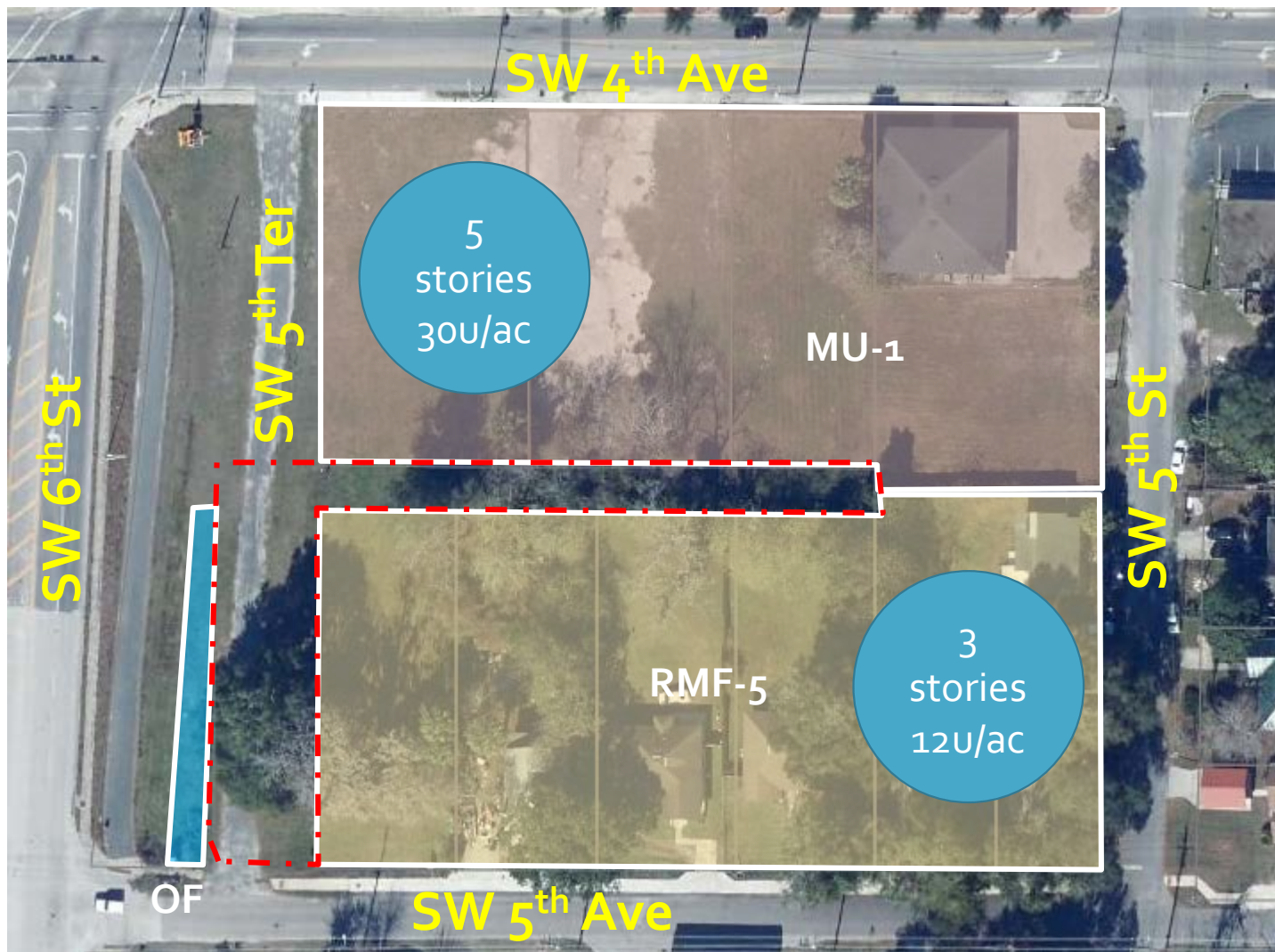
# Surrounding Land Use



# Surrounding Zoning Districts

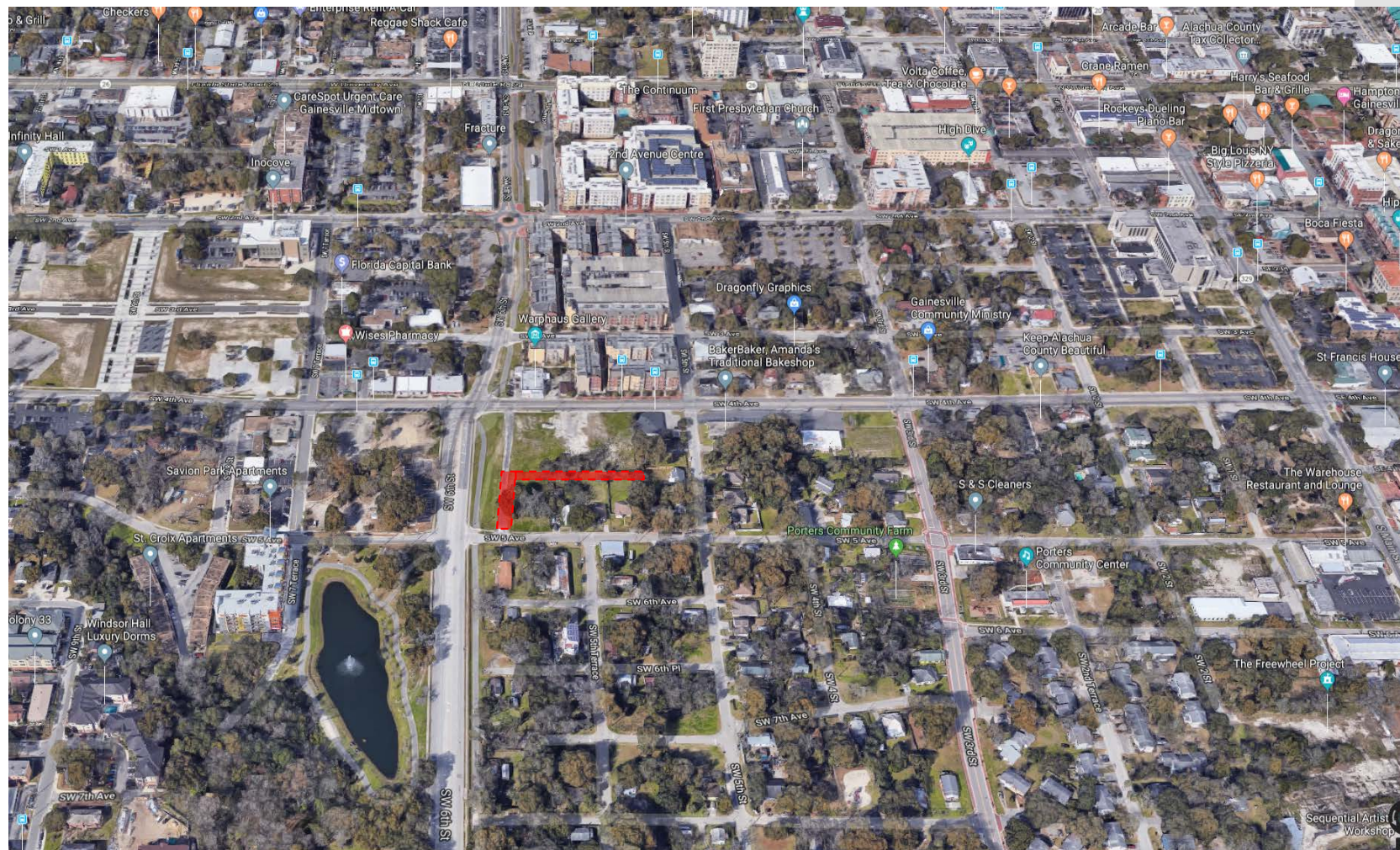


# Street Vacation: Portion of SW 5<sup>th</sup> Terrace and adjacent alley





# Street Vacation: Portion of SW 5<sup>th</sup> Terrace and adjacent alley

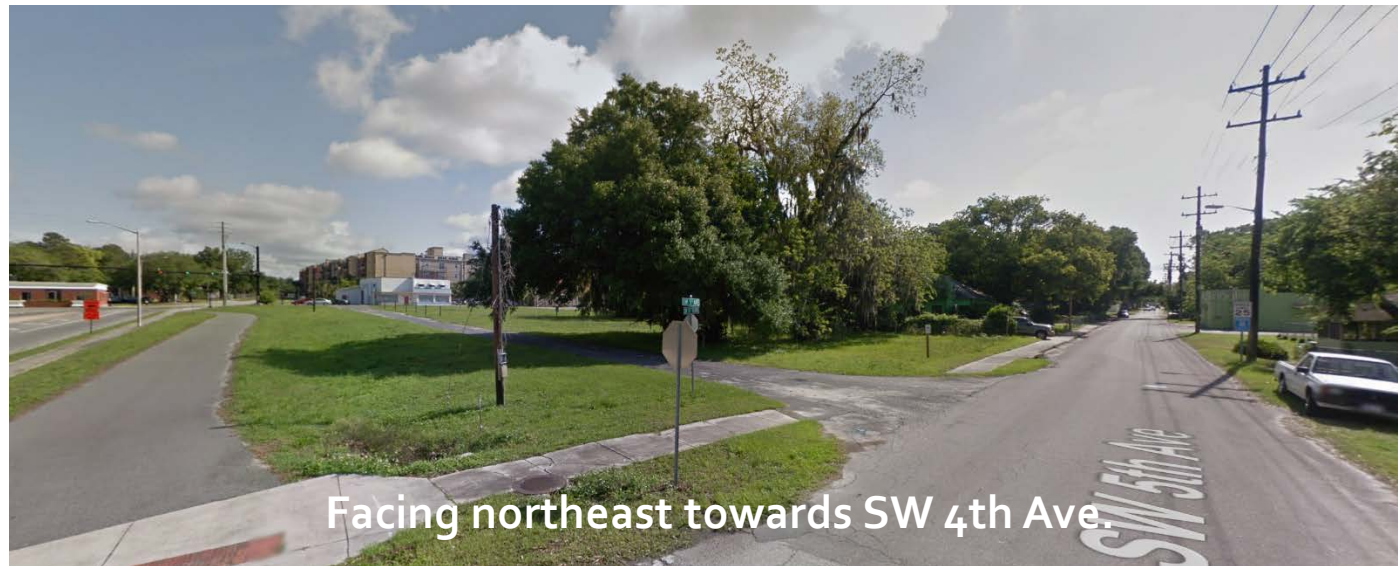




# Location: Before Improvements



Facing south towards SW 5<sup>th</sup> Ave.



Facing northeast towards SW 4<sup>th</sup> Ave.



Location:  
During  
Improvements





# Current Conditions



# Current Conditions





# Current Conditions



View facing north towards 4<sup>th</sup> Avenue

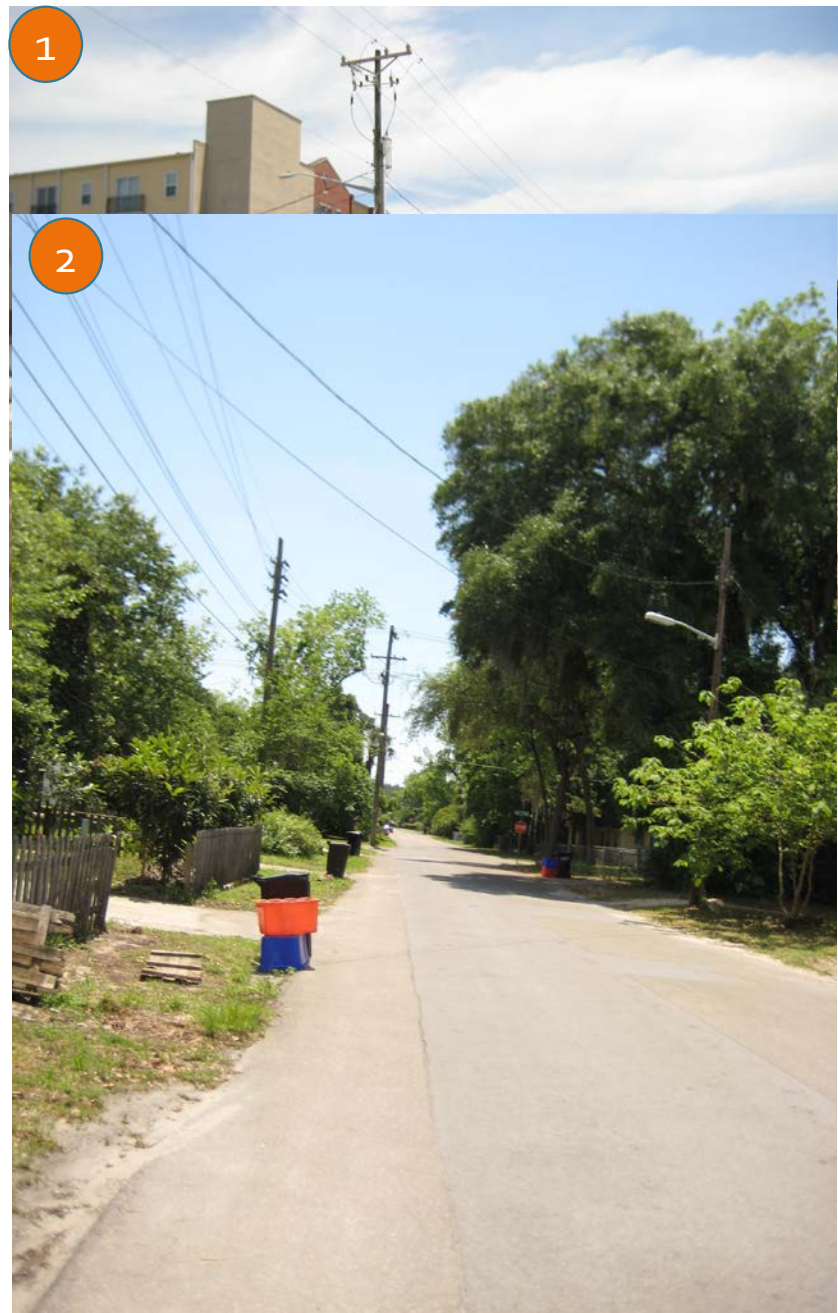
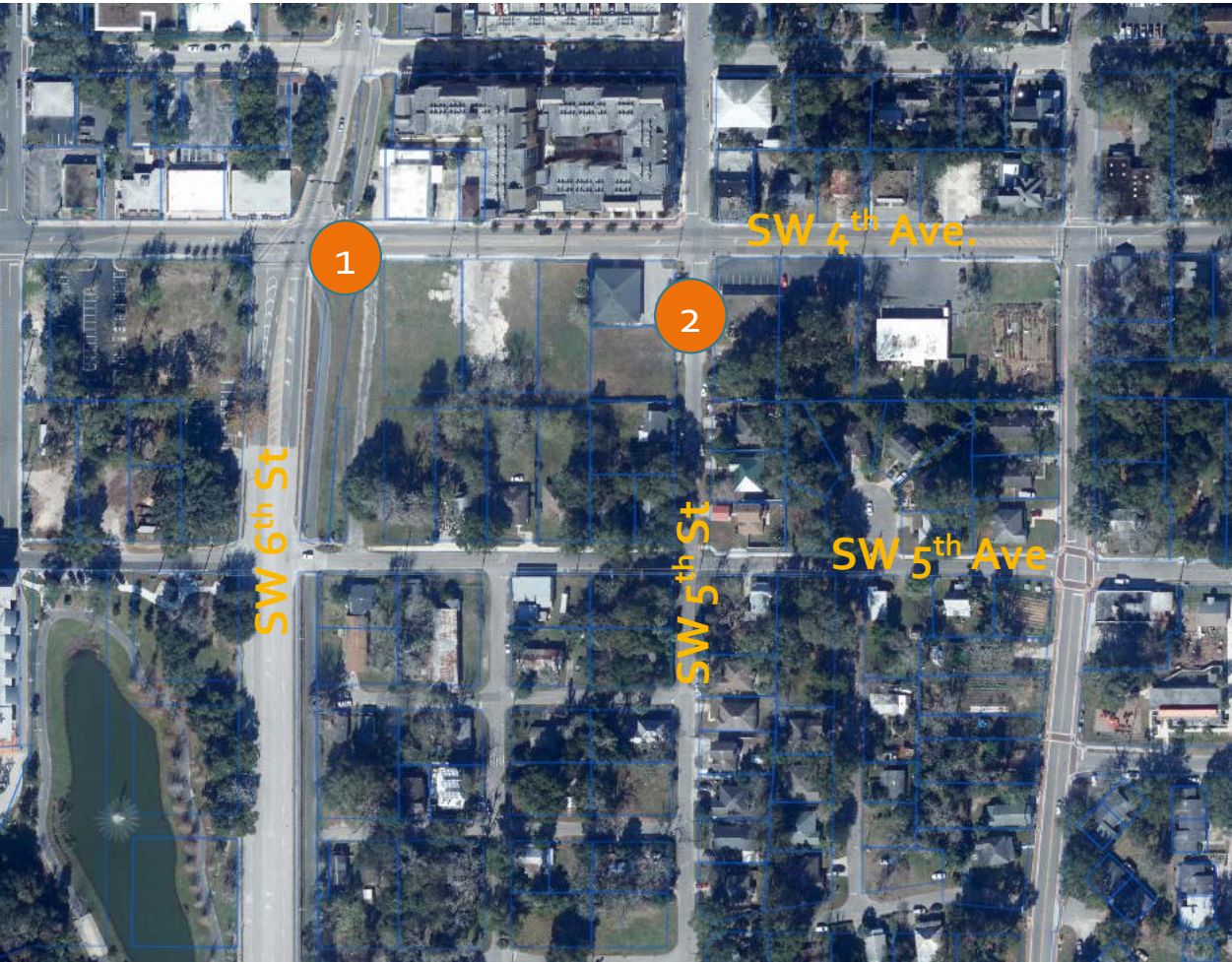


# Current Conditions



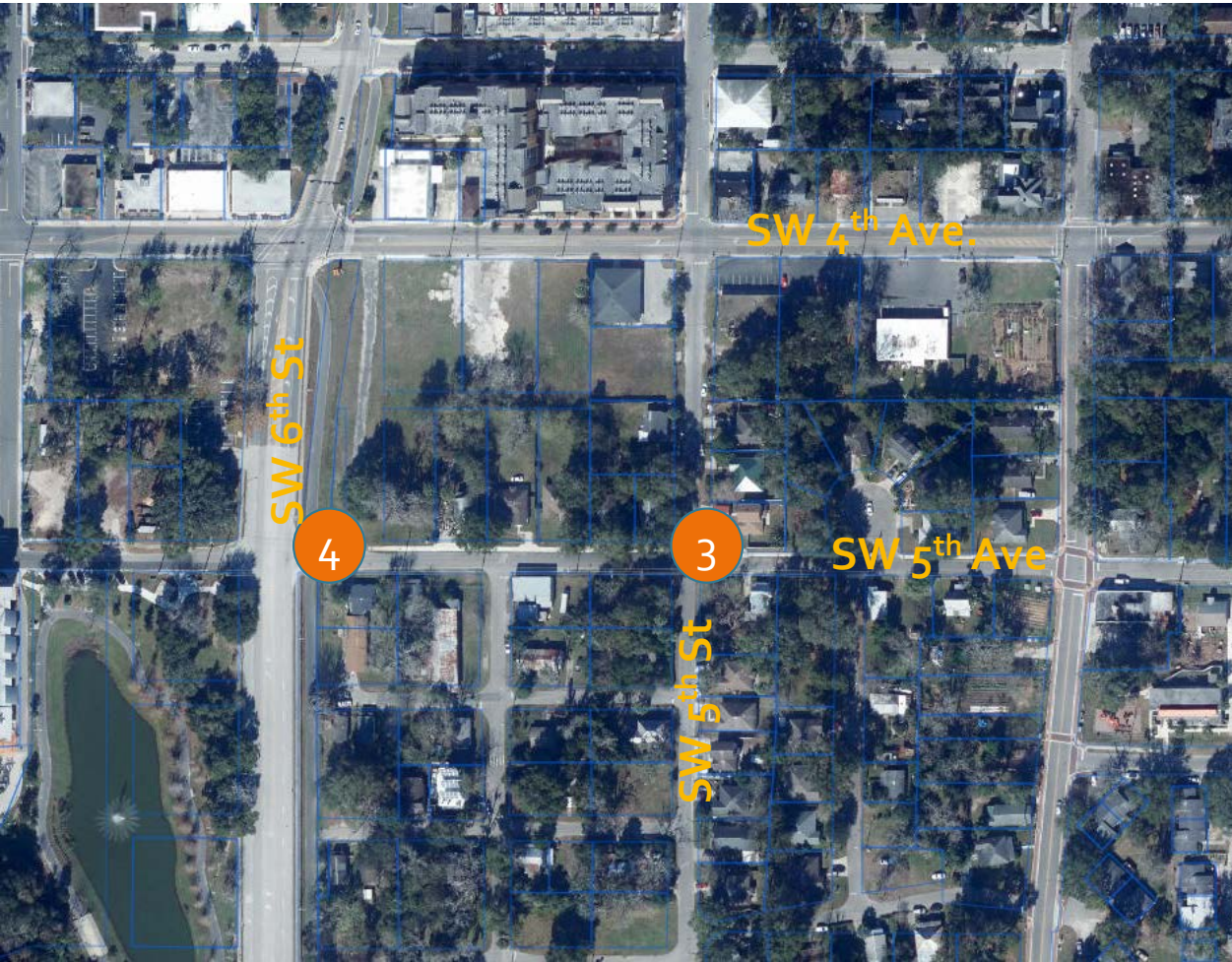
Facing northeast towards SW 4<sup>th</sup> Ave.





180860F





180860F



# Review Criteria

In accordance with Section 30-3.41 of the Land Development Code, Right-of-ways may only be vacated upon finding that:

- A. The right-of-way no longer serves a public purpose and the vacation is in the public interest**
- Whether the public benefits from the use of the subject right-of-way as part of the city street system;
  - Whether the proposed action is consistent with the Comprehensive Plan;
  - Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;
  - Whether the proposed action would deny access to private property;
  - The effect of the proposed action upon public safety;
- B. If the right-of-way is a street, then it shall not vacate the right-of-way unless additional criteria are met:**
- The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;
  - The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;
  - The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and
  - There is no reasonably foreseeable need for any type of transportation corridor for the area.

## Recommendation:

- Staff to City Commission - Four (4) options –
  - 1) The City Commission approve Petition PB-19-010 SVA as presented.
  - 2) The City Commission approve the vacation of the alley only.
  - 3) The City Commission approve the vacation of the adjacent alley and authorize a land swap between the City and the adjacent landowner for an equal portion of SW 5<sup>th</sup> Terrace.
  - 4) The City Commission deny Petition PB-19-010 SVA as presented.