



Legislation Details (With Text)

File #: 121037. **Version:** 1 **Name:**
Type: Petition **Status:** Passed
File created: 4/15/2013 **In control:** City Plan Board
On agenda: 5/16/2013 **Final action:** 5/16/2013
Title: Oak Park Plat Vacation (B)

Petition CC-13-37 SUB. Eng, Denman and Associates, Inc., agent for Elizabeth P. Alsobrook. Reversion of subdivided land to acreage. Zoned: MU-1 (8-30 units/acre mixed use low intensity). Located at 2225 NW 13th Street.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 121037A_Staff Report_20130516.pdf, 2. 121037B_application and supporting docs_20130516.pdf, 3. 121037C_Map_20130516.pdf, 4. 121037D_Boundary Survey_20130516.pdf, 5. 121037E_Land Development Code Regs_201305016.pdf, 6. 121037F_CPB minutes_20130516.pdf, 7. 121037G_staff ppt_20130516.pdf, 8. 121037H_Paid taxes information_20130416.pdf, 9. 121037I_Two Ads_Tearsheets & Affidavits_20130516.pdf, 10. 121037J-MOD_Attorney Letter_20130516.pdf, 11. 121037K-MOD_Property Appraiser Ltr_20130516.pdf

Date	Ver.	Action By	Action	Result
5/16/2013	1	City Commission	Approved (Petition)	Pass

Oak Park Plat Vacation (B)

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This is a request to vacate a portion of an existing platted subdivision, thereby returning it to unplatted acreage. Specifically, the proposal would vacate Lots 5-19 of Block L, and Lots 3-9 of Block M of the Oak Park subdivision, along with the intervening rights-of-way for alleys. The purpose of the request is to clarify the boundaries of existing commercial properties and facilitate redevelopment of the site. An associated minor subdivision is being reviewed administratively, and would create three new commercial lots from the resulting unplatted acreage. The property is located on the southeast corner of the intersection of NW 23rd Avenue and NW 13th Street, and is currently developed with a vacant gas station, a drive-through bank, and a small office complex. A former public street (NW 22nd Avenue) originally bisected the property, but has since been vacated. An easement now exists at the former location of the NW 22nd Avenue right-of-way which provides access into the site and to the adjacent properties.

The Land Development Code states that the reversion of subdivided land to acreage shall be in accordance with the provisions of F.S. Section 177.101. Staff has reviewed this statute and found this proposal to be consistent with those requirements. Staff also finds that the proposed plat vacation is consistent with the general goals, objectives, and policies of the Comprehensive Plan. The existing platted lots (sized for single-family residential) are not appropriate for property that is located at a major intersection and which has a Commercial land use designation.

Letters were mailed to surrounding property owners on March 27, 2013. The Development Review Board considered Petition CC-13-37 SUB at a public hearing held on April 11, 2013. By a vote of 5-0, the Development Review Board recommended approval of the petition.

None

Development Review Board to City Commission - That the City Commission approve Petition CC-13-37SUB and a related resolution to vacate a portion of the Oak Park platted subdivision.

Staff to City Commission - Approve Petition CC-13-37 SUB and adopt a resolution.