



Legislation Text

File #: 121037., **Version:** 1

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.

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.