



Cover Memorandum/Staff Report

File #: 25-766

Agenda Date: 7/8/2025

Item #: 6.D.

TO: Mayor and Commissioners
FROM: Missie Barletto, Public Works Director
THROUGH: Terrence R. Moore, ICMA-CM
DATE: July 8, 2025

ITEM(S) A1 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 342 NW 7TH AVE.

ITEM(S) A2 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 344 NW 7TH AVE.

ITEM(S) A3 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 424 PALM TRL.

ITEM(S) A4 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 450 N. SWINTON AVE.

ITEM(S) A5 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 1223 SEASPRAY AVE.

ITEM(S) A6 - ACCEPTANCE OF A RIGHT-OF-WAY DEDICATION BY 402 PALM TRL.

ITEM(S) B1 - ACCEPTANCE OF AN ACCESS EASEMENT AGREEMENT BY 1035 BERMUDA GARDENS RD.

ITEM(S) B2 - ACCEPTANCE OF A GENERAL UTILITIES EASEMENT AGREEMENT BY 1035 BERMUDA GARDENS RD.

Recommended Action:

Consideration of the following items:

Item A1 - Motion to approve and accept a Right-of-Way Dedication by the owners of 342 NW 7th Ave.

Item A2 - Motion to approve and accept a Right-of-Way Dedication by the owners of 344 NW 7th Ave.

Item A3 - Motion to approve and accept a Right-of-Way Dedication by the owners of 424 Palm Trl.

Item A4 - Motion to approve and accept a Right-of-Way Dedication by the owners of 450 N. Swinton Ave.

Item A5 - Motion to approve and accept a Right-of-Way Dedication by the owners of 1223 Seaspray Ave.

Item A6 - Motion to approve and accept a Right-of-Way Dedication by the owners of 402 Palm Trl.

Item B1 - Motion to approve and accept an Access Easement by the owners of 1035 Bermuda Gardens Rd.

Item B2 - Motion to approve and accept a General Utilities Easement by the owners of 1035 Bermuda Gardens Rd.

Background:

Item A1

Consider acceptance of a Right-of-Way Dedication located at 342 NW 7th Ave.

During the design of the NW Neighborhood Project, it was determined that in accordance with LDR 5.3.1 (A), NW 4th St. has an ultimate Right-of-Way of 50 ft. That corresponds to a half-width of 25 ft. The current Right-of-Way half-width is 0 ft. As a result, a 25 ft. Right-of-Way dedication was requested from the property owner(s) to satisfy the requirement.

There is no City cost now or in the future for these items.

Item A2

Consider acceptance of a Right-of-Way Dedication located at 344 NW 7th Ave.

During the design of the NW Neighborhood Project, it was determined that in accordance with LDR 5.3.1 (A), NW 4th St. has an ultimate Right-of-Way of 50 ft. That corresponds to a half-width of 25 ft. The current Right-of-Way half-width is 0 ft. As a result, a 25 ft. Right-of-Way dedication was requested from the property owner(s) to satisfy the requirement.

There is no City cost now or in the future for these items.

Item A3

Consider acceptance of a Right-of-Way Dedication located at 424 Palm Trl.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 5.3.1 (A) the roadway has an ultimate Right-of-Way of 50 ft. That corresponds to a half-width of 25 ft. The current Right-of-Way half-width is 20 ft. As a result, a 5 ft. Right-of-Way dedication was requested to satisfy the requirement. It was also determined that in accordance with LDR 5.3.1 (A) the alley in the rear of the property has an ultimate Right-of-Way of 20 ft. That corresponds to a half-width of 10 ft. The current Right-of-Way half-width is 8 ft. As a result, a 2 ft. Right-of-Way dedication was requested.

There is no City cost now or in the future for these items.

Item A4

Consider acceptance of a Right-of-Way Dedication located at 450 N. Swinton Ave.

During the design of the Swinton Ave. Project, it was determined that in accordance with LDR 5.3.1 (A), Swinton Ave. has an ultimate Right-of-Way of 60 ft. That corresponds to a half-width of 30 ft. The current Right-of-Way half-width is 27 ft. As a result, a 3 ft. Right-of-Way dedication was requested from the property owner(s) to satisfy the requirement.

There is no City cost now or in the future for these items.

Item A5

Consider acceptance of a Right-of-Way Dedication located at 1223 Seaspray Ave.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 5.3.1 (A), the roadway has an ultimate Right-of-Way of 40 ft. That corresponds to a half-width of 20 ft. The current Right-of-Way half-width is 17.5 ft. As a result, a 2.5 ft. Right-of-Way dedication was requested to satisfy the requirement.

There is no City cost now or in the future for these items.

Item A6

Consider acceptance of a Right-of-Way Dedication located at 402 Palm Trl.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that in accordance with LDR 5.3.1 (A), the roadway has an ultimate Right-of-Way of 50 ft. That corresponds to a half-width of 25 ft. The current Right-of-Way half-width is 20 ft. As a result, a 5 ft. Right-of-Way dedication was requested to satisfy the requirement.

Item B1

Consider acceptance of an Access Easement at 1035 Bermuda Gardens Rd.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that an easement would be needed to allow access to the public on this property. As a result, an easement agreement was created.

There is no City cost now or in the future for these items.

Item B2

Consider acceptance of a General Utilities Easement at 1035 Bermuda Gardens Rd.

The owner(s) submitted a building permit application for the subject property. During the application process it was determined that an easement would be needed to allow access to utilities on this property. As a result, an easement agreement was created.

There is no City cost now or in the future for these items.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

The timing of these requests is of high importance to allow projects to continue construction.