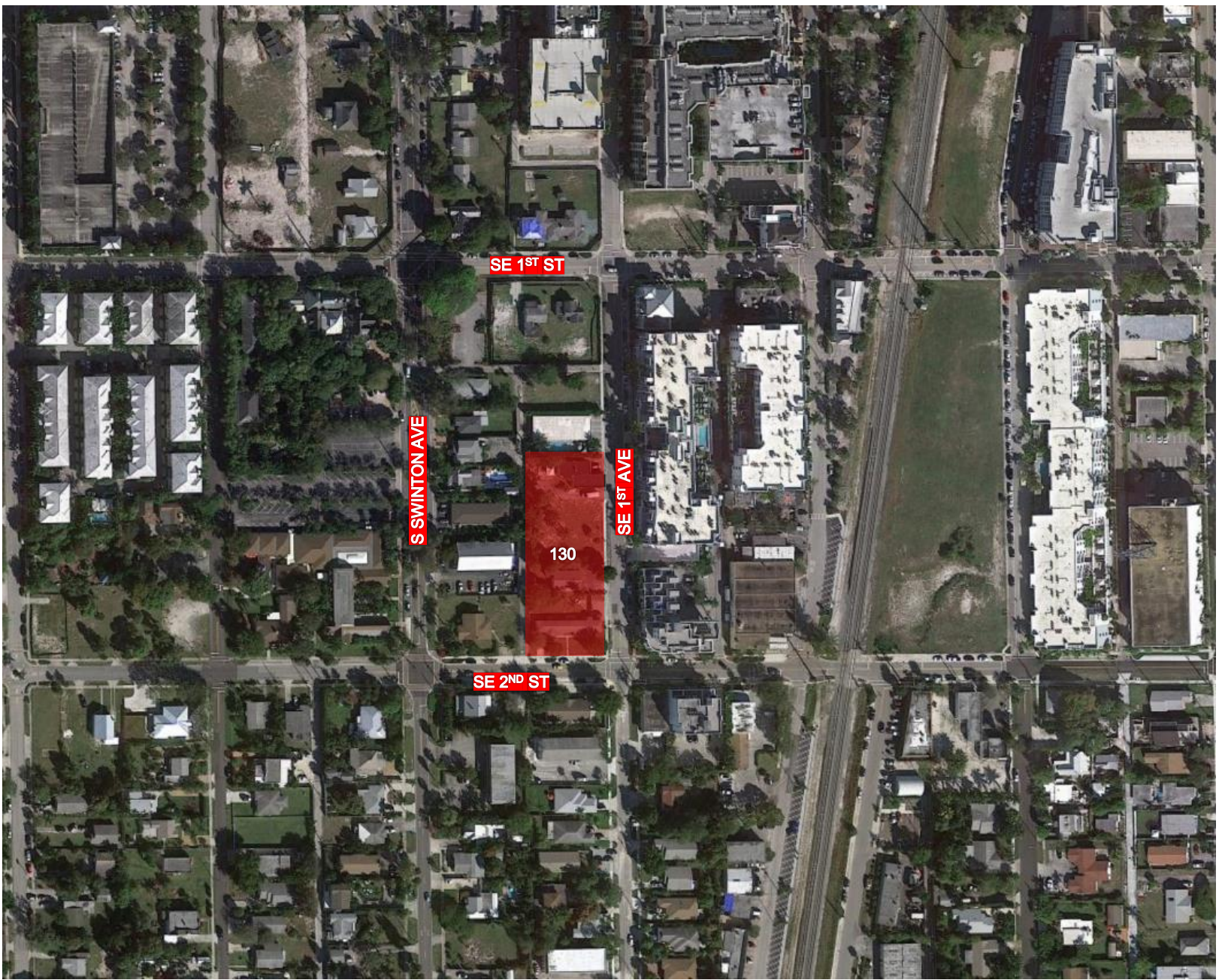




Item 5.b. – Reduction of Right-of-Way – SE 1st Avenue

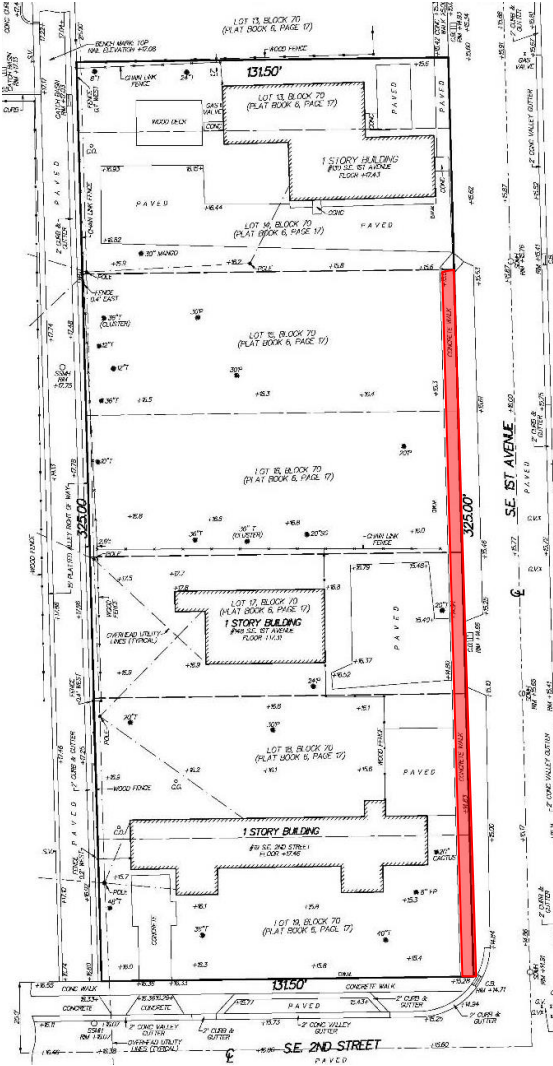
Development Service Management Group Meeting
August 17, 2023



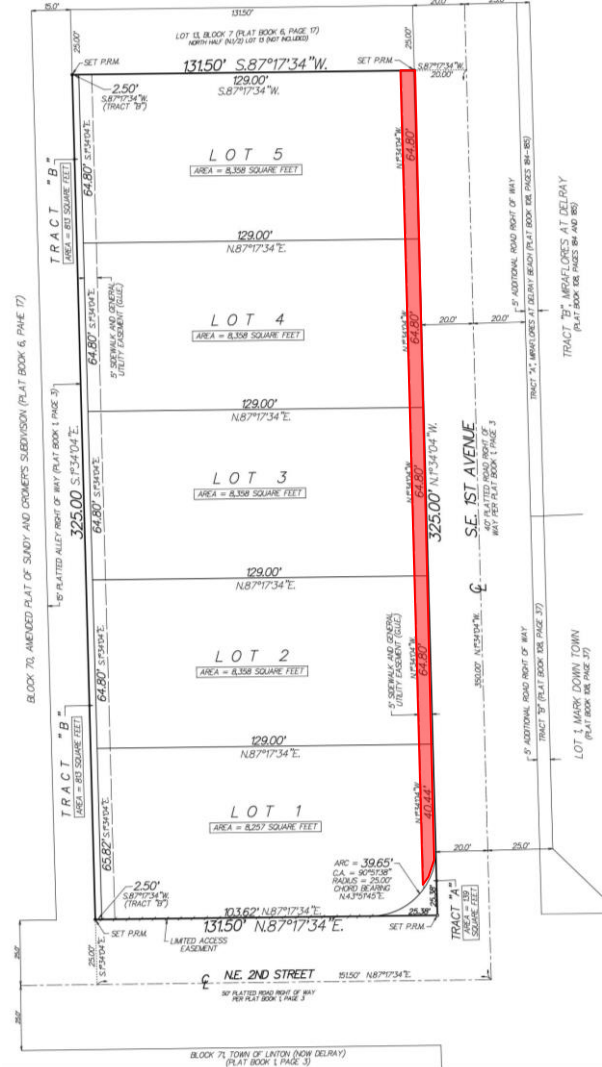


SE 1ST AVENUE AND SE 2ND STREET

Existing Public Sidewalk on Private Property – No Easement



SURVEY



PLAT



SE 1ST AVE – SOUTH of SE 2nd ST



SE 1ST AVE – WORTHING PLACE



137 & 151 NW 1ST AVE



NE 1ST AVE - 100 BLOCK

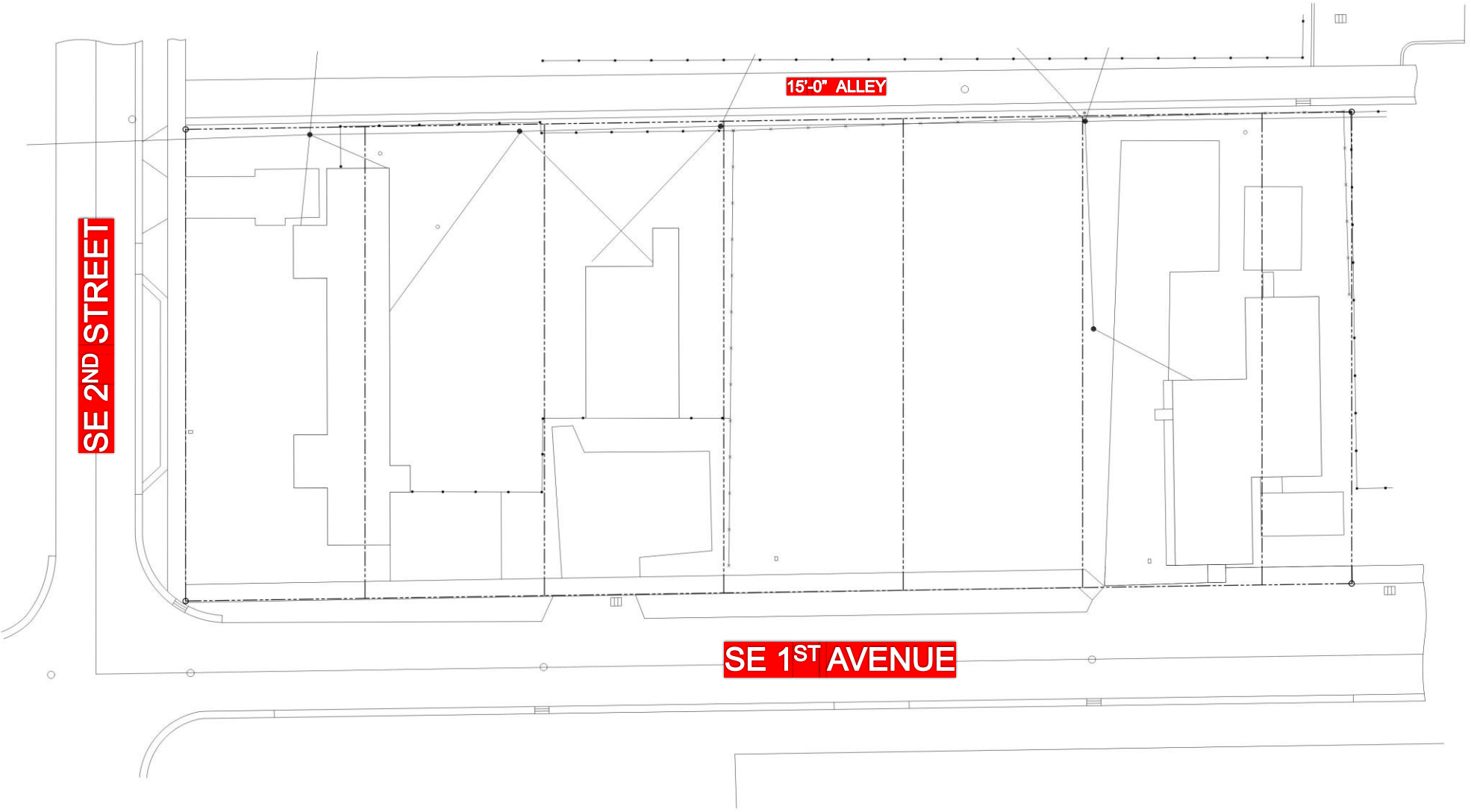


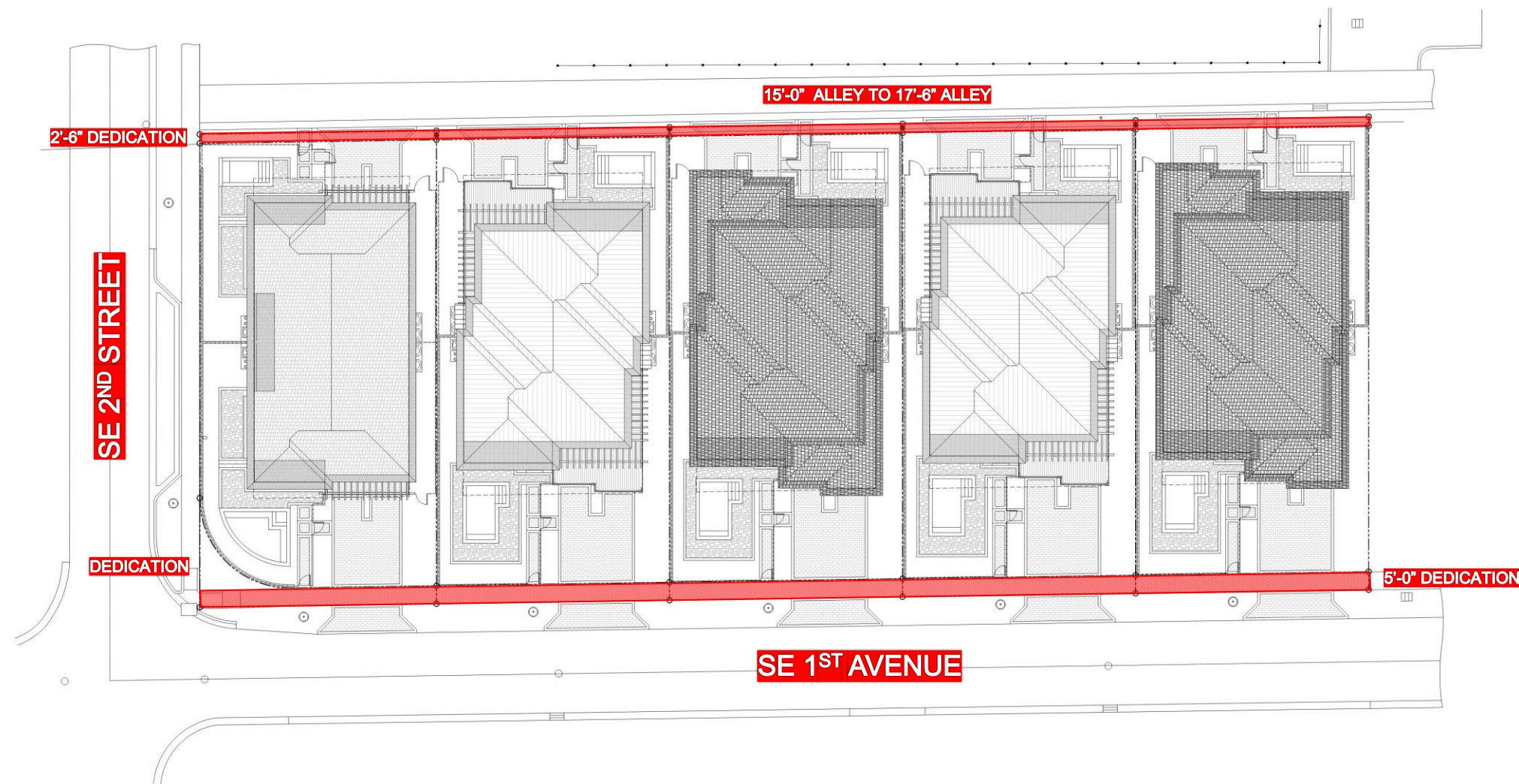
NE 3RD AVE



5' - 0" SIDEWALK EASEMENT DEDICATION

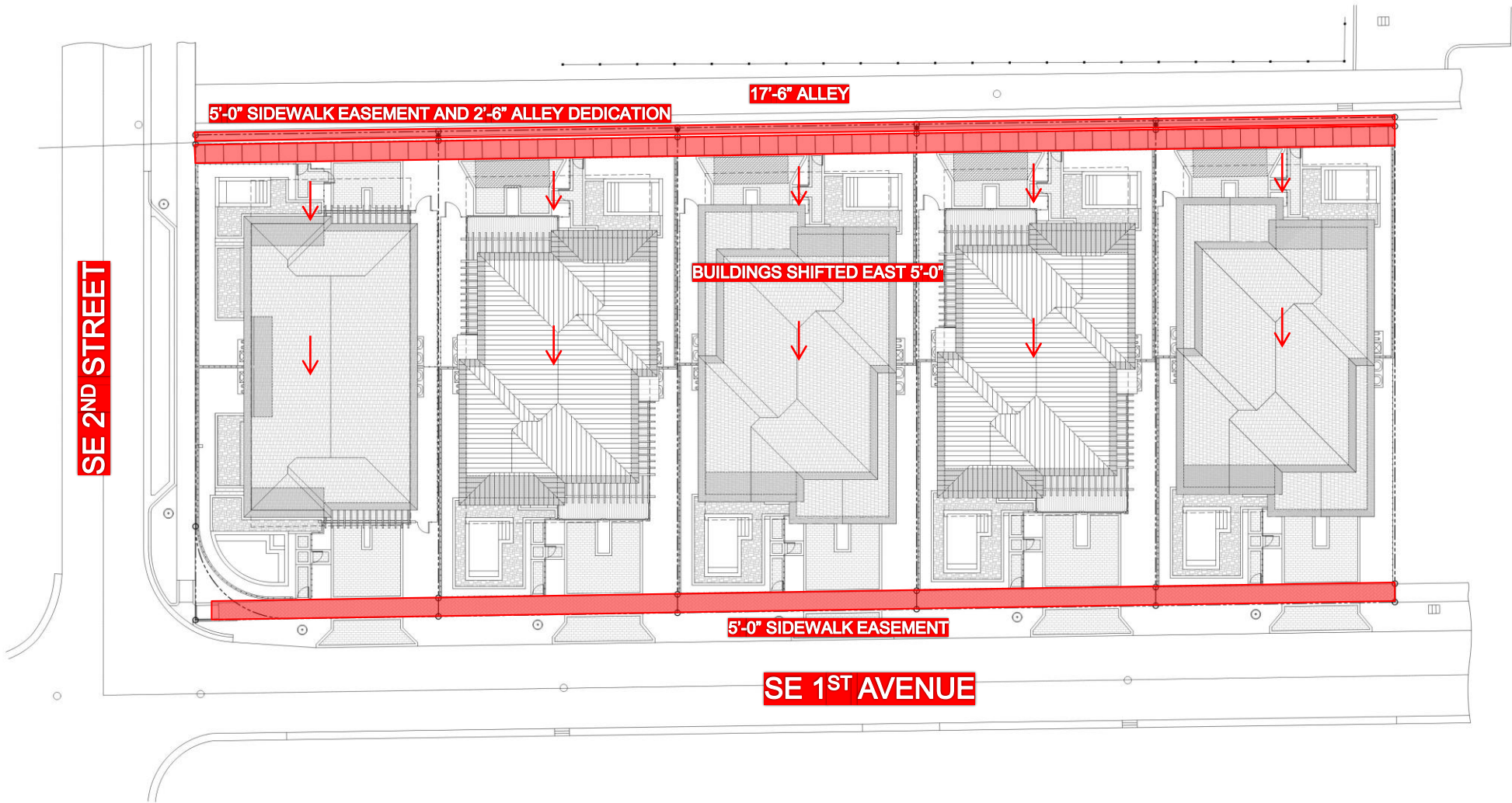
290 SE 2ND AVE





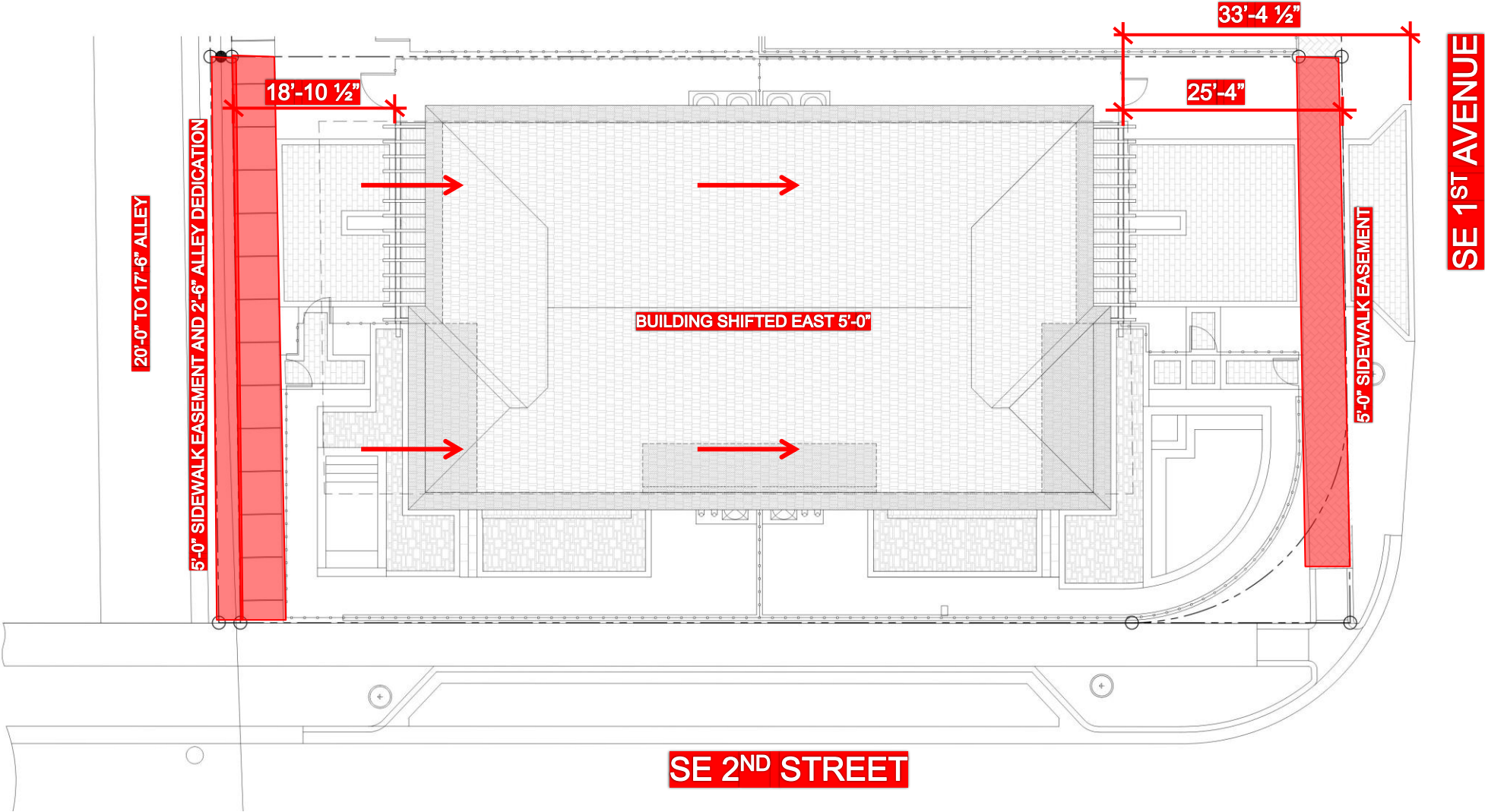
ORIGINAL SUBMITTAL





REVISION 1 SUBMITTAL



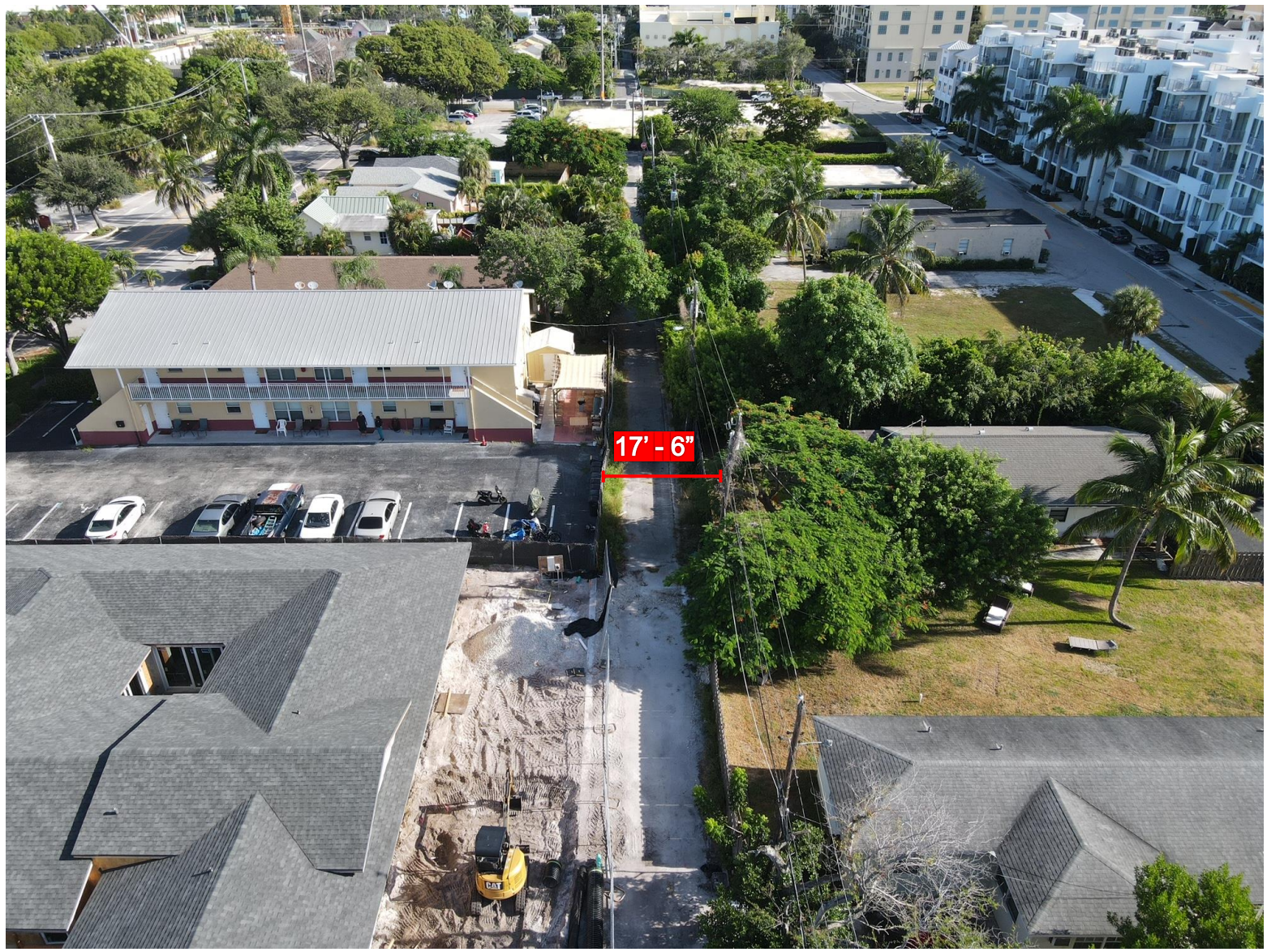


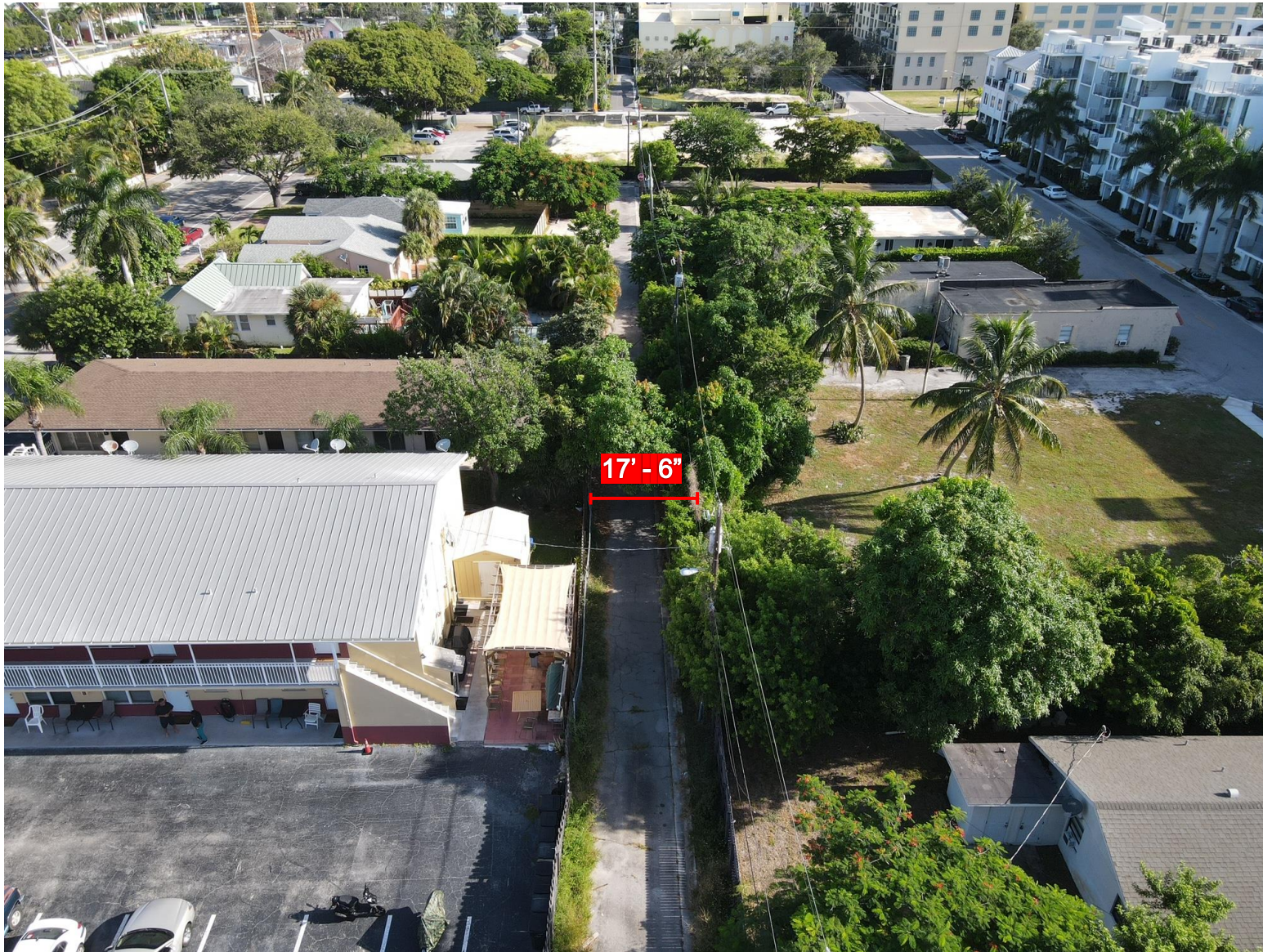
REVISION 1 SUBMITTAL



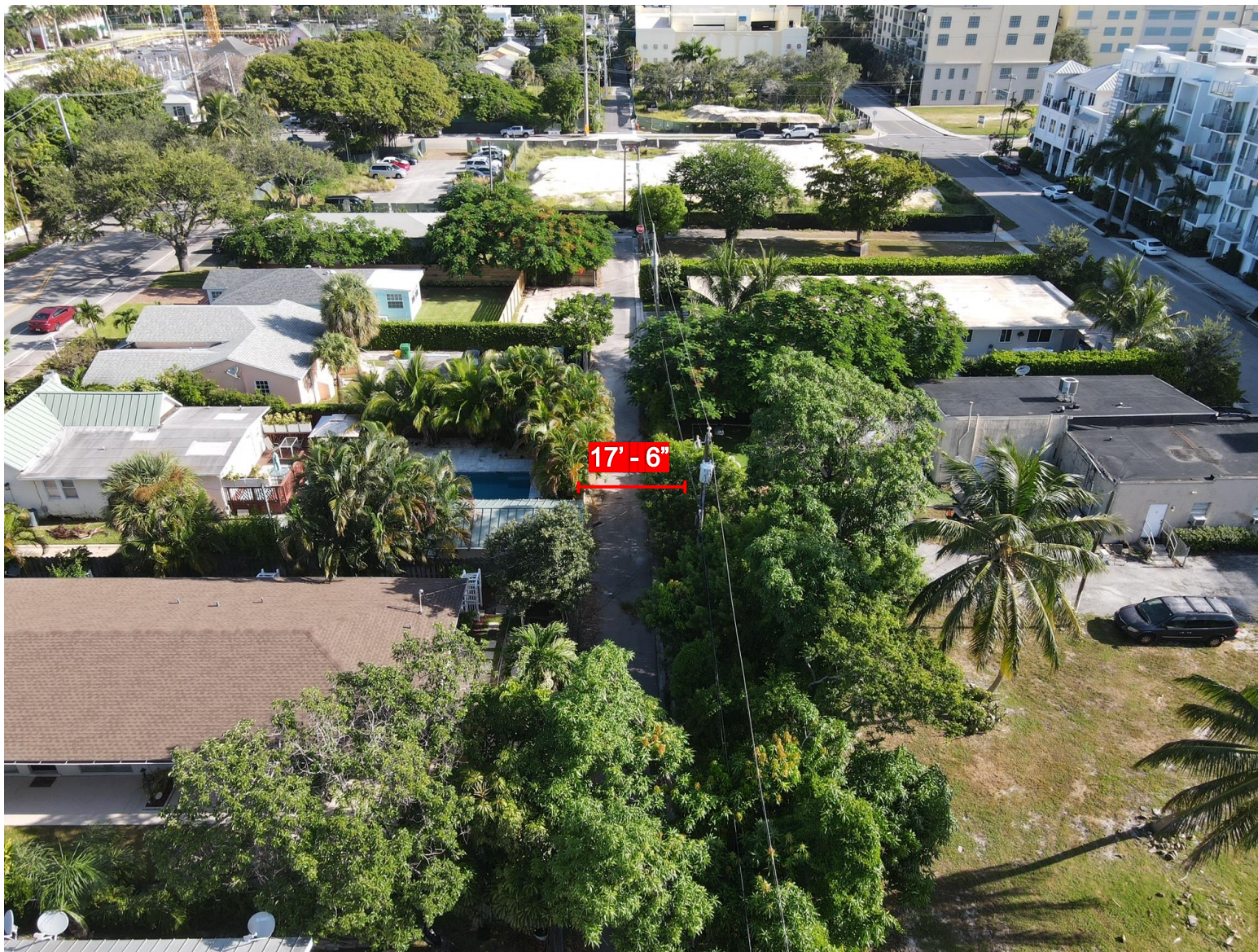


ALLEY HEADING NORTH TOWARDS SE 1ST ST

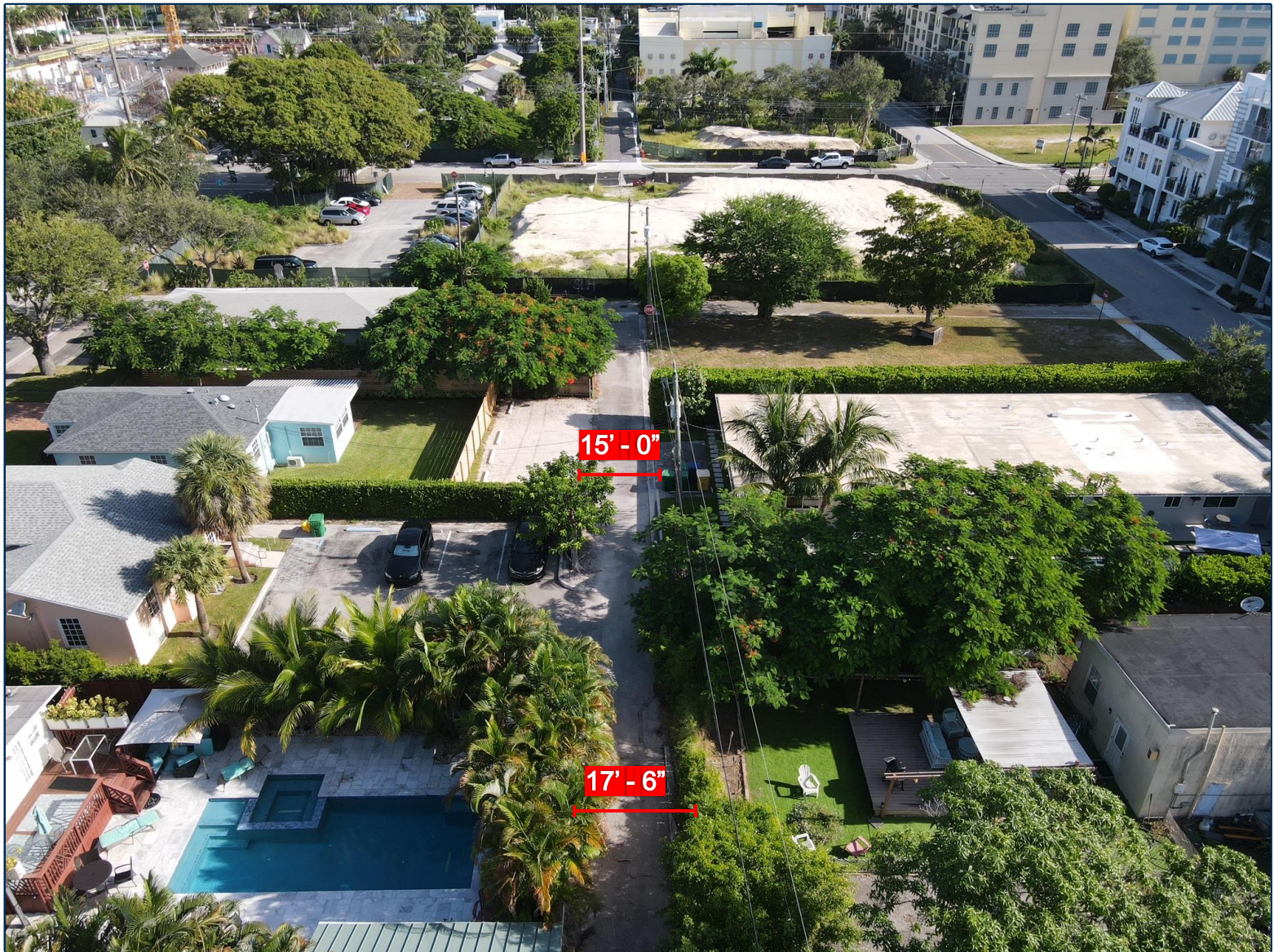




ALLEY HEADING NORTH TOWARDS SE 1ST ST



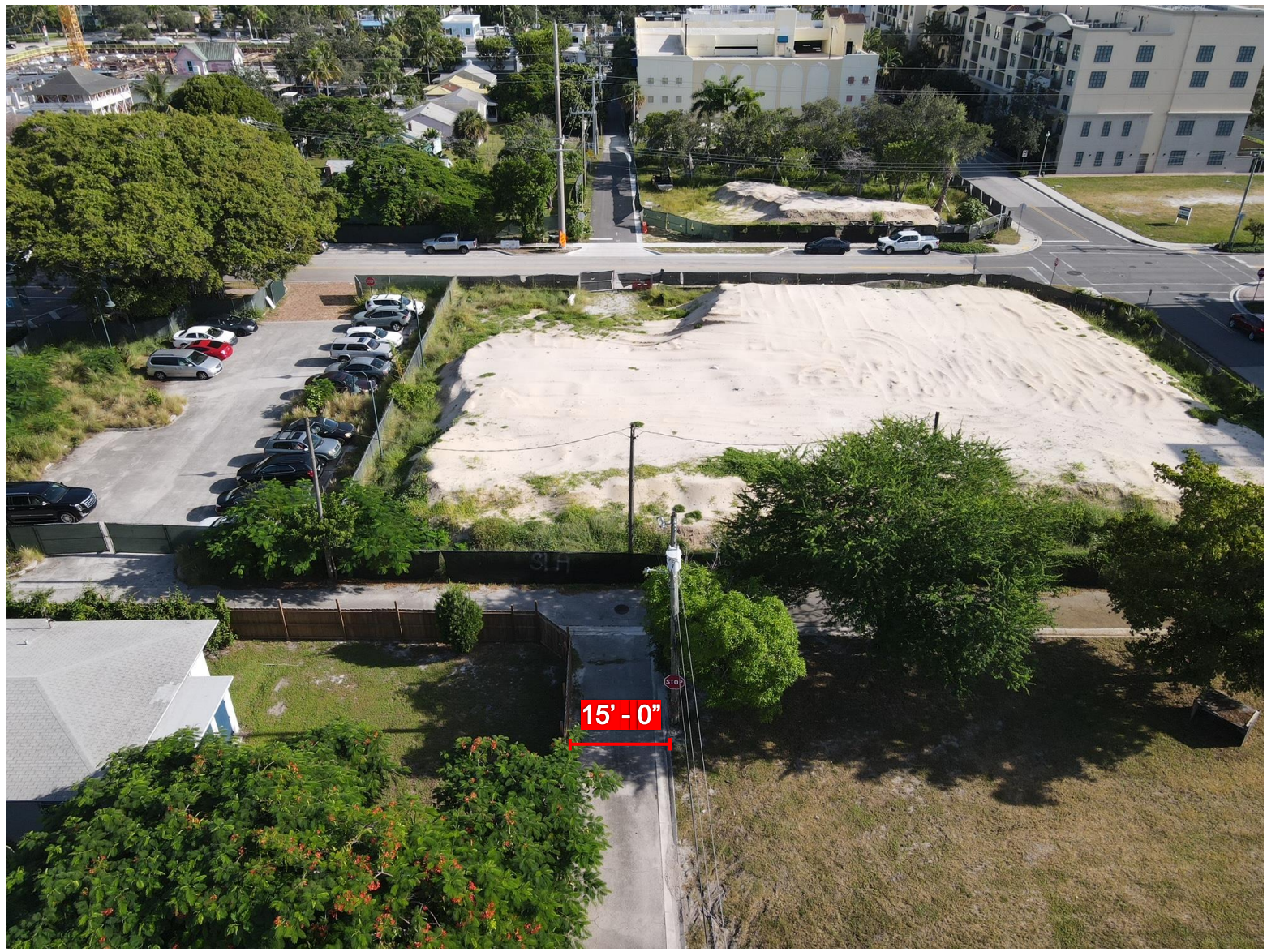
ALLEY HEADING NORTH TOWARDS SE 1ST ST



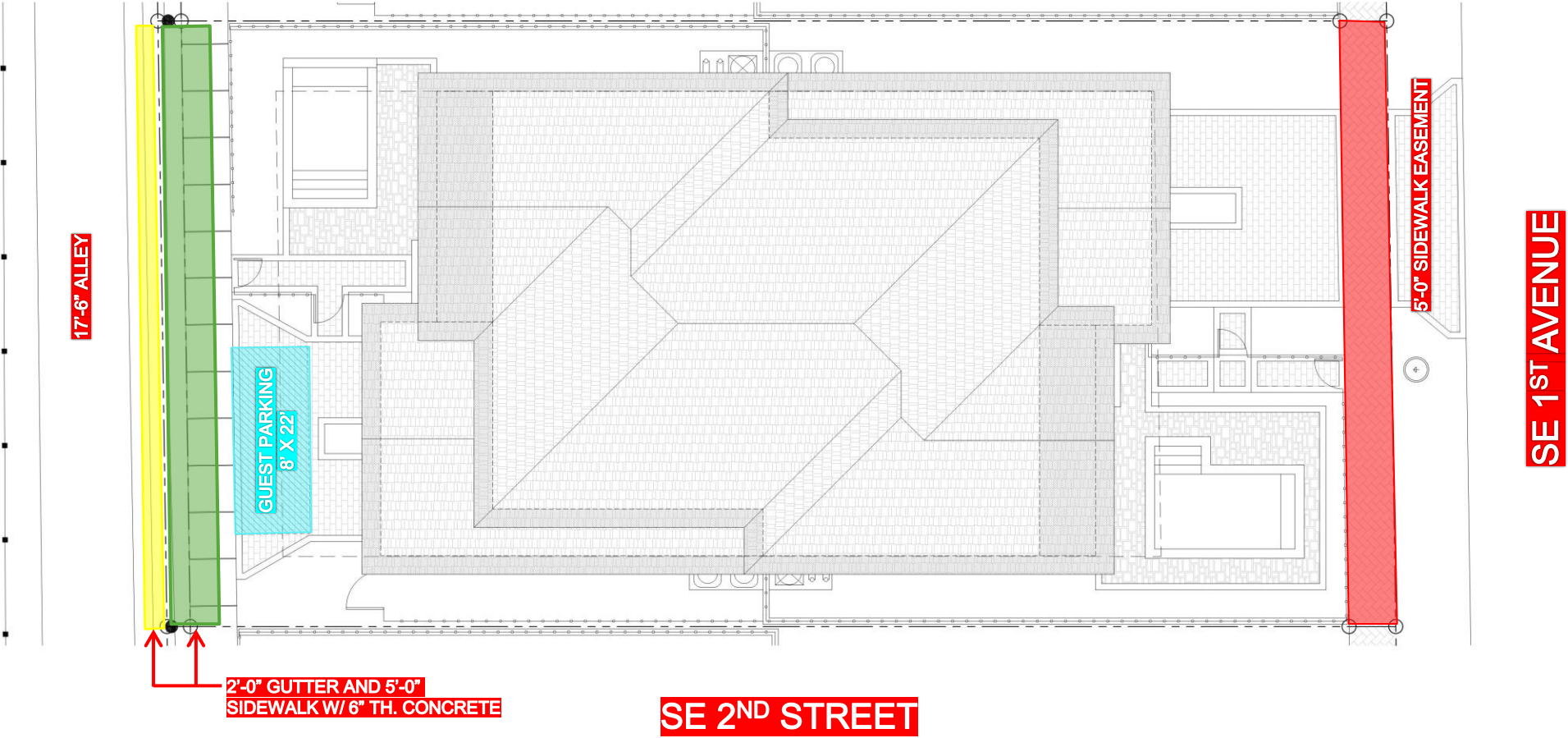
ALLEY HEADING NORTH TOWARDS SE 1ST ST



ALLEY HEADING NORTH TOWARDS SE 1ST ST



ALLEY HEADING NORTH TOWARDS SE 1ST ST



REVISION 2 PROPOSAL

(7) Reduction in width. For existing streets, reductions in right-of-way width may be granted by the City Engineer upon a favorable recommendation from the Development Management Services Group (DSMG). Reductions in the required right-of-way width may be granted pursuant to the following:

- (a) The reduction is supported by the City Engineer. Nonsupport by the City Engineer may be appealed to the City Commission.
- (b) That requiring full dedication would constitute a hardship in a particular instance and that all required improvements will be provided in a manner which will not endanger public safety and welfare
- (c) That acceptable, alternative provisions are made to accommodate features which would otherwise be accommodated within the right-of-way e.g. alternative drainage systems, alternative pedestrian walkways, alternative on-street parking, etc.

- Request is to allow the 5' sidewalk easement dedication along east 5' of the property in the same manner as the proposed 5' public sidewalk easement dedication along west side of the property abutting the alley, which was required.
- Improvements typically provided within 50' Ultimate Right-of-Way section will be provided via dedication of the Sidewalk Easement.
- Sidewalk Easements dedicated for perpetual public use.
- Same as perpetual Pedestrian Clear Zone Easements, which are regularly dedicated for public use on private property.
- Per LDR Section 5.3.1 (B), standard right-of-way improvements will be provided in accordance with the Goals, Objectives, and Policies of the Mobility Element and the design standards set forth in Sections 6.1.2 and 6.1.3.
- Required sidewalks within sidewalk easements in-lieu of right-of-way dedications has been applied throughout the City in conjunction with redevelopment projects within the historic downtown area for many years with no negative impacts.
- Sidewalk easements have been obtained by the City to construct sidewalks, in-lieu of dedications, in conjunction with capital improvement projects to ensure continuous pedestrian connectivity.
- SE 1st Avenue (Gaillard Street – Original Plat) - Historically 40' right-of-way width.
- Reduction of the Right-of-way will provide a streetscape with building setbacks more consistent with the existing properties & developments along SE 1st Avenue.



SOUTH STREETSCAPE



EAST STREETSCAPE