



Cover Memorandum/Staff Report

File #: 24-1190

Agenda Date: 9/16/2024

Item #: 6.D.

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: Terrence Moore, ICMA-CM
DATE: September 16, 2024

ACCEPTANCE OF A RIGHT OF WAY DEDICATION ALONG THE WEST SIDE OF THE PARCEL KNOWN AS 319 NE 3RD AVENUE.

Recommended Action:

Review and consider acceptance of a five-foot right-of-way dedication along the west side of the property currently addressed as 319 NE 3rd Avenue.

Background:

On July 16, 2024, the City Commission voted to uphold through the appealable process an administrative approval of a Level 2 Site Plan modification for the construction of second-story addition and a change of use to establish a restaurant at the property addressed as 319 NE 3rd Avenue. The NE 3rd Avenue right-of-way is currently 40 feet wide adjacent to the subject property. To meet the minimum requirements for ultimate right-of-way width standards for NE 3rd Avenue (50 feet), a 5-foot dedication of right-of-way is required to provide half the balance of the remaining 10 feet of width. The right-of-way dedication is a technical requirement as part of the approved project.

City Attorney Review:

Approved as to form and legal sufficiency.

Funding Source/Financial Impact:

N/A

Timing of Request:

Recordation of the right-of-way dedication is required prior to issuance of a building permit.