



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

TO: DEVELOPMENT SERVICES MANAGEMENT GROUP (DSMG)

FROM: DEBORA SLASKI, SENIOR PLANNER

DATE: JANUARY 28, 2021

RE: RIGHT OF WAY REDUCTION ALONG TANGERINE TRAIL

A recommendation from the Development Management Services Group (DSMG) is requested for a right-of-way reduction request submitted as part of the Delray Ridge Subdivision proposal. The site is located at the northeast corner of North Swinton Avenue NE 22nd Street. The following lots encompass the proposal: 2201, 2275, and 2315 North Swinton Avenue, and parcel No. 12434604000007400.

REQUEST SUBMITTED BY THE APPLICANT: "We are asking the city to allow us to create a landscape buffer of fifteen (15) feet at the Northeast of our parcel (adjacent to lots 6 & 7) and a twenty (20) foot pathway easement on the Northwest area of our parcel (adjacent to church property)." The full request is provided as an attachment.

REQUEST UNDER REVIEW: The eastern portion of Tangerine Trail (adjacent to the project) is 20 ft. wide, based on the survey provided. Per Mobility Element Table MBL-1 of the Comprehensive Plan, streets not specifically listed on the table have an ultimate width of 50 ft. wide; this width requirement applies to Tangerine Trail. Therefore, a right-of-way dedication of 25 ft. is required along the southern boundary of the existing 20 ft. wide Tangerine Trail. The western portion of the subject area that intersects with North Swinton Avenue does not have any area dedicated as right-of-way; a right-of-way dedication of 45 feet is required along this portion of the street.

REDUCTION IN WIDTH PROCESS, LDR Section 5.3.1(A)(7): *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.*

DSMG CONSIDERATION	West portion along Tangerine Trail up to the N. Swinton Ave. intersection:	East portion along Tangerine Trail:
Required ROW	50 feet	50 feet
Existing ROW	0 feet	20 feet
Required Dedication	45 feet	25 feet
Reduction Request	0 feet (20 feet public access easement in lieu of right of way dedication proposed)	15 feet
DSMG Recommendation	_____	_____

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