



Arcana Subdivision

5400 and 5401 Banyan Trail

RIGHT-OF-WAY VACATION
&
TENTATIVE PLAT

CITY COMMISSION
MAY 9, 2023



1

LOCATION



2

2

5400 AND 5401 BANYAN TRAIL

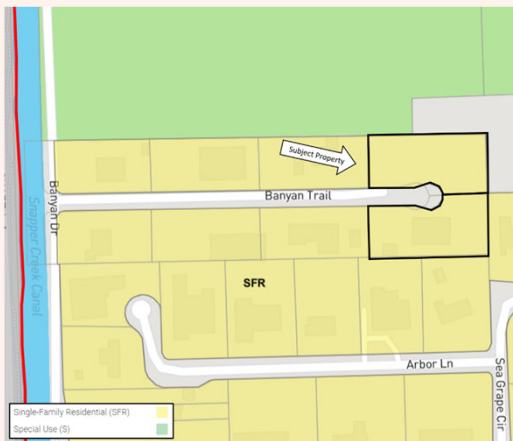


3

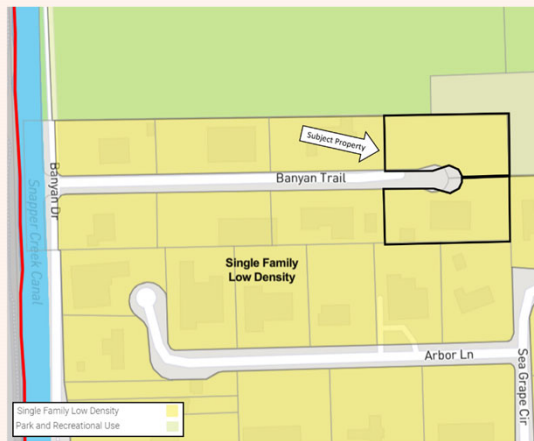
3

ZONING AND LAND USE MAPS

Zoning

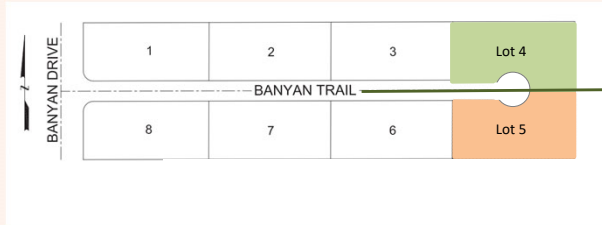


Future Land Use

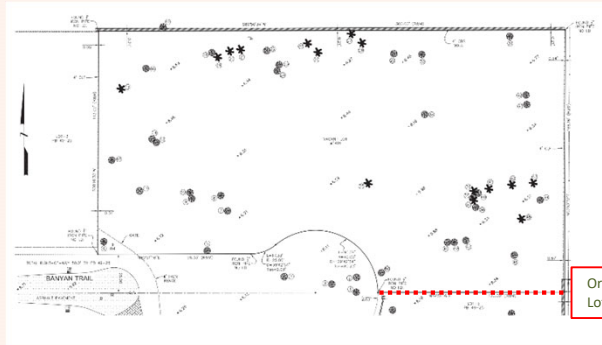


4

EXISTING CONDITIONS 5401 BANYAN TRAIL



Banyan Trail:
50' public right-of-way



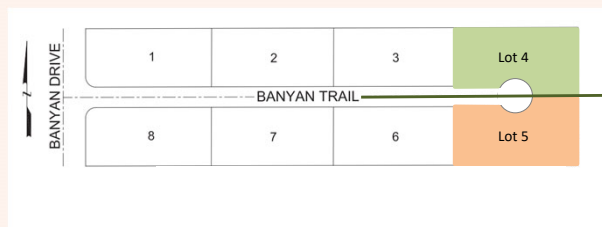
5401 Banyan Trail - Lot 4
+/- 1.05 Acres (45,738 sf)
Vacant

Original
Lot Line

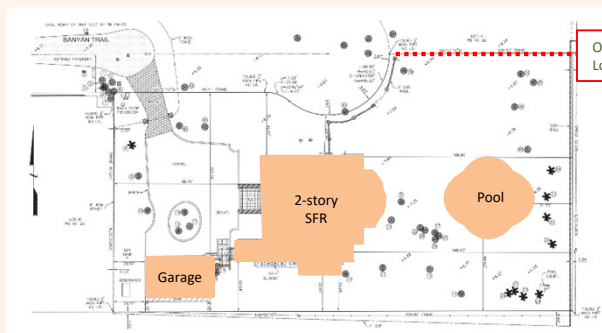
5

5

EXISTING CONDITIONS 5400 BANYAN TRAIL



Banyan Trail:
50' public right-of-way



Original
Lot Line

5400 Banyan Trail - Lot 5
+/- 1.05 Acres (45,738 sf)
Residence Ground Coverage:
4,463 sf (10.2%)

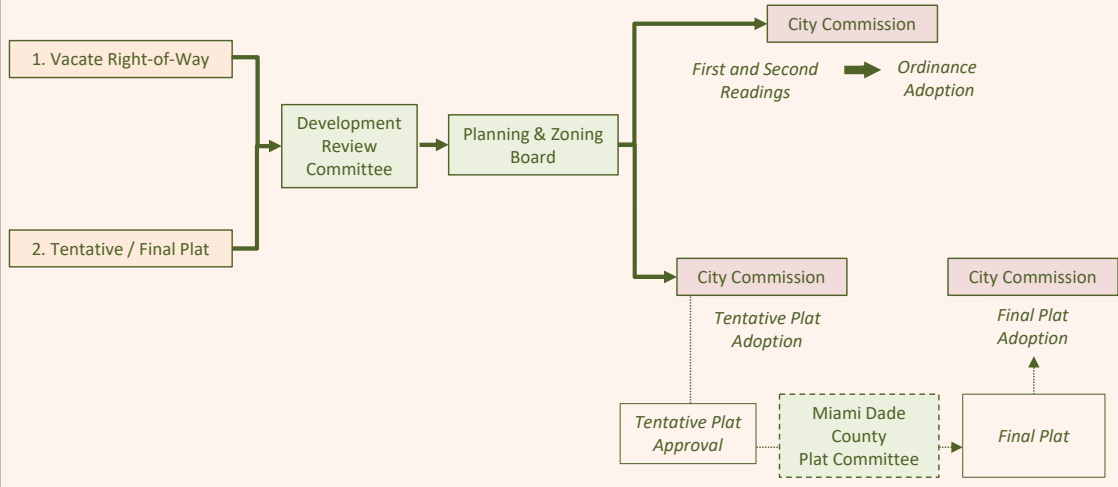
6

6

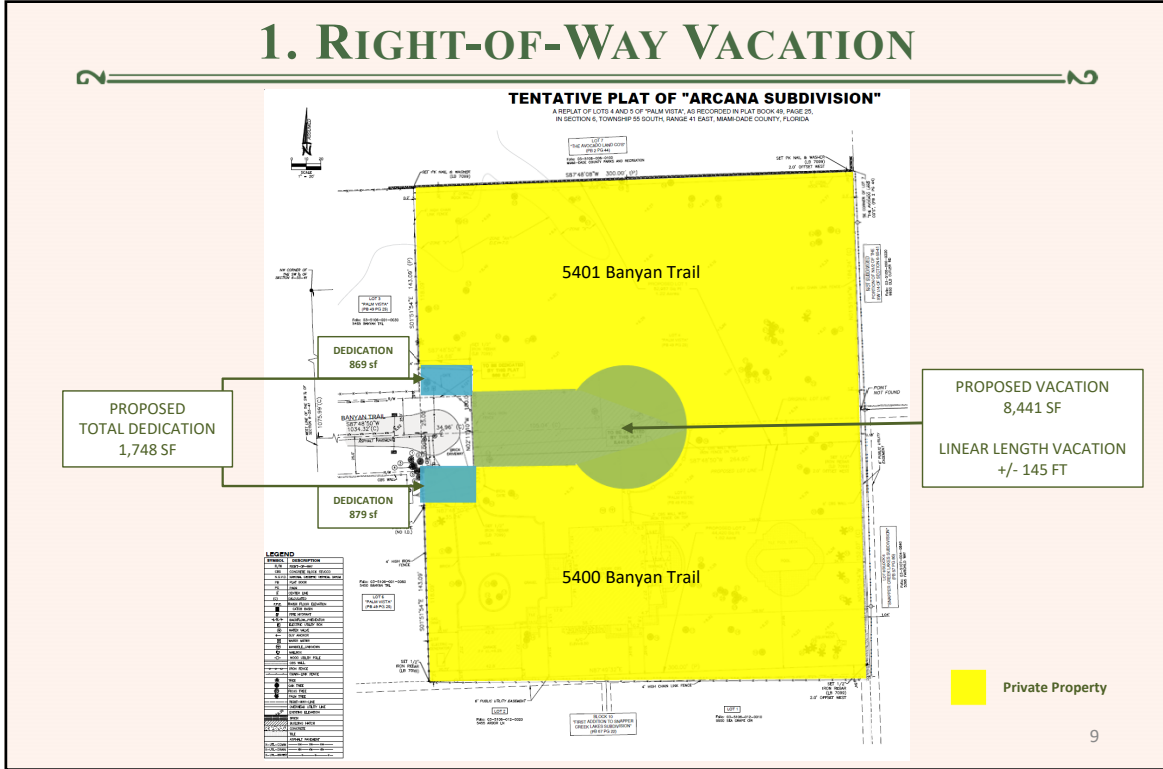
REQUEST #1:
RIGHT-OF-WAY VACATION

REQUEST #2:
TENTATIVE PLAT

REVIEW PROCESS

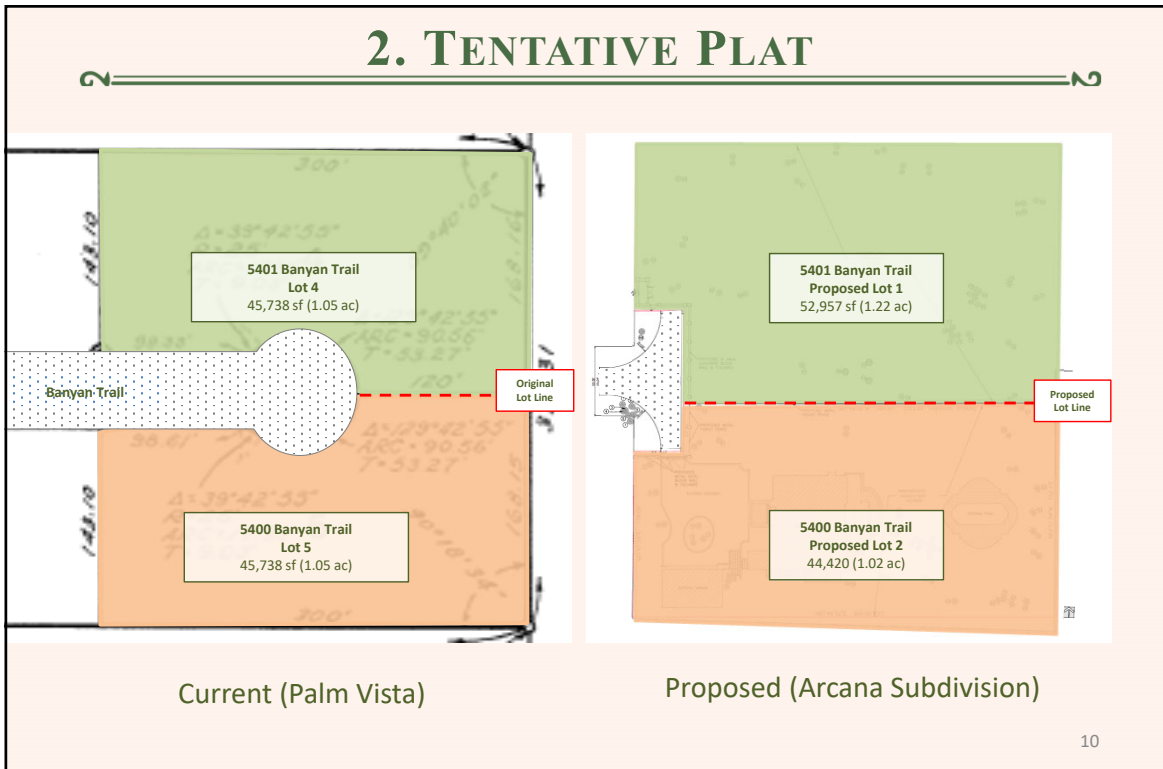


1. RIGHT-OF-WAY VACATION



9

2. TENTATIVE PLAT

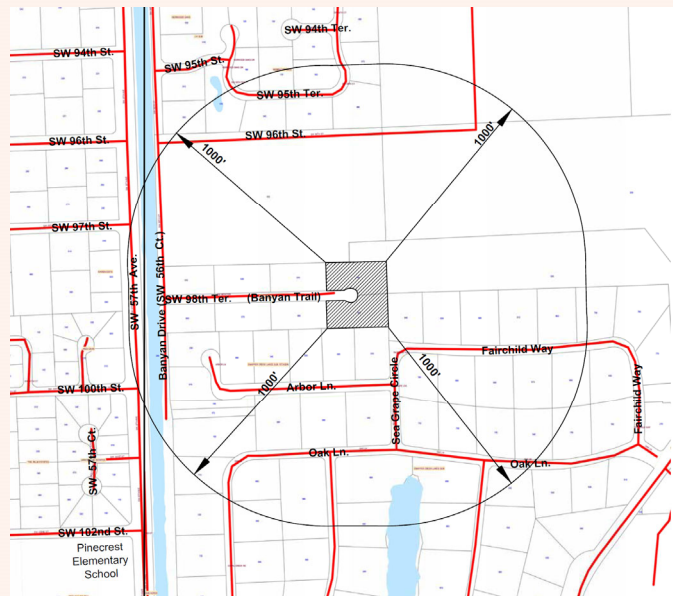


10

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 01.27.23
2	NEIGHBORHOOD MEETING: 02.13.23
3	PLANNING AND ZONING BOARD: 04.04.23
4	CITY COMMISSION 1ST READING: 05.09.23

LETTERS TO PROPERTY OWNERS (1,000 FT)



PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC 1 ST READING
2 TIMES	PROPERTY POSTING DRC, PZB
3 TIMES	WEBSITE POSTING DRC, PZB, CC 1 ST READING
1 TIME	NEWSPAPER ADVERTISEMENT PZB

13

13

COMPREHENSIVE PLAN CONSISTENCY

STAFF’S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

14

STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

15

CONDITIONS OF APPROVAL

1. Relocate the **public utilities**, including the fire hydrant, and any communication infrastructure (e.g. Comcast) prior to the Final Plat approval by the City Commission;
2. Relocate the **backflow preventer** into private property prior to the Final Plat approval by the City Commission; and
3. **Costs of removal or relocation** of any and all utilities, including storm and sanitary sewers, installation of any required drainage facilities, removal of curbs or abandoned concrete approach and sidewalks and the paving and construction of the substitute alley described hereinabove shall be borne by the Applicant.

16

16



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