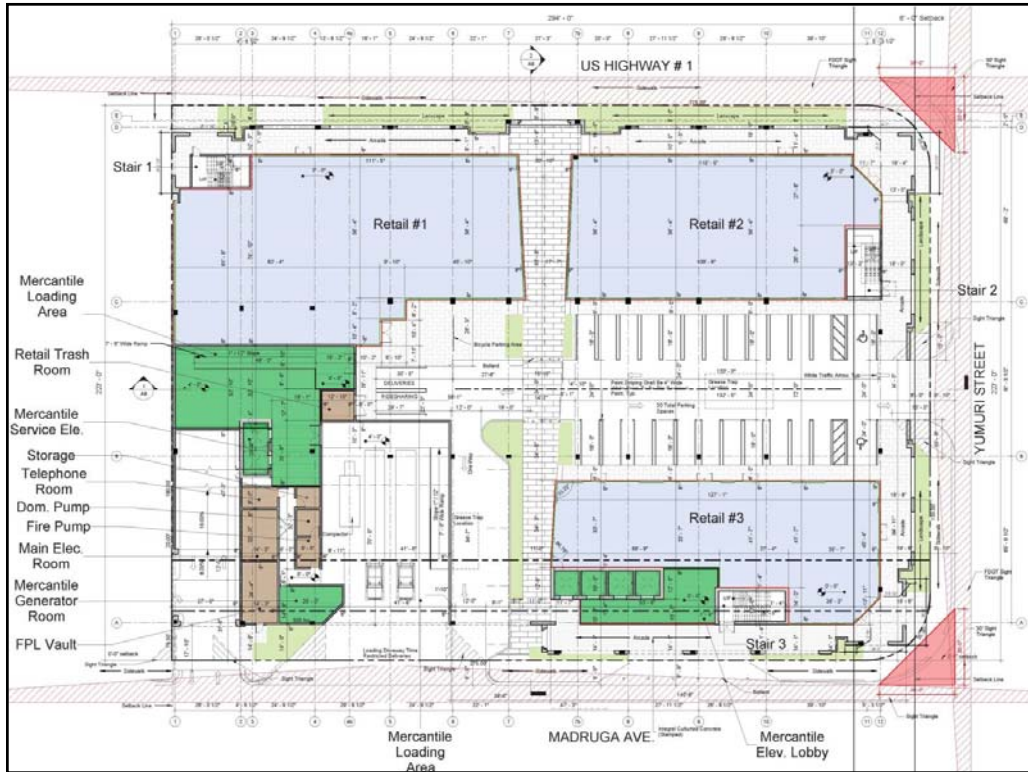


<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>2 TIMES</b>	<b>PROPERTY POSTING</b> BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> BOA, PZB, CC
<b>2 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB, CC





## REQUEST: VACATION OF ALLEY



1925 – ORIGINAL PLAT



2017 – EXISTING PLAT

**REQUEST: VACATION OF ALLEY**



**STAFF RECOMMENDATION:**

BASED UPON THE COMPLETE FINDINGS OF FACT, STAFF RECOMMENDS **APPROVAL** OF THE APPLICATION WITH CONDITIONS.

**REQUEST: VACATION OF ALLEY**



**PLANNING AND ZONING BOARD**  
**RECOMMENDATION:**

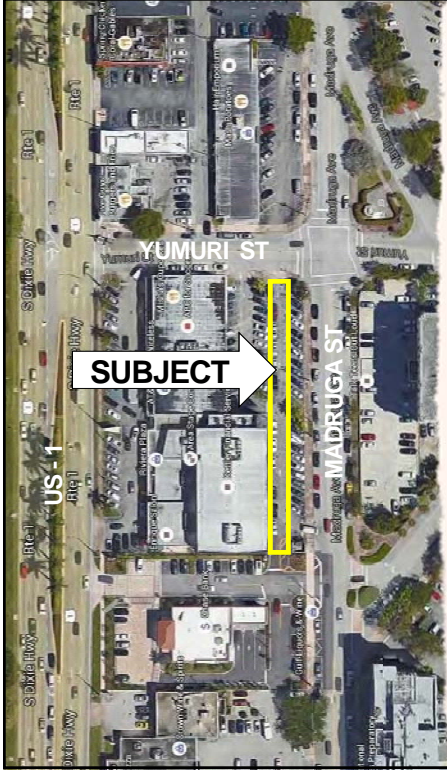
THE PLANNING AND ZONING BOARD AT THEIR MEETING ON JULY 12, 2017 RECOMMENDED **APPROVAL WITH** **CONDITIONS** (VOTE: 6-0) OF THE APPLICATION FOR VACATION OF ALLEY.

**PUBLIC WORKS DEPARTMENT  
CONDITIONS OF APPROVAL:**

1. The applicant grants to the City by Deed of Dedication absolute rights of public ingress and egress and of all utilities whatever interests they need.
2. That all vehicle turning radius be adequate for all vehicles that would normally or occasionally use the alley.
3. That a vertical clearance of sixteen feet (16') extending the full length and width of the easement should be provided.

**PUBLIC WORKS DEPARTMENT  
CONDITIONS OF APPROVAL:**

4. Applicant is responsible for the relocation of the existing utilities in the proposed alley to be vacated in accordance to the requirements of the affected utility companies including the City's gravity sanitary sewer line.
5. Applicant must seek Commission approval and provide fully executed hold harmless agreement or restrictive covenant for all proposed encroachments into, onto, under and over the City's rights-of-way.
6. Applicant must seek Florida Department of Transportation approval and for proposed improvements on or affecting South Dixie Highway.



# *Riviera Plaza*

1542 SOUTH DIXIE HIGHWAY

ALLEY VACATION

CITY COMMISSION  
AUGUST 29, 2017