



THE CITY OF DAYTONA BEACH

Public Works Department Administration

TO: James V. Chisholm, City Manager

FROM: Brent Cohen, Design Development Project Manager

THRU: David Waller, Deputy Public Works Director

DATE: March 30th, 2018

SUBJECT: Right of Way Vacation of Coates Street

Project Number: DEV2018-020

REQUEST

The Public Works Department requests the City Commission to adopt a Resolution vacating the Coates Street right-of-way located between International Speedway Boulevard and 5th Avenue. The section of right-of-way (ROW) is approximately 380 feet long and 35 feet wide.

Once vacated, the applicant plans to demolish the vacant buildings on these lots, including the former Shell's restaurant, and improve the land for temporary overflow parking for the Streamline Hotel and for public parking. Improvements would include a graded stabilized surface with perimeter fencing and landscaping to improve the appearance of the area. Second, the applicant intends to redevelop the property in a cooperative partnership with the City that promotes the community's vision for improving the intersection of A1A and ISB.

The request to vacate was submitted by Jeffrey C. Sweet, Esq., Korey Sweet McKinnon & Simpson, on behalf of SIG Global Family LP.

The applicant has provided letters of no objection to the vacation from TECO (gas), Charter Communications / Spectrum (formerly Bright House), AT&T, Florida Power and Light and Volusia County.

BACKGROUND

The City's Land Development Code (LDC), Section 3.4.AA.4 states:

An application for vacation of a public street right-of-way shall be approved only on a finding there is competent substantial evidence in the record that:

- a. *The right-of-way is not now, or in the foreseeable future, needed for a public purpose for the city or its inhabitants; and*
- b. *Vacation of the right-of-way is consistent with the comprehensive plan.*

The proposed vacation is consistent with the comprehensive plan. TRT staff members saw no foreseeable use for public purpose of this right-of-way.

The Planning Board met on April 26th, 2018 and recommended approval of this application by a 5-0 vote.

FUNDING

There is no City Funding associated with this development.

RECOMMENDATIONS

Staff recommends that the Commission approve the vacation of the portion Fairlawn Boulevard as referenced above.

ATTACHMENTS

- 1) Agenda Summary
- 2) PowerPoint
- 3) Staff Report
- 4) Planning Board minutes