

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J. Matson, AICP; Community Development Director

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Brandon C. Creagan, LEED Green Associate; Senior Planner, Current Development

DATE: August 5, 2022

SUBJECT: Coalition for Attainable Homes, Inc.'s Request for Abandonment of the West 30' of the 130' wide, 100' Long Segment of 32nd Avenue Right-of-Way, East of Lot 21 in the Reedwood Subdivision [ROWA-22-08-01 / 2022040010 - 92475] (Legislative)

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of August 16, 2022.

DESCRIPTION AND CONDITIONS:

Coalition for Attainable Homes, Inc. is requesting abandonment of the west 30' of the 130' wide, 100' long segment of 32nd Avenue right-of-way, east of Lot 21 in the Reedwood Subdivision (see Attachment 1). This 30' by 100' unimproved portion of the 32nd Avenue right-of-way was originally going to be used as 32nd Avenue. The area where 32nd Avenue is currently constructed was going to be a stormwater pond between Lots 8-10 and Lots 21-23 according to the plat of the Reedwood Subdivision. The stormwater pond was not constructed and 32nd Avenue was built in its place, thus negating the need for the placement of 32nd Avenue as shown on the plat of the Reedwood Subdivision. The parcel owner to the west is requesting the abandonment to further their development area for the construction of an affordable housing project (a triplex building).

As required by the County land development regulations (LDRs), prior to the Technical Review Committee (TRC) meeting at which the subject petition was reviewed, staff notified by mail each property owner adjacent to the subject right-of-way. No questions or responses were received from any adjacent property owners. Additionally, all County divisions and utility providers having jurisdiction or potential interests have reviewed the abandonment request and support the request.

At this time, the applicant requests that the subject portion of right-of-way be abandoned.

ANALYSIS:

Consistent with guidelines established by the Board of County Commissioners, this petition was reviewed by all County divisions and utility providers having jurisdiction or potential interests within the west 30' of the 130' wide, 100' long segment of 32nd Avenue right-of-way, east of

Lot21 in the Reedwood Subdivision. Upon review, all reviewing departments recommended approval, to support the request for abandonment. Therefore, all departments support the request for abandonment, and no easements are being retained within any portion of the area being abandoned. If approved, the abandonment request will increase the buildable area for the applicant's property and will provide an opportunity for an affordable housing project to be built on the adjacent project site.

As noted on the County Thoroughfare Plan, the subject right-of-way is not part of the County's major roadway system and is not needed for the thoroughfare system or for traffic circulation in the surrounding neighborhood. The abandonment will not affect the right of convenient access to any surrounding properties. Also, the County Attorney's Office has reviewed and approved the attached abandonment resolution for legal form and sufficiency.

RECOMMENDATION:

Staff recommends that the Board of County Commissioners abandon its rights to the subject portion of the subject right-of-way, and authorize the chairman to execute the attached abandonment resolution.

ATTACHMENTS:

1. Location Map
2. Abandonment Resolution