

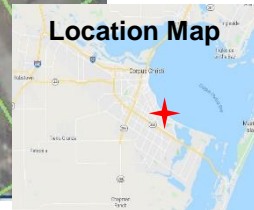
Request for Sidewalk Waiver

Gulf Breeze Annex, Lots 5 & 6 (Final)
Property at 3333 Floyd Street



Planning Commission
March 17, 2021

Aerial Overview



Subject Property, East on Alta Plaza



Subject Property, East on Alta Plaza Street



Subject Property, South on Floyd Street



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Staff Recommendation

Approval of the request for a waiver from the sidewalk construction requirement.

- Planning Commission may choose to follow or decline Staff's recommendation
- Planning Commission may approve, approve with conditions, or deny the waiver request

Factors in Sidewalk Waiver

Applicant's Factors in Support of Sidewalk Waiver

1. The replat is in an old established neighborhood where there are very few, if any, existing sidewalks.
2. The possibility that there might be significant sidewalk construction in the future is very slim.
3. The requirement to construct the sidewalk with this replat would place an unnecessary financial and time burden on the owner.
4. The Comprehensive Plan will not be substantially affected and is not part of the Mobility Plan network.

Factors Against Sidewalk Waiver (for sidewalk construction)

1. The property is zoned "RS-6 Single-Family 6 District from which a sidewalk network can be provided meeting current standards for a residential street.
2. The lot is a corner lot from which a network can be continued west to Santa Fe and north to Ocean Dr.
3. The subject property is located approximately 560 feet away from a Commercial node at the intersection of Texan Trail and Santa Fe Street.

Plat Requirements

- UDC 3.30.1.A: requires installation of improvements, or financial guarantee, during platting
- UDC 8.1.4: During platting, the “developer shall provide”:
 - A. “Streets, including but not limited to pavement, curb and gutter, **sidewalks**”
- UDC 8.2.2.A.4: “Sidewalks shall connect to existing adjacent sidewalks or be designed and placed to allow connection to future adjacent sidewalks”

Plat Waiver UDC 3.8.3.D

- Need for waiver shall be demonstrated to Planning Commission's satisfaction
 - The waiver may be approved, approved with conditions or denied after consideration of the following factors:
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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