

MEMO

To: City Council

From: Hector Soto, Jr., AICP, Senior Planner

CC: File

Date: March 24, 2025

Re: Appl. #PL2024-218 – VACATION OF RIGHT-OF-WAY - A portion of SW Jefferson St right-of-way and miscellaneous right-of-way located south of SW Oldham Pkwy (abutting 101 SW Oldham Pkwy); and a portion of SW Market St north of SW Persels Rd (abutting 1300, 1302 and 1304 SW Market St); Engineering Solutions, LLC, applicant

As part of continued discussions regarding the timing and phasing of development activity associated with the future Oldham Village redevelopment project, it has been determined that the requested vacation of a portion of SW Market St needs to occur in two stages versus one as initially presented at the March 13, 2025, Planning Commission meeting.

The portion of SW Market St to be vacated abuts two parcels to the west addressed 1300 SW Market St and 1304 SW Market St. The parcel addressed 1300 SW Market St has been acquired by the developer of Oldham Village and said parcel will make up portion of a future commercial lot. The parcel addressed 1304 SW Market St has not been acquired by the developer of Oldham Village and thus **is not** part of the Oldham Village redevelopment project. The only means of access to 1304 SW Market St is via the existing SW Market St. However, the approved preliminary development plan for Oldham Village calls for the removal of the existing SW Market St. Access to 1304 SW Market St will instead be provided via a new private drive connection to SW Jefferson St that will be constructed as part of the Oldham Village improvements. Therefore, the portion of SW Market St right-of-way abutting 1304 SW Market St must remain in place to maintain access from the existing SW Market St until such time as the future private drive connection to SW Jefferson St is available. In contrast, the portion of SW Market St right-of-way abutting 1300 SW Market St can be vacated immediately since said property has been acquired for inclusion in the Oldham Village project.

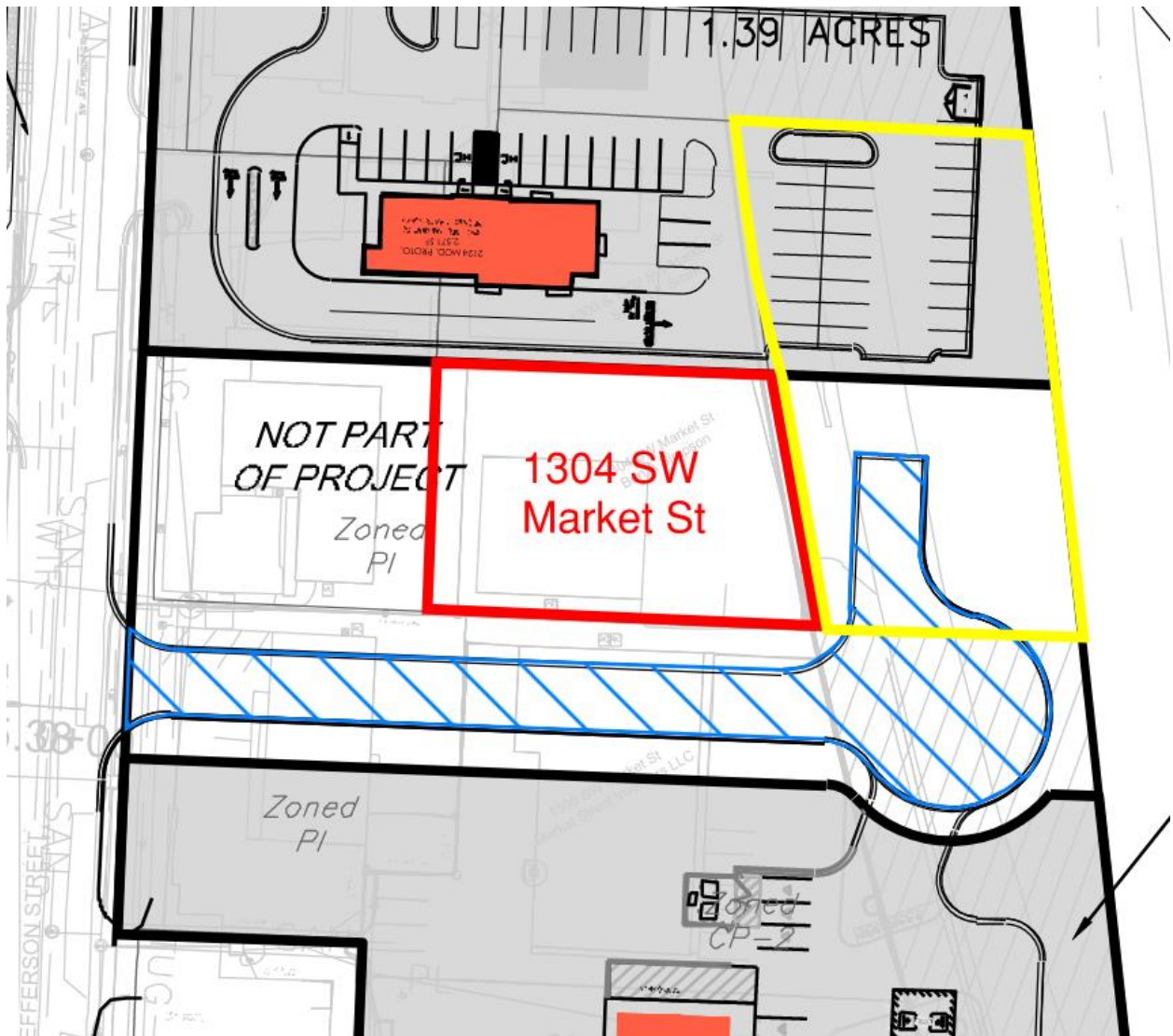


Figure 1 - 1304 SW Market St (outlined in red) shown with future private drive connection to SW Jefferson St (hatched in blue). Portion of SW Market St right-of-way to be vacated shown in yellow.

The images below depict the original request to vacate the subject portion of SW Market St in whole and the updated request to vacate the subject portion of SW Market St in stages. The vacation of the northern area in green labeled “Tract A” will go into effect immediately; the vacation of the southern area in red labeled “Tract B” will not go into effect until such time as the private drive connection providing access from SW Jefferson St to 1304 SW Market St is constructed and the existing SW Market St is removed.

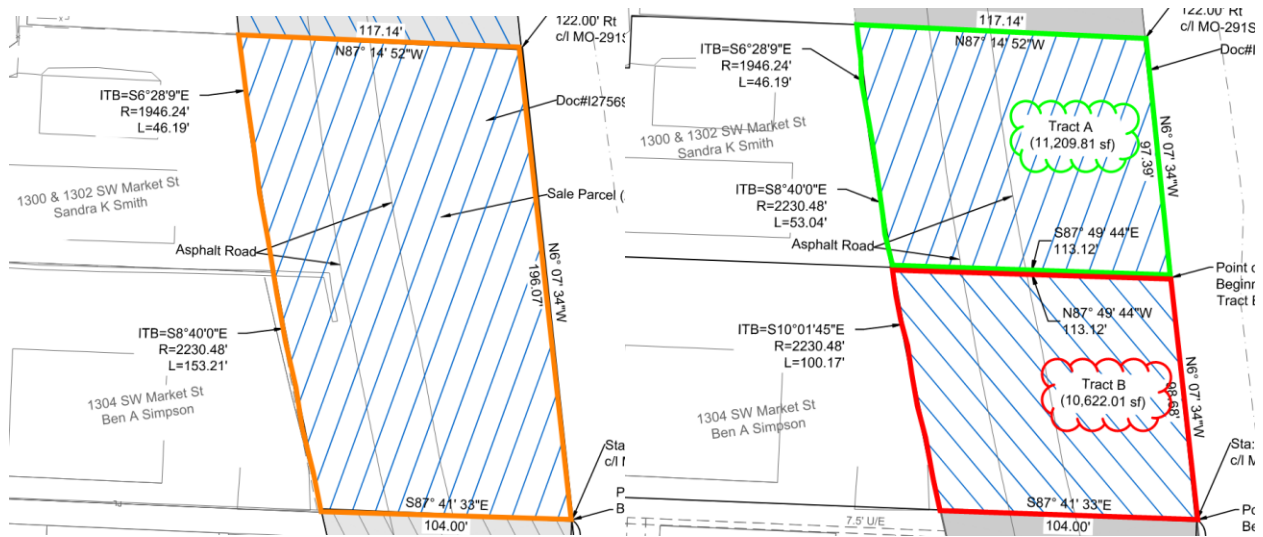


Figure 2 - Original vacation of portion of SW Market St in whole (left image). Updated vacation of SW Market St in stages (right image).

Recommendations

1. The vacation of **the portion of SW Jefferson St** right-of-way shall not go into effect until such time as the City accepts the public improvements for the realigned intersection of SW Jefferson St and SW Oldham Pkwy. *(revised by staff)*
2. The vacation of the portion of SW Market St right-of-way described as Tract A shall become effective immediately. *(added by staff)*
3. The vacation of the portion of SW Market St right-of-way described as Tract B shall not go into effect until such time as the private drive providing access to 1304 SW Market St from SW Jefferson St is constructed and the affected segment of SW Market St pavement is removed. *(added by staff)*