



City of Gainesville
Department of Doing
Planning Division

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: April 25, 2019; March 28, 2019

ITEM NO: 2

PROJECT NAME AND NUMBER: Vacation of Right-of-Way, PB-19-010 SVA

APPLICATION TYPE: Right-of-Way vacation – Quasi-Judicial

RECOMMENDATION: Staff recommends approval of the application.

CITY PROJECT CONTACT: Yvette Thomas, Planner IV



Map 1. Site Location Map

APPLICATION INFORMATION:**Agent/Applicant:** City Plan Board**Property Owner(s):** NA**Related Petition(s):** NA**Legislative History:** On November 15, 2018, the City Commission authorized the Planning Department to circulate a petition to the Plan Board to process the request for a right-of-way vacation.**Neighborhood Workshop:** March 16, 2019**SITE INFORMATION:****Address:** Located between 311 SW 4th Avenue and 526 SW 5th Avenue**Acreage:** 0.37Acres**Existing Use(s):** Vacant**Land Use Designation(s):** Mixed-Use Low (MUL)**Zoning Designation(s):** Mixed Use Low Intensity (MU-1)**Transportation Mobility Program Area (TMPA):** Area "A"**Water Management District:** St. Johns River Water Management District**PURPOSE AND DESCRIPTION:**

At the November 15, 2018, meeting the City Commission authorized the Planning Department to circulate a petition to the Plan Board to process the request for right-of-way vacation. The request is to vacate a portion of SW 5th Terrace and a segment of an alley platted in the FX Miller's Addition.

STAFF REVIEW AND RECOMMENDATION:**DESCRIPTION**

The purpose of this request is to vacate the southern portion of SW 5th Terrace located east of the intersection of SW 6th Street and SW 4th Avenue and a portion of the alley between Lots 43-46 and Lots 51-54 (Map 2.) The platted right-of-ways currently do not serve any public service, however, in the event that utilities are found, a utility easement will be retained. The adjacent property owner is

willing to enter into a Memorandum of Understanding or Maintenance Agreement for the maintenance and landscaping within the round-about, the trail, and the median located in the center of Southwest 6th Street, and the small park adjacent to the property.



Map 2.

Basis for Recommendation

The City Plan Board shall consider the following criteria in determining whether the public interest will be best served by the proposed action:

1. Whether the public benefits from the use of the subject right-of-way as part of the City street system.

The public does not utilize the existing right-of-way and the alley is currently unimproved. The right-of-way nor the alley provide access as a functioning right-of-way.

2. Whether the proposed action is consistent with the City’s Comprehensive Plan.

This proposal is consistent with Policy 10.2.1 of the Transportation Mobility Element, which states that the City shall only vacate streets under certain conditions. The closure of the right-of-way will not

foreclose reasonably foreseeable future bicycle or pedestrian use or other transportation corridor in the area, and it will not foreclose non-motorized access to adjacent land uses or transit stops. The proposed vacation will allow for the redevelopment of the adjacent properties and there is no foreseeable need for a transportation corridor for the area.

3. Whether the proposed action would violate individual property rights.

Staff finds that the proposed action will not violate existing property rights, and specifically that the vacation of the right-of-way will not make any other properties landlocked or inaccessible.

4. The availability of alternative action to alleviate the identified problems.

Multi-modal enhancements (bike and sidewalk improvements) were recently placed along the adjacent right-of-way, SW 6th Street, with the addition of a multi-use path, on-street parking, pedestrian bridge, and a traffic circle to help provide better connectivity within the immediate area.

5. The effect of the proposed action on traffic circulation.

This proposal should not negatively impact existing traffic circulation in the area because access from SW 6th Street runs parallel to this portion of SW 5th Terrace and provides similar access to the surrounding area.

6. The effect of the proposed action on crime.

The proposed action will have no effect on crime. The right-of-way vacation would not create conditions that limit visibility, create unsafe areas, or limit access to law enforcement.

7. The effect of the proposed action upon the safety of pedestrians and vehicular traffic.

The safety of pedestrians and vehicular traffic will not be affected by the street vacation.

8. The effect of the proposed action on the provision of municipal services including, but not limited to, emergency services and waste removal services.

The proposed action will not affect municipal services, since the right-of-way is not utilized by these services today.

9. The necessity to relocate utilities, both public and private.

The proposed vacation will not necessitate the relocation of utilities. Any proposed utilities for a development will need to be approved under the development review process. Typically, the City proposes that an existing public utility easement be retained as a condition of approval for a street vacation request, or a new easement be created to provide access to existing or proposed utilities.

10. The effect the proposed action will have on property values in the immediate and surrounding areas.

The removal of this right-of-way should have no negative effect on the property values in the surrounding area.

11. The effect of the vacation on geographic areas that may be impacted.

The proposed street vacation will not negatively affect this part of the City.

12. The effect of the vacation on the design and character of the neighborhood.

Specifically, the vacation will not negatively affect the surrounding neighborhood. This portion of SW 5th Terrace is no longer serves as an improved right-of-way and the alley is not utilized for public services.

RECOMMENDATION

Staff recommends approval of Petition PB-19-010 SVA, subject to compliance with all applicable regulations.

DRAFT MOTION FOR CONSIDERATION

Approve Petition PB-19-010 SVA, subject to compliance with all applicable regulations.

LIST OF EXHIBITS:

Exhibit 1 **Comprehensive Plan Goals, Objectives and Policies**
Transportation Element, Policy 10.2.1

Exhibit 2 **Land Development Code Regulations**
Section 30-3.41. Review Criteria.

Exhibit 3 **Application Documents**



may require a traffic study to determine the transportation impacts and required transportation modifications depending upon the size of the expansion.

- Policy 10.1.18 In order to promote highly desirable development within the TMPA, the City or Community Redevelopment Agency may enter into agreements with developers to provide all or part of the transportation mobility needs that are required by policies within this Element.
- Policy 10.1.19 The City shall collect trip generation information for developments within the TMPA. For redevelopment sites, the City shall also collect information about trip credits for the previous use of the property.
- Policy 10.1.20 The City may require special traffic studies within the TMPA, including, but not limited to, information about trip generation, trip distribution, trip credits, and/or signal warrants, to determine the need for transportation modifications for improved traffic operation and/or safety on impacted road segments.
- Policy 10.1.21 The City shall evaluate the TMPA in conjunction with the City's next required Evaluation and Appraisal process.
- Policy 10.1.22 The City shall amend the Concurrency Management section and any other relevant sections of the Land Development Code to reflect the adoption of the new Transportation Mobility Program and the rescinding of transportation concurrency and the Transportation Concurrency Exception Area.
- Policy 10.1.23 Developments approved prior to the adoption of the TMPA shall provide any transportation improvements, modifications, or mitigation required as part of the development plan approval, consistent with Future Land Use Element Policy 3.4.5. When development plans that were approved prior to the adoption of the TMPA are amended, they shall meet TMPA policies, consistent with Future Land Use Element Policy 3.4.5.
- Objective 10.2 The City shall promote multi-modal transportation choice by adopting the following policies that encourage an interconnected street network, encourage redevelopment, and specially regulate developments with 30 or more acres, and by adopting the Existing Transit Hubs & Transit-Supportive Areas Map as part of the Transportation Mobility Map Series.**
- Policy 10.2.1 The City shall not close or vacate streets except under the following conditions:
- a. the loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;



- b. the loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;
- c. the loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and
- d. there is no reasonably foreseeable need for any type of transportation corridor for the area.

Policy 10.2.2 The City shall ensure that new streets are designed appropriately for transportation choice by setting design standards that call for minimal street widths, modest turning radii, modest design speeds, curb extensions, traffic calming, gridded and connected patterns, sidewalks, bicycle facilities, and prohibition of cul-de-sacs, where feasible. Street design standards shall include consideration of usage by transit vehicles, where appropriate.

Policy 10.2.3 The City shall require new residential developments, where feasible, to provide street and/or sidewalk/path connections and/or stub-outs to adjacent properties and developments (such as schools, parks, bus stops, retail, and office centers) so that motorized vehicle trips are minimized on major roadways.

Policy 10.2.4 The City shall adopt the Existing Transit Hubs & Transit-Supportive Areas Map as part of the Transportation Mobility Map Series to increase and enhance multi-modal transportation choices and encourage redevelopment in these areas.

Policy 10.2.5 In order to encourage the redevelopment of properties within the TMPA, reduce or prevent blight, and encourage development in close proximity to transit, the following redevelopment trip credits shall apply to projects that are located within ¼ mile of the property lines of an existing transit hub or projects that are located in transit-supportive areas (as shown in the Existing Transit Hubs and Transit-Supportive Areas Map adopted in the Transportation Mobility Element) and are within ¼ mile of an existing transit route. The City shall reduce by 25% the net, new average daily trip generation for any redevelopment project or any project that expands or converts a building to a new use. The City shall reduce by 40% the net, new average daily trip generation for any mixed-use project that includes both a residential and non-residential component where residential dwelling units equal at least 10% of the floor area of commercial/office uses.

Policy 10.2.6 In recognition of the significant redevelopment problems facing the City in the NW 13th Street Activity Center area, the NW 13th Street Special Redevelopment Trip Credit Area (as shown in the Transportation Mobility Map Series) shall receive redevelopment trip credits as follows. The City shall

1 reasonable ingress and egress can be provided to the lot or parcel and the remaining portions of
2 the subdivision until all improvements are complete and the required maintenance security is
3 received and approved.

4 3. If the lot or parcel is within a minor subdivision that has been approved by the director of
5 planning and development services, city engineer, city traffic engineer and deputy manager for
6 utilities (or their designees) in accordance with the provisions of this chapter.

7 4. If the lot or parcel is part of a legal lot split that has been approved by the City Manager or
8 designee in accordance with the provisions of this chapter.

9 5. If the lot or parcel is a nonconforming lot, then as provided in Article X.

10 C. *Violations.* Any person who, in connection with a subdivision of lands, shall do or authorize any
11 clearing and grubbing, or shall lay out, construct, open, or dedicate any street, sanitary sewer, storm
12 sewer, water main, or drainage structure, or shall erect any building or transfer title to any land or
13 building, without having first complied with the provisions of this chapter, or who performs any of
14 such actions contrary to the terms of an approved subdivision plat, or who otherwise violates this
15 chapter, shall be guilty of an offense. Each day that the violation continues shall constitute a
16 separate violation.

18 **DIVISION 8. RIGHT-OF-WAY VACATIONS**

19 **Section 30-3.41. Right-of-Way Vacations.**

20 A. *Review procedures.*

21 1. *Application.* An application to vacate a public right-of-way may be submitted by either the City
22 Commission or by all the owners of land abutting the subject right-of-way.

23 2. *Board review.* Applications to vacate a public right-of-way shall be reviewed by the City Plan
24 Board and the City Commission according to the criteria provided in this section, with notice of
25 the board hearings provided in accordance with law and this article. The City Plan Board's
26 review shall be a recommendation to the City Commission. Prior to the public hearing before
27 the City Plan Board, the application shall be reviewed by city staff in accordance with the
28 development plan review process as stated in this article.

29 B. *Review criteria.* Right-of-ways may only be vacated by the City Commission upon its finding that the
30 criteria in both 1 and 2 as provided below have been met:

31 1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-
32 way is in the public interest, which shall be based on a consideration of the following:

33 a. Whether the public benefits from the use of the subject right-of-way as part of the city
34 street system;

35 b. Whether the proposed action is consistent with the Comprehensive Plan;

36 c. Whether the proposed vacation is consistent with the minimum block size requirements and
37 other applicable street connectivity standards;

38 d. Whether the proposed action would deny access to private property;

39 e. The effect of the proposed action upon public safety;

- 1 f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
- 2 g. The effect of the proposed action upon the provision of municipal services including, but not
- 3 limited to, emergency service and waste removal;
- 4 h. The necessity to relocate utilities both public and private; and
- 5 i. The effect of the proposed action on the design and character of the area.
- 6 2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the
- 7 following additional criteria are met:
- 8 a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian
- 9 use;
- 10 b. The loss of the street will not foreclose non-motorized access to adjacent land uses or
- 11 transit stops;
- 12 c. The loss of the street is necessary for the construction of a high density, mixed-use project
- 13 containing both residential and non-residential uses or creating close proximity of
- 14 residential and non-residential uses; and
- 15 d. There is no reasonably foreseeable need for any type of transportation corridor for the area.
- 16

17 **DIVISION 9. DEVELOPMENT PLAN REVIEW**

18 **Section 30-3.42. Purpose.**

19 The purpose of this division is to promote harmonious, functional relationships among the various

20 elements within any development such as the location of activities, vehicular and pedestrian circulation

21 systems, and visual form. Development plan review is intended to permit maximum flexibility in

22 reviewing each plan on its merits and encourage variety and innovation within the intent and purpose

23 specified for each zoning district and the minimum requirements specified in the Code of Ordinances.

24 **Section 30-3.43. Generally.**

- 25 A. This division sets forth the application and review procedures required for obtaining development
- 26 orders and certain types of permits. Development activity may be undertaken only when the activity
- 27 is authorized by a final development order and any required development permits are issued by the
- 28 city. A final development order shall be issued only when all applicable procedures, inspections, and
- 29 reviews have been completed as provided in this chapter.
- 30 B. Development orders are transferable. However, so long as the land or structure or any portion
- 31 thereof covered under the site development order continues to be used for the purposes for which
- 32 it was issued, then no person (including successors and assigns of the person who obtained the site
- 33 development order) may make use of the land except in accordance with the conditions and
- 34 requirements of the site development order. The provisions of the site development order run with
- 35 and burden the real property to which it relates until release or amended in accordance with formal
- 36 action of the city.

37 **Section 30-3.44. Exemptions.**

38 The following development activities do not require development review under this article:



**APPLICATION TO VACATE PUBLIC RIGHT-OF-WAY
PLANNING & DEVELOPMENT SERVICES**

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Date: _____	EZ Fee: \$ _____
1 st Step Mtg Date: _____	Tax Map No. _____
Abutting Property Owners Petition _____	City Commission Petition _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit []	

Applicant Information (Please PRINT)	
Name: _____	
Address: _____	
City: _____	
State: _____	Zip: _____
Phone: _____	Fax: _____

CRITERIA FOR VACATION OR CLOSURE	
At the public hearing, the City Commission shall consider the following criteria in determining whether the general public welfare would be best served by the proposed action:	
<ol style="list-style-type: none"> 1. Whether the public benefits from the use of the subject right-of-way as part of the city street system. 2. Whether the proposed action is consistent with the city's comprehensive plan. 3. Whether the proposed action would violate individual private property rights. 4. The availability of alternative action to alleviate the identified problems. 5. The effect of the proposed action upon traffic circulation. 6. The effect of the proposed action upon crime. 7. The effect of the proposed action upon the safety of pedestrians and vehicular traffic. 8. The effect of the proposed action upon the provision of municipal services including but not limited to emergency services and waste removal services. 9. The necessity to relocate utilities both public and private. 10. The effect the proposed action will have upon property values in the immediate and surrounding areas. 11. The effect of the proposed action on geographic areas which may be impacted. 12. The effect of the proposed action on the design and character of the area. 	

Certified Cashier's Receipt:

Under the provisions of Section 30-192(b) of the Land Development Code, City of Gainesville, **THE ABUTTING PROPERTY OWNERS/THE CITY COMMISSION** hereby petition(s) to have the following public right-of-way vacated (a legal description and a map is required):

Provide reasons for vacating this right-of-way (please add additional sheet(s) to provide more information, if needed):

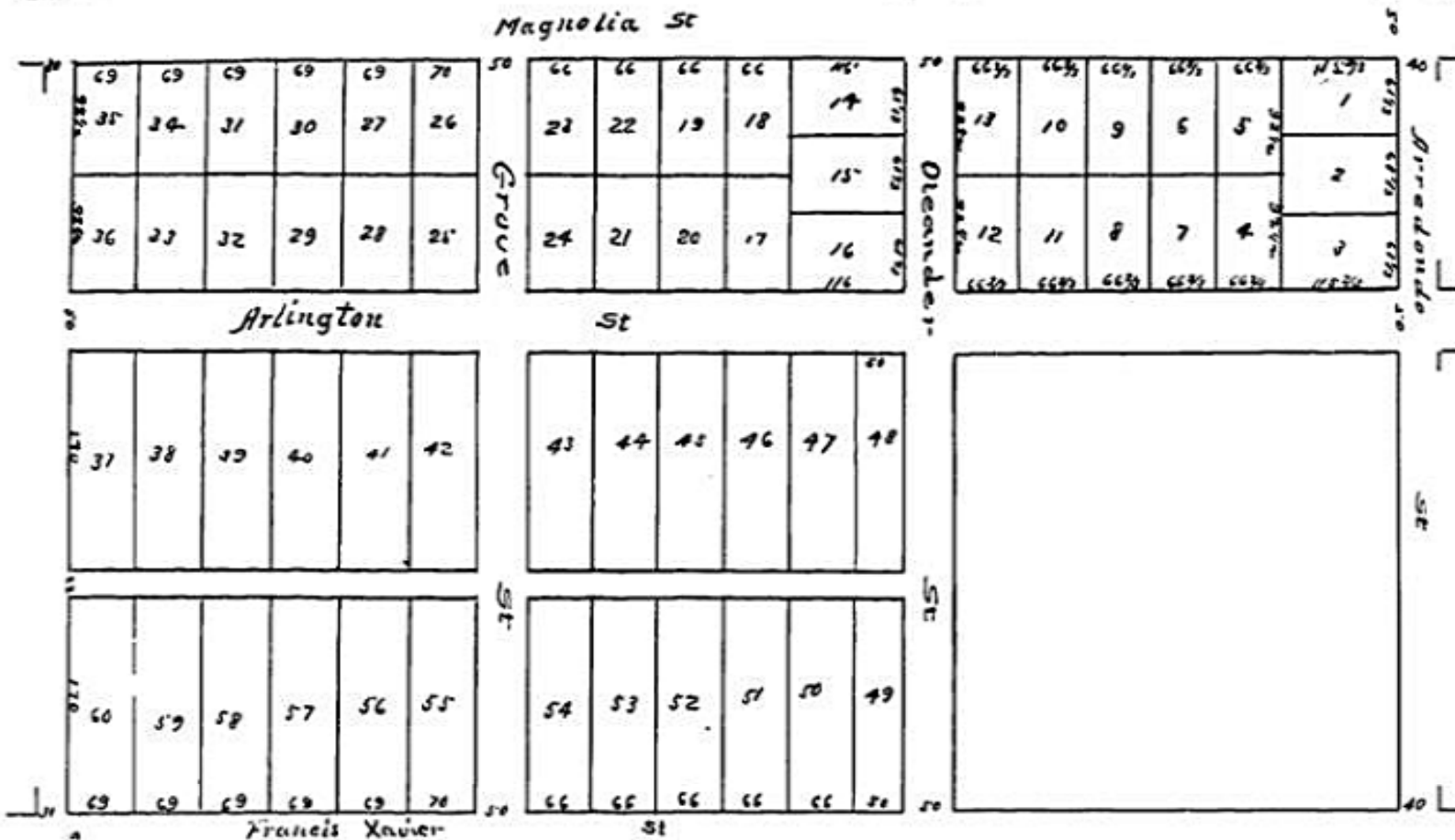
The recording of the approved ordinance abandoning public property effects an automatic reverter of the property back to the fee owners of the property out of which the street was carved. The City of Gainesville does not issue any formal deed instruments. The local title companies will be able to track the accretion of the property to the appropriate abutting property owners.

The signature of all abutting property owners is required for petitions initiated by property owners.

ABUTTING PROPERTY OWNERS' INFORMATION			
PARCEL NO.	PROPERTY OWNER	ADDRESS	SIGNATURE

Petition must be filed with the Department of Community Development in accordance with the application cut-off dates as adopted by the City Plan Board (Development Review Board application cut-off dates). A copy of the schedule may be obtained from the Planning Division, Room 158, Planning Counter, Thomas Center B, 306 NE 6th Avenue. Phone: 334-5022.

Petitioner's Signature: _____ Date: _____



Map of
 F.X. Miller's Addition
 to Gainesville
 scale 100 ft = 1 inch

Map showing the subdivision of a tract of land owned by
 F.X. Miller in the Sp. of Sec. 8 T. 103. R. 20 E.
 commencing at a point 107 ft South and 420 ft West of the intersection
 of the 1/2 mile line running East and West, & the 1/2 mile line running
 North & South through the R. 20 of said section. Thence run South
 284 ft Thence West 448 ft. Thence South 200 ft. Thence West 100 ft. Thence North
 630 ft. Thence East 184 ft. to point of beginning. containing 100 acres
 more or less



Recorded September 20 1886
 J.B. Curliste Clerk

Miller & Jenkins Architects & C. Engrs

A-2



180860A 12

13475-1

1444
92.5 24 21
13478-1
66 34 32 13473

92.5 12
13469 6

50 SW 4th Avenue

Legislative ID# 180464B

SW 6TH ST

RAILS TO TRAILS

F.X. MILLER'S

60 66.6 66.6 66.6 50
13490-1 13490 13491 13492 85
170 43 44 45 46 47 48
13493 85

ADDITION

Area to be Vacated

PB A-20

170 54 53 52 51
13490-2 13497 13495 13494 85
66.6 66.6 66.6 66.6 50 49
13496 85
58 50

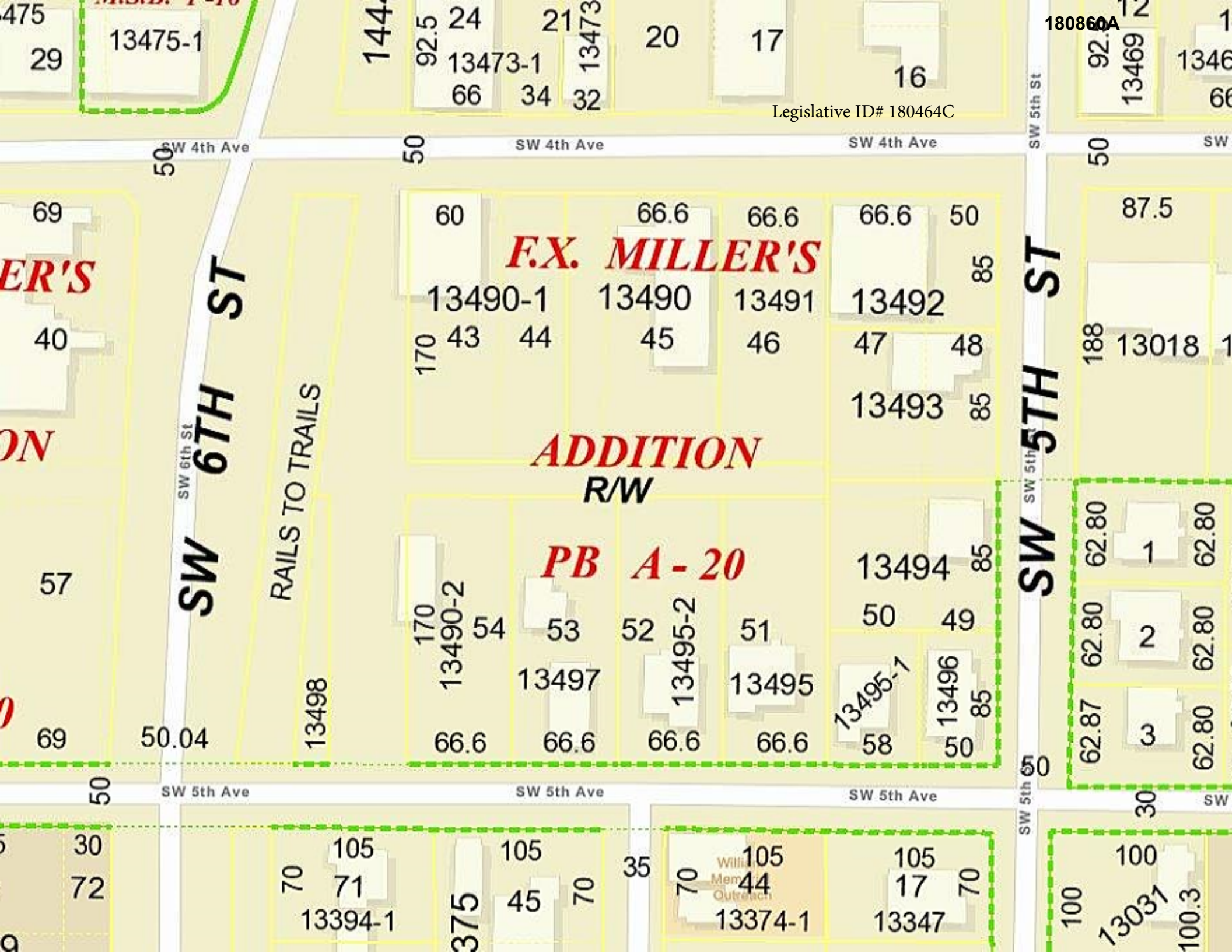
SW 5TH ST

SW 5th Avenue

70 105 105 70
71 45 45 70

35 70 105 105
44 17 70

100 100
3 3



180860A

Legislative ID# 180464C

SW 4th Ave

SW 4th Ave

SW 4th Ave

SW 5th St

50

50

50

SW

69

ER'S

40

ON

57

69

50.04

SW 6TH ST

RAILS TO TRAILS

13498

60

F.X. MILLER'S

13490-1

13490

13491

13492

170

43

44

45

46

47

48

13493

85

**ADDITION
R/W**

PB A-20

170

13490-2

54

53

52

13495-2

51

13495

13495-1

50

49

13496

85

66.6

66.6

66.6

66.6

58

50

13494

85

SW 5TH ST

SW 5th St

50

SW 5th St

87.5

188

13018

62.80

1

62.80

62.80

2

62.80

62.87

3

62.80

50

SW 5th Ave

SW 5th Ave

SW 5th Ave

50

SW

30

72

70

105

71

13394-1

375

105

45

70

35

70

105

44

13374-1

105

105

17

13347

70

100

100

13037

100.3



City of Gainesville

Legislation Details (With Text)

File #: 180464. **Version:** 1 **Name:**
Type: Discussion Item **Status:** Passed
File created: 10/16/2018 **In control:** City Manager
On agenda: 11/15/2018 **Final action:** 11/15/2018
Title: Right-of-Way and Alley Vacate - Plat of FX Miller's Addition (B)

This item involves a request for the City Commission to approve a petition to the Planning Department to vacate a portion of Southwest 5th Terrace and a segment of an alley contained in the Plat of FX Miller's Addition.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 180464A_A20 Map_20181101.pdf, 2. 180464B_Aerial Map_20181101.pdf, 3. 180464C_Parcel Map_20181101.pdf

Date	Ver.	Action By	Action	Result
11/15/2018	1	City Commission	Approved, as shown above	Pass
11/1/2018	1	City Commission	Striken From the Agenda	

Right-of-Way and Alley Vacate - Plat of FX Miller's Addition (B)

This item involves a request for the City Commission to approve a petition to the Planning Department to vacate a portion of Southwest 5th Terrace and a segment of an alley contained in the Plat of FX Miller's Addition.

FX Miller's Addition of Gainesville was platted in June of 1886 in Plat Book A, page 20 of the Public Records of Alachua County, Florida. Public Works is requesting the vacation of a portion of the alley between Lots 43, 44, 45, 46, 51, 52, 53, and 54, and that portion of Southwest 6th Street (formerly Grove Street), lying south of the alley and north of Southwest 5th Avenue, all contained in FX Miller's Addition. These platted right-of-ways does not serve any particular public service and as with the current policy an overall utility easement will be retained. In exchange for the vacation of the proposed right-of-ways, the adjacent property owner is willing to enter into an Memorandum of Understanding or Maintenance Agreement for the maintenance for landscape in the round-about, the trail, the median located in the center of Southwest 6th Street, and the small park adjacent this property.

Public Works will continue to be responsible for the maintenance of the new bridge, utility costs for any irrigation or lighting, and for costs associated with any vandalism or damage (other than damage the City would be liable and responsible due to the normal maintenance activities).

There is no fiscal impact associated with this request.

The City Commission: 1) Authorize the Planning Department to circulate a petition to the Plan Board to process the request right-of-way vacation.



City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601

Legislation Text

File #: 180464., Version: 1

Right-of-Way and Alley Vacate - Plat of FX Miller's Addition (B)

This item involves a request for the City Commission to approve a petition to the Planning Department to vacate a portion of Southwest 5th Terrace and a segment of an alley contained in the Plat of FX Miller's Addition.

FX Miller's Addition of Gainesville was platted in June of 1886 in Plat Book A, page 20 of the Public Records of Alachua County, Florida. Public Works is requesting the vacation of a portion of the alley between Lots 43, 44, 45, 46, 51, 52, 53, and 54, and that portion of Southwest 6th Street (formerly Grove Street), lying south of the alley and north of Southwest 5th Avenue, all contained in FX Miller's Addition. These platted right-of-ways does not serve any particular public service and as with the current policy an overall utility easement will be retained. In exchange for the vacation of the proposed right-of-ways, the adjacent property owner is willing to enter into an Memorandum of Understanding or Maintenance Agreement for the maintenance for landscape in the round-about, the trail, the median located in the center of Southwest 6th Street, and the small park adjacent this property.

Public Works will continue to be responsible for the maintenance of the new bridge, utility costs for any irrigation or lighting, and for costs associated with any vandalism or damage (other than damage the City would be liable and responsible due to the normal maintenance activities).

There is no fiscal impact associated with this request.

The City Commission: 1) Authorize the Planning Department to circulate a petition to the Plan Board to process the request right-of-way vacation.

Public Notice

The City of Gainesville's Department of Doing will hold a neighborhood workshop to discuss a proposed street vacation. The area to be vacated is a portion of SW 5th Terrace and a segment of an alley located southeast of the intersection of SW 6th Street and SW 4th Avenue. These platted right-of-ways are not currently utilized and are not used to provide any public services. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners and interested members of the public of the proposed street vacation. The meeting will be held Saturday, March 16, 2019, at 9:00 a.m. in the lobby of The Thomas Center, Building B, 306 NE 6th Avenue Gainesville, FL 32601. Contact the Department of Doing at (352) 334-5022 for more information or by email at cogplanning@cityofgainesville.org.



Department of Doing
 Planning Division
 PO Box 490, Station 11
 Gainesville, FL 32602-0490

306 N.E. 6th Avenue
 P: (352) 334-5022
 P: (352) 334-5023
 F: (352) 334-2648

February 25, 2019

RE: Neighborhood Workshop - Street Vacation, Portion of SW 5th Terrace

Dear Property Owner:

The City of Gainesville's Department of Doing will hold a neighborhood workshop to discuss a proposed street vacation. The current proposal will vacate a portion of SW 5th Terrace and a segment of an alley located southeast of the intersection of SW 6th Street and SW 4th Avenue (see *image below*).

The right-of-ways are not currently utilized and are not used to provide any public services. In exchange for the vacation of the right-of-ways, the adjacent property owner is willing to enter into a Memorandum of Understanding or Maintenance Agreement for the maintenance of the landscaping within the round-about, trail, small- adjacent park, and median located at the center of SW 6th Street. If approved, the land will convert to MU-1 (Mixed Use Low Intensity) zoning, matching the adjacent zoning district.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners and interested members of the public of the proposed street vacation. The meeting will be held **Saturday, March 16, 2019, at 9:00 a.m.** in the lobby of The Thomas Center, Building B, 306 NE 6th Avenue Gainesville, FL 32601. If you have any questions please contact the Department of Doing at (352) 334-5022 for more information or by email at cogplanning@cityofgainesville.org.



Gainesville.
Citizen centered
People empowered

180860A



U.S. POSTAGE PITNEY BOWES



ZIP 32601 \$ 000.50⁰
02 1W
0001403658 FEB 26 2019

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL

MEIS705 326054104-1217 009 03/08/19
FORWARD TIME EXP RIN TO SEND
MEISS KATHERINE
498 SW SPARROW TER
LAKE CITY FL 32024-1287

FWD

3260541217 C

RETURN TO SENDER



Gainesville.

Citizen centered

People empowered

Department of Doing

Neighborhood Workshop – Street Vacation PB-19-010 SVA
Saturday, March 16, 2019, 9:00 am, Thomas Center B

MEETING MINUTES

- Meeting began at 9:10 with introductions
- Several of the residents in attendance voiced concern with the location and time of the workshop.
- Questions were asked regarding the notification process:
 - When were the notices sent? Staff stated that the notices were sent on February 26th
 - Why wasn't a sign posted regarding the workshop? Staff stated that the code does not require that a sign be posted, but, that staff is looking at possible code amendments to address that.
 - Some residents stated that they had not received notice of the meeting. Staff stated that notices were sent to properties within 400 feet of the site and any property outside of the 400 feet boundary would not receive a notice. Notices were also sent to neighborhood associations
 - Residents stated that 400 feet is not a large area and that projects do not just affect the adjacent properties but affect the entire Porters Neighborhood
- Several questions were asked regarding the street vacation:
 - Who initiated the process? The City Commission approved the initiation of the process in November 2018 and Public Works coordinated the process.
 - Why is the street being vacated? Staff stated that the street is no longer there.
 - What will happen to the land? Staff stated that no application for development has been submitted at this time. The land will be absorbed into the neighboring properties – alley will be split between the properties located to the north and south. The neighboring property owner stated that they may build a 2 story

facility and possible parking garage on the 4th Ave. side and landscape part of the area to be vacated.

- Who is responsible for maintaining the alley? Property owners are responsible for the maintenance of their half of the alley.
 - If the alley is not maintained what could happen to the property owners?
 - When will the project go before the board? Staff stated on March 28th at 6:30 pm.
- Residents voiced concern with the overall process:
 - Staff was asked if the meeting could be postponed so that another neighborhood meeting could be scheduled. Staff stated that there will be a public hearing on the 28th where the city plan board will make a recommendation to the city commission. The item will then be scheduled for a city commission meeting and another public hearing will occur. So, there will be opportunities for public comment at those meetings.
 - One resident thought that there should be an ombudsman to assist when people have questions about a project.
 - Another resident stated that the neighborhood association list should be managed differently and that the system was flawed

Meeting ended at 10:15 am
