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CITY
-----OF-----
GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No 14

TO: City Plan Board

DATE: August 17, 2006

FROM: Planning Division Staff

SUBJECT: Petition 113SVA-06 PB, J David Knapp, agent for Shands Hospital. Pursuant to Section 30-192(b), City of Gainesville Land Development Code, to vacate, abandon, and close that portion of Block B 3 alley located between Southwest 13th Avenue and Southwest 14th Avenue. Related to Petition 110SUP-06PB.

Recommendation

Staff recommends approval of Petition 113SVA-06PB, with conditions.

Explanation

This is a request to vacate a portion of Block B 3 alley located between Southwest 13th Avenue and Southwest 14th Avenue to facilitate the development of a Cancer Hospital and associated facilities.

The City Plan Board and City Commission shall consider the following criteria in determining whether the public welfare would 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.**

When the Little Gandy neighborhood was a viable neighborhood decades ago, the immediate residences living in the Little Gandy neighborhood were probably the only members of the public that benefited from the local streets and alleys located there. The Little Gandy neighborhood was basically cut-off from the rest of the City's local street network because the neighborhood is bounded by Archer Road to the north, US 441 (Southwest 13th Street) to the east, Southwest 16th Avenue to the south, and Southwest 16th Street and the VA federal property to the west.

2. **Whether the proposed action is consistent with the City's comprehensive plan.**

Staff finds that the proposed action would be consistent with the City's Comprehensive Plan because the object of continued revitalization and redevelopment of the urbanized areas bordering the University of Florida campus.

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

Staff finds that the proposed action should not violate any individual property rights. The petitioner is requesting the vacation and closing of only those street rights-of-way that abut property that the petitioner owns. Direct access to all other properties, not owned by the petitioner, has or will be retained by the City of Gainesville. In addition, all existing utilities, both public and private, will be protected and retained for those residences still living in the neighborhood.

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

If the proposed streets and alleys were not allowed to be vacated the viability of the proposed project would be jeopardized because of the lack of contiguous land needed for the development.

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

Because of the isolation of the Little Gandy neighborhood from the rest of the City's network of local street circulation patterns and because of the number of properties owned by the petitioner within the neighborhood, City staff does not believe that the actions being proposed will adversely affect the City's traffic circulation patterns. In the decades to come the traffic circulation patterns, within the cancer hospital development area, should be improved as the petitioner acquires additional properties.

6. The effect of the proposed action on crime.

The development of a hospital campus of this size and scope over the next several decades should provide the area with a positive impact as it relates to criminal activities. There should also be much more private security in the area associated with the new development.

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

This development will be incorporating the use of both surface parking lots and vertical garage parking for vehicles. A fully established sidewalk circulation system will be required of the petitioner throughout the hospital campus area. Presently there are no sidewalks existing within the Little Gandy neighborhood. They do, however, exist along the perimeter roads surrounding the neighborhood. In addition to the sidewalk system that will be required, the petitioner will be employing the use of a small bus type system to ferry visitors and staff back and forth between the hospital and the surface lots and parking garage.

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

The effect of the proposed action should not adversely impact municipal services in the area.

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

The petitioner will relocate, as needed, all existing utilities located within the current rights-of-way at their expense. There should be no interruption in service of any of the utilities, public or private, to the remaining residential dwellings.

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

The action of the street vacations along with the proposed development should increase greatly the property values in the remainder of the neighborhood and surrounding areas.

11. The effect of the proposed action on geographic areas, which may be impacted.

The neighborhood will transition from a residential area to a medical complex the will serve the public.

12. The effect of the proposed action on the design and character of the area.

The design and character of the neighborhood will change from a 1940s-50s style single-family/multi-family neighborhood to a large, modern, Cancer Medical Center Campus.

The recommendation to approve Petition 113SVA-06PB, with conditions, is based, in part, on the comments from the following departments.

City Departments and Utilities

GRU - Real Estate Division: GRU must retain a PUE over the existing roadway to cover any existing utilities that may exist unless or until the petitioner relocates the utilities at their expense.

Bellsouth: BellSouth has no objections to closing the following streets and alleys after all customers have disconnected service. .

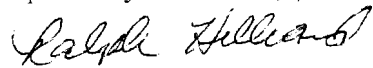
Cox: Cox Communications has highlighted aerial coax cable that is in the area. The owner is aware of all costs. It will be at their expense if going underground. No fiber in the area.

Public Works Department: Staff has reviewed the following street vacation request in the "Little Gandy" subdivision and finds them acceptable with regards to those matters of the Street Vacation Criteria concerning the Public Works Department (items 2 (a), 3, 7, 8, 9 & 10) from a surveyor's perspective.

Fire: Approvable

Planning Division: Approval of the street vacation is conditional upon the following: 1.) The Special Use Permit/Site Plan for the "Shands Cancer Hospital" development must be approved by the City of Gainesville. 2.) The second reading of the ordinance approving the street vacation of a portion of Block B 3 alley located between Southwest 13th Avenue and Southwest 14th Avenue shall be coordinated with the final sign-off of the site plans for "Shands Cancer Hospital".

Respectfully submitted, ~

A handwritten signature in cursive script, appearing to read "Ralph Hilliard".

Ralph Hilliard
Planning Manager

Reviewing Department: GRU REAL ESTATE

Checking Official: KRISTIE BEWER, GRU LAND RIGHTS COORDINATOR

Phone No.: 393-1231

Return to: Planning Division - Box 12
P.O. Box 490, Gainesville, FL 32602
Room 158, Thomas Center B
Phone 334-5023; Fax 334-3259

PETITION #: 113SVA-06-PB
(ALLEY BLOCK 3)

Response due date:

Planner:

RECOMMENDATION:

Based upon the below criteria and any other relevant considerations, please indicate your recommendation concerning this request.

EXISTING WATER line

EXISTING Electric + gas

* Retain PUE over R/W

Checking Official Signature: Kristie Brewer

Date: 8/1/06

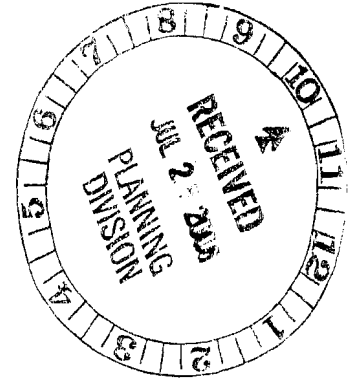
7/21/06

Gene Francis,
Bell South has no objections to closing
the following streets and alleys after
all customers have disconnected
service.

1. 111 SVA-06 PB-
2. 112 SVA-06 PB
- * 3. 113 SVA-06 PB
4. 114 SVA-06 PB
5. 115 SVA-06 PB
6. 116 SVA-06 PB

Also Detention # 96 SVA-06 PB we
have working lines in one of the two
cables feeding from 3rd Ave North to
2nd Avenue. When all workers are
disconnected (by customer) we will retire
cables. We have a fiber cable
leaving SW 13th St west on SW 14th Ave
then south on SW 14th Street. We
can not close 14th Ave or SW 14th Street
in these areas of our fiber cable
unless developer wants to pay for
relocating cable.

Thanks
Everett M. Sparks
(352) 331-9147
fax # 352 331-9021



Reviewing Department: Cox Communications - 6020 NW 43rd Street, 32653

Checking Official: Wesley Benton

Phone No.: 337-2171 (mobile 339-1396)

Return to: Planning Division - Box 12
P.O. Box 490, Gainesville, FL 32602
Room 158, Thomas Center B
phone 334-5023; fax 334-3259

PETITION NO. 113SVA-06PB

Response due date: 8/17/06

Planner: GENE FRANCIS 334-5022

Staff discussion of proposed street closing at Development Review Staff Meeting in the First Step Center, Room 119, Thomas Center B, Gainesville, Florida on Monday, August 22, 2005.

RECOMMENDATION:

Based upon the below criteria and any other relevant considerations, please indicate your recommendation concerning this request.

COX COMMUNICATIONS HAS HIGHLIGHTED
AERIAL COAX & FIBER THAT IS IN THIS
AREA - OWNERS AWARE OF ALL COST, WILL
BE AT THEIR EXPENSE IF GOING UNDERGROUND.
ALL FIBER WOULD HAVE TO BE IN 4" CONDUIT.

Checking Official Signature: _____

Date: _____

7-24-06

- 14) **Petition 113 SVA-06PB – J. David Knapp, agent for Shands Hospital. Pursuant to Section 30-192(b), City of Gainesville Land Development Code, to vacate, abandon, and close the Block 3 alley located between Southwest 13th Avenue and Southwest 14th Avenue.**

Refer to petition 110SUP-06PB for scope and details.

Motion By: David Gold	Seconded By: Lauren McDonell
Moved To: Approve with Staff conditions and recommendations; with newly revised conditions 1 and 2, and newly created condition 8.	Upon Vote: Carried 4 – 0.

11) Petition 110SUP-06PB - J. David Knapp, agent for Shands Hospital. A Special Use Permit with associated development plan review to construct an 8 story cancer hospital and parking garage. Zoned:UMU-2 (urban mixed-use, district 2). Located between Archer Road and Southwest 14th Avenue and between Southwest 13th Street and Southwest 16th Street.

Gene Francis, Planner, gave Planning staff power point presentation. Mr. Francis stated this hospital will be located across the street from the existing Shands Medical Center where University Centre Hotel used to be and will house an emergency trauma center with a Helipad.

The petitioner's agents; J. David Knapp, with Flagg and Associates, Patrice Boyes and Brad Pollick, Vice President of Facilities Development for Shands gave a presentation of the structure and design of the proposed building and discussed why the Gainesville Community is in need of a facility like this, noting that Shands is the only medical center in the State of Florida that receives medical referrals from every county. Mr. Knapp summarized the few changes that have occurred from the last public meeting as:

- ✦ the bridge to connect from the new location to the main Shands hospital is not functional. The new building is much higher than the existing Shands building so they are adding a double tunnel under the street, one for services the other for patients and the public.
- ✦ they have recycled about 93% of the materials that were in the University Centre Hotel and are still perusing sustainability for the lead certification.
- ✦ now have a surface retention pond
- ✦ an additional parking lot has been added because parking got a little small with the main entrance still remaining in the same location.

David Gold inquired as to the parking garage plans and how to make it look friendlier on the 13th Street side. Mr. Francis stated that retail shops would be added to that side of the building which is the closest to the road. Mr. Gold further inquired about the parking garage and the stacking problem that may occur. Mr. Knapp stated there will be a right turn in and a right turn out onto 13th Street and does not believe there will be a stacking problem. Mr. Gold stated he was concerned that the stormwater facility north of the parking garage, looks rectangular and wants to know if that basin will contain water and have extensive landscaping around it. Mr. Knapp stated yes and is trying to balance the capacity with the shape so it would not look rectangular as requested in the Ordinance. Mr. Knapp further stated they are looking at wet type trees to put in that area.

Mr. Gold inquired if Mr. Knapp expects patients from big Shands to be using this new parking garage. Mr. Knapp stated the garage is going to be gated and controlled. Mr. Gold stated he loves the idea of the pedestrian bridge that was proposed initially because Archer Road is a dangerous intersection and patients and visitors will be crossing the street. Mr. Knapp stated they are looking at safety operational issues with DOT relative to lights and their sequence countdowns for pedestrians.

Mr. Wyatt Bowers with PBS and J, who has done a lot of transportation work on this project, explained they are placing a concrete separator medium that is approximately 6 feet wide in the middle of the street, and if at a later point in time the road is needed to be widened, for example to get a traffic signal with a turn lane, they will be able to use another 6 feet to total 12 feet.

Chair Polshek suggested the applicant/petitioner should move the building back additional feet to compensate for the narrow strip on such a high speed road to make Southwest 13th Street a pedestrian friendly gateway corridor of the City of Gainesville. Gene Francis stated that the requirement for the setback of the Building from the curb is 15 feet.

Chair Polshek inquired if second floor parking area is going to be screened. Mr. Knapp stated yes there has been no problem with that. Chair Polshek asked if the façade on the south side of the garage facing State Road 441 can be improved because it is not very pleasant. Mr. Knapp stated that he will look at it. Chair Polshek stated he would like the proposed building to be facing Archer Road interacting with the street since it will be active.

Citizen Mike Tyner stated he is representing his parents who live on 14th Street has no objection to closing any of the alleyways but does not want 14th Street to be closed as it is traveled by hundreds of pedestrians everyday and does not believe that the citizens should give up that roadway to Shands to put water on it that is going to run down on State Road 441. Mr. Tyner further stated his family owns 4 of the 6 lots and Shands owns the other 2. Citizen Chris Kelly stated in way of introduction his father's name is on the power plant building and on behalf of his family would prefer not to have 14th Street closed.

Citizen George Decal stated that he supports the Shands proposal. Mr. Decal requested the applicant/petitioner to revisit the bike/pedestrian trail that comes down 12th Avenue and the road that curves around the bike/pedestrian trail.

The Board inquired what's Staff's position to the closing of 14th Street. Mr. Francis stated the petitioner owns it on either side and Staff has no problems with the street vacation as long as there are easements. Mr. Knapp added that they will be totally replacing the roads and spoke with the Post Master who spoke with his carrier and stated that there should be no problem in delivering mail as usual.

Patrice Boyes, petitioner's agent, stated she would like the Board to adopt the language Staff has provided in condition 4, condition 3, condition 1 and Findings (A) on pages 3 and 4 of Mr. Francis's comments and use the language about the exceptions. Ms Boyes further stated that the Wetland Code is structured in such a way that there is a zero tolerance for any kind of impact to the wetland buffers or wetland for any purpose. Ms. Boyes stated that the applicant feels that it would be in the public's interest to have cancer patients enjoy the environment they are trying to create and would like the Board to keep an open mind and entertain the applicant's proposal without closing the door. Ms. Boyes stated based on UPD's evaluation the door has been shut that the proposal for the healing garden in this particular use for whatever reason does not meet avoidance and minimization standards. Ms. Boyes added that the City code double dips where public interest is concerned, it takes

the UMAM public interests tests and applies it twice. Dean Mimms, Chief Comprehensive Planner, stated the Wetland Ordinance is very specific and very clear that the ordinance must be met; it is the code that drives it.

Ms. Boyes clarified to the Board what changes and exemptions they are requesting in the Findings Section on pages 3 and 4 from the Staff Recommendations sheet:

- ✦ Condition 1 – replace last sentence with “All city requirements must be met prior to final approval. The applicant will obtain all necessary approvals from other government agencies with jurisdiction.
- ✦ Condition 2 – The petition must register its Helipad with the Federal Aviation Administration for the roof of the new Shand’s Cancer Hospital and provide the City Staff with a copy of that approval.
- ✦ Condition 8 (adding a new condition) “the petitioner is hereby granted an exception to the central corridor design standards from the following requirements;
 - a) creating a significant pedestrian entrance on the front of the Cancer Hospital that fronts on Archer Road
 - b) no more than 150 ft of horizontal façade without creating an entrance having an operable entrance door
 - c) in the Southwest 13th Street Special Area Plans no building should be no wider than 100 ft when parallel in the street
 - d) the parking garage be allowed to be 300 ft in width.

Motion By: David Gold	Seconded By: Adam Tecler
Moved To: Approve with Staff conditions and recommendations; with newly revised conditions 1 and 2, and newly created condition 8.	Upon Vote: Carried 4 – 0.