

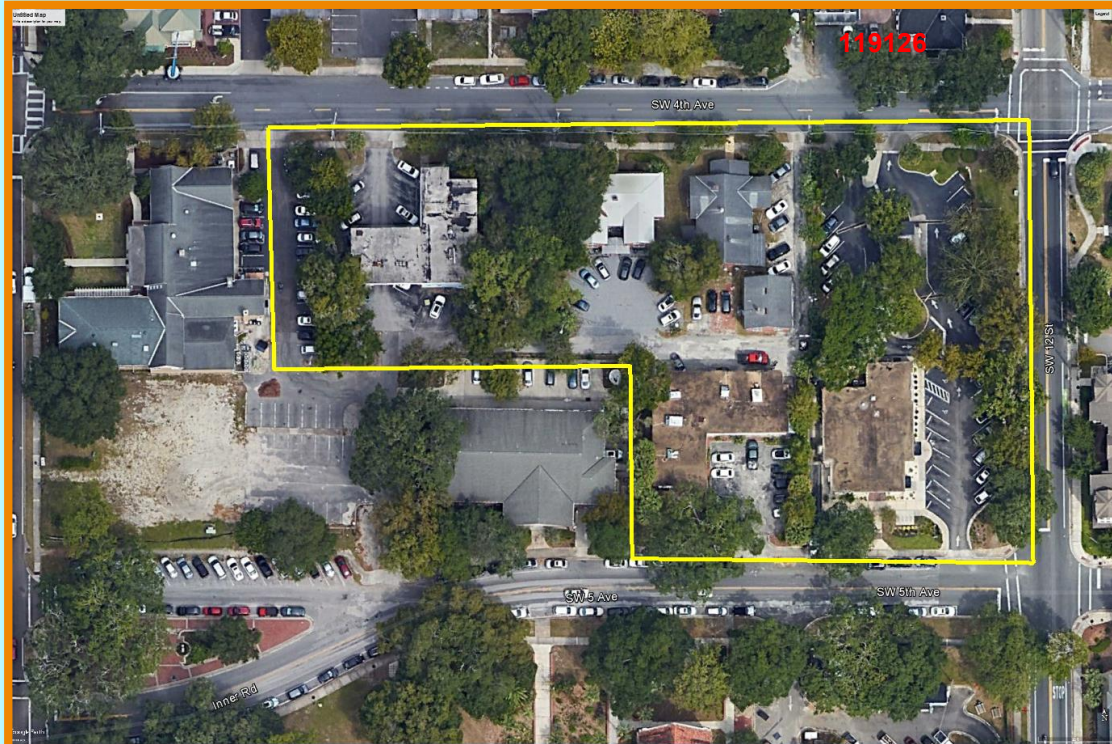
City of

# Gainesville



*City Commission Review  
Meeting: October 15, 2020*

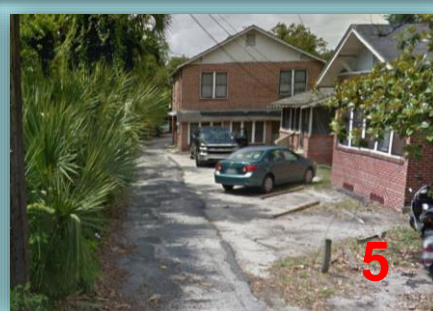
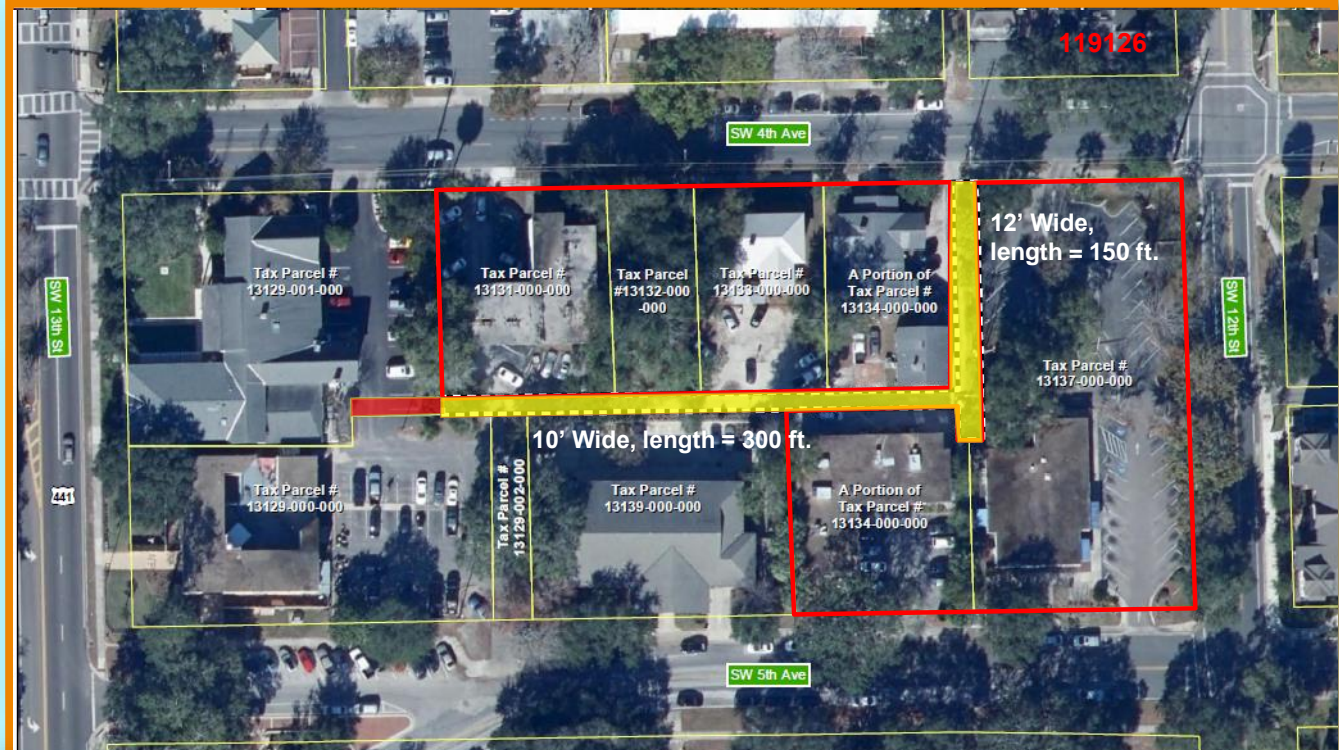
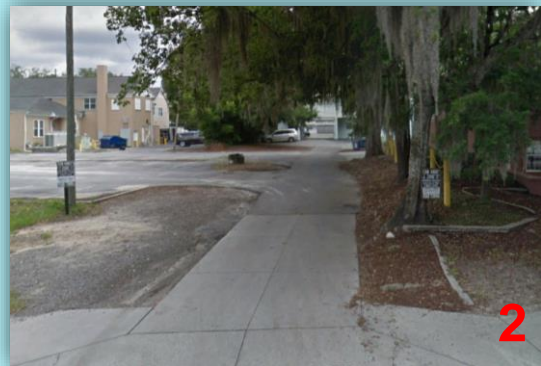
*Petition PB-19-159 SVA: CHW, Inc., agent for  
Salmanson Capital, LLC. Request to vacate a  
300-foot +/- section of an east/west alley located  
between SW 4<sup>th</sup> and 5<sup>th</sup> Avenues, west of SW  
12<sup>th</sup>. Street; and a 150-foot north/south alley east  
of SW 13<sup>th</sup> Street.*

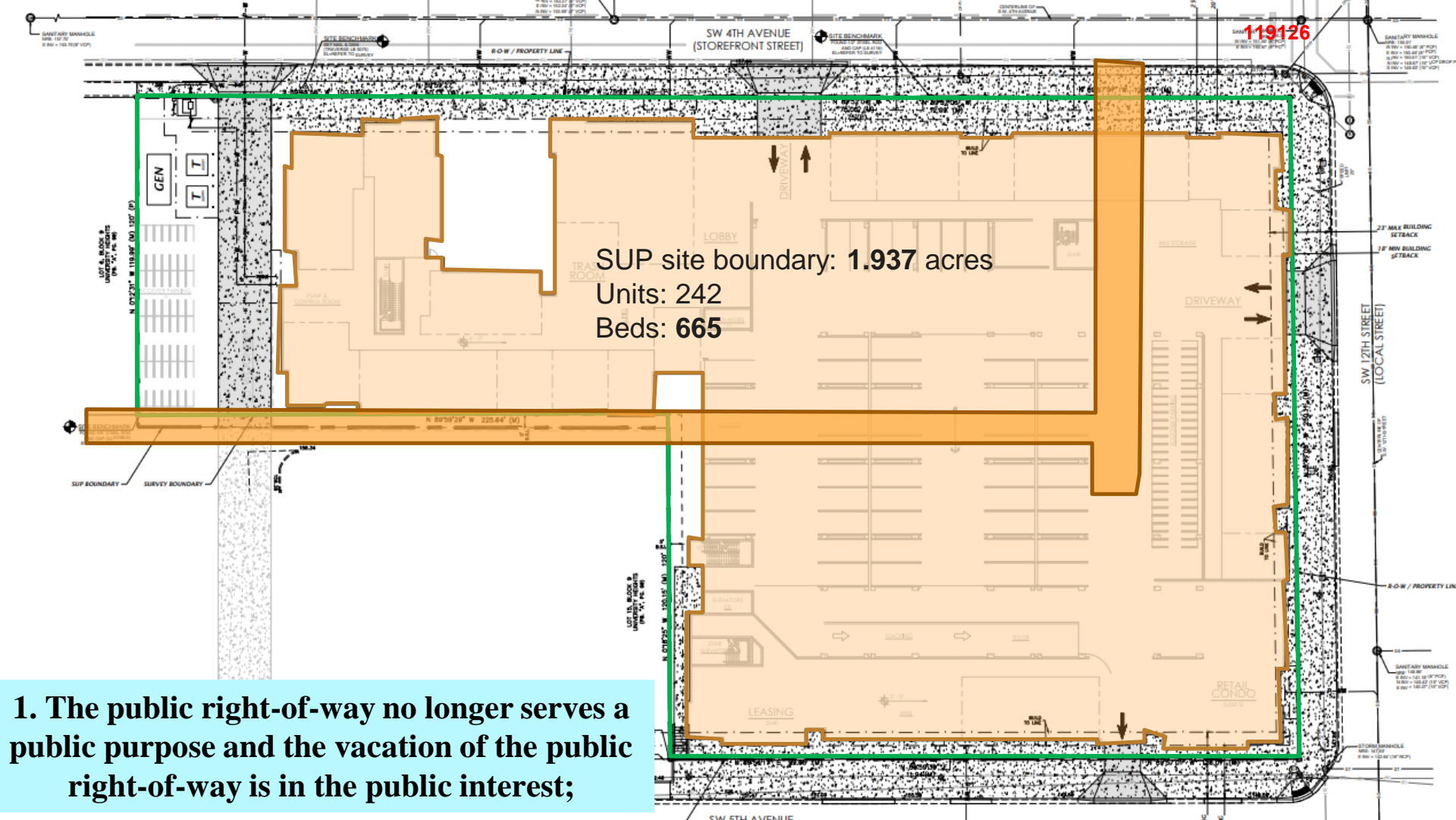


*Department of Sustainable  
Development*

*Prepared by Lawrence Calderon*

Legistar #119126





119126

SUP site boundary: 1.937 acres  
Units: 242  
Beds: 665

1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest;



City of  
**Gainesville**

*City Plan Board Meeting:  
July 23, 2020*

## ***RECOMMENDATION***

**Staff recommends  
approval of Petition PB-  
20-159 SVA with  
conditions and comments  
from the Technical  
Review Committee.**

## **CONDITIONS OF APPROVAL**

**119126**

**Condition: 1.**

*Vacation of the existing rights-of-way shall require a mandatory construction of 10-foot sidewalks along SW 4<sup>th</sup> and SW 5<sup>th</sup> Avenues and an 8-foot wide sidewalk along SW 12<sup>th</sup> Streets. Details of the sidewalk facilities shall be determined by Transportation Mobility during development plan review.*

**Condition: 2.**

*The rights-of-way vacation shall become effective with construction of the related development proposal referenced in the applicant's justification report and the related Special Use Permit for additional density, Petition PB-19-158 SUP. A change in the proposal shall require reconsideration of this vacation by the City Plan Board and City Commission, based on the merits of the alternate development proposal.*

**Condition: 3.**

*The development shall provide a corresponding 20-foot wide strip of property, between the alley and SW 4<sup>th</sup> Avenue, immediately north of an existing City of Gainesville 20-foot wide transportation access corridor.*

**Condition: 4.**

*The property owner shall improve the above referenced property to public Works standards so as to create an uninterrupted 20-foot wide transportation access corridor between SW 4<sup>th</sup> and SW 5<sup>th</sup> Avenues. Details of the facility and when it is provided shall be determined by Transportation Mobility and Public Works during development plan review.*

**Condition: 5.**

*The development shall also maintain the full corridor and facilities in perpetuity to standards comparable with other transportation corridors as approved by the Department of Transportation Mobility and Public Works. Appropriate cross-access easements to the general public shall be executed prior to final development plan approval.*

THE END

US 441

US 441

- Non-vehicle – 32% = 205 Daily Trips
- Vehicle – 53% = 882 Daily Trips
- Non-vehicle – 46% = 295 Daily Trips
- Non-vehicle – 15% = 96 Daily Trips
- Vehicle – 18% = 299 Daily Trips

SW 4th Ave



SITE

SW 4th Ave

SW 4th Ave

- Non-vehicle – 4% = 26 Daily Trips
- Non-vehicle – 3% = 20 Daily Trips
- Vehicle – 6% = 100 Daily Trips
- Vehicle – 23% = 383 Daily Trips

SW 12th St

119126

University Heights  
South Historic  
District

SW 4th Ave

Subject Property

Tax Parcel #  
13129-001-000

Tax Parcel #  
13131-000-000

Tax Parcel  
#13132-000-000

13133-000-000

Tax Parcel #  
13134-000-000

Proposed extension of  
City-owned transportation  
corridor

ROW to be vacated

SW 12th St

Tax Parcel #  
13137-000-000

University Heights  
South Historic  
District

Tax Parcel #  
13129-000-000

Tax Parcel #  
13139-000-000

A Portion of  
Tax Parcel #:  
13134-000-000

Subject Property

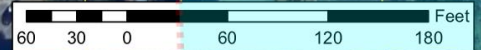
City-owned transportation  
corridor

SW 5th Ave

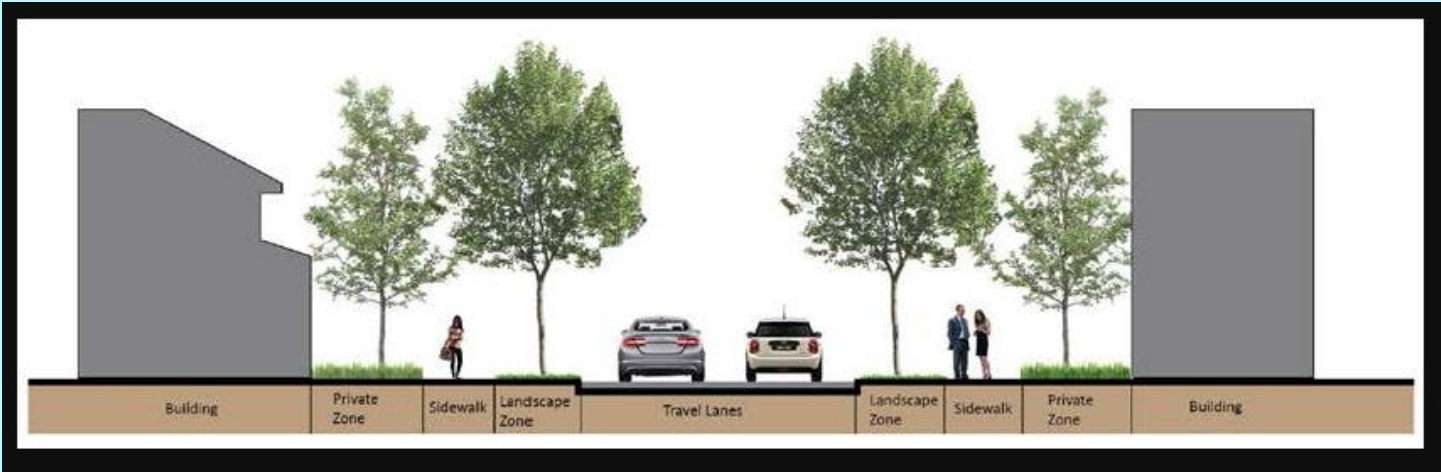
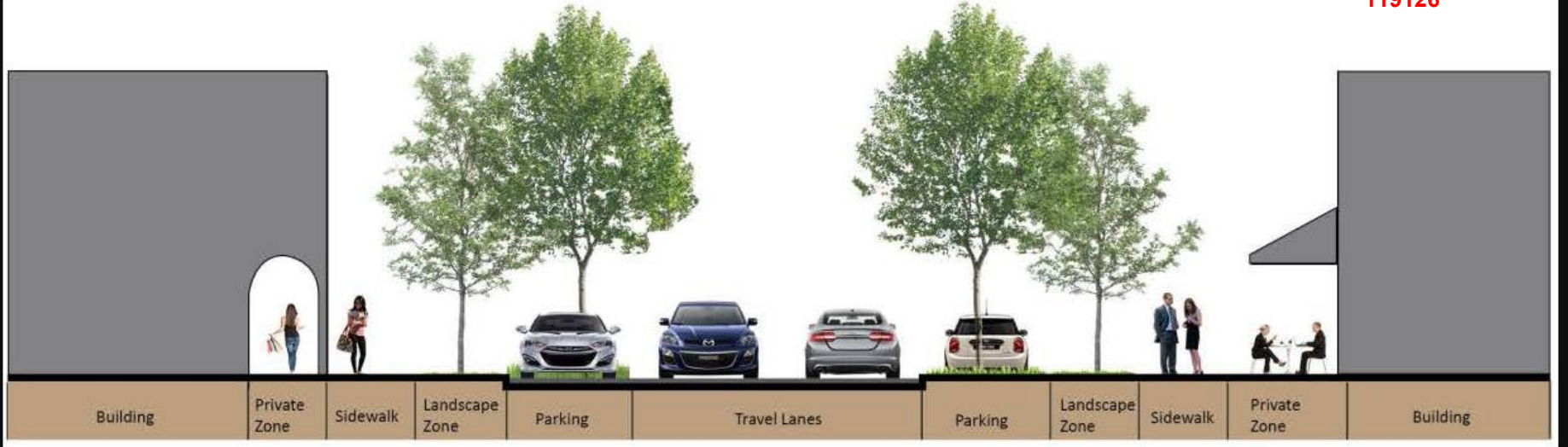
**Legend**

 Subject Right-of-Way

 Alachua County Tax Parcels



City of Gainesville  
Engineering Department





119126

PRIVATE  
PROPERTY  
NO PARKING  
EXCEPT BY  
PERMISSION  
OF THE  
PROPERTY  
MANAGER



119126







City of  
**Gainesville**

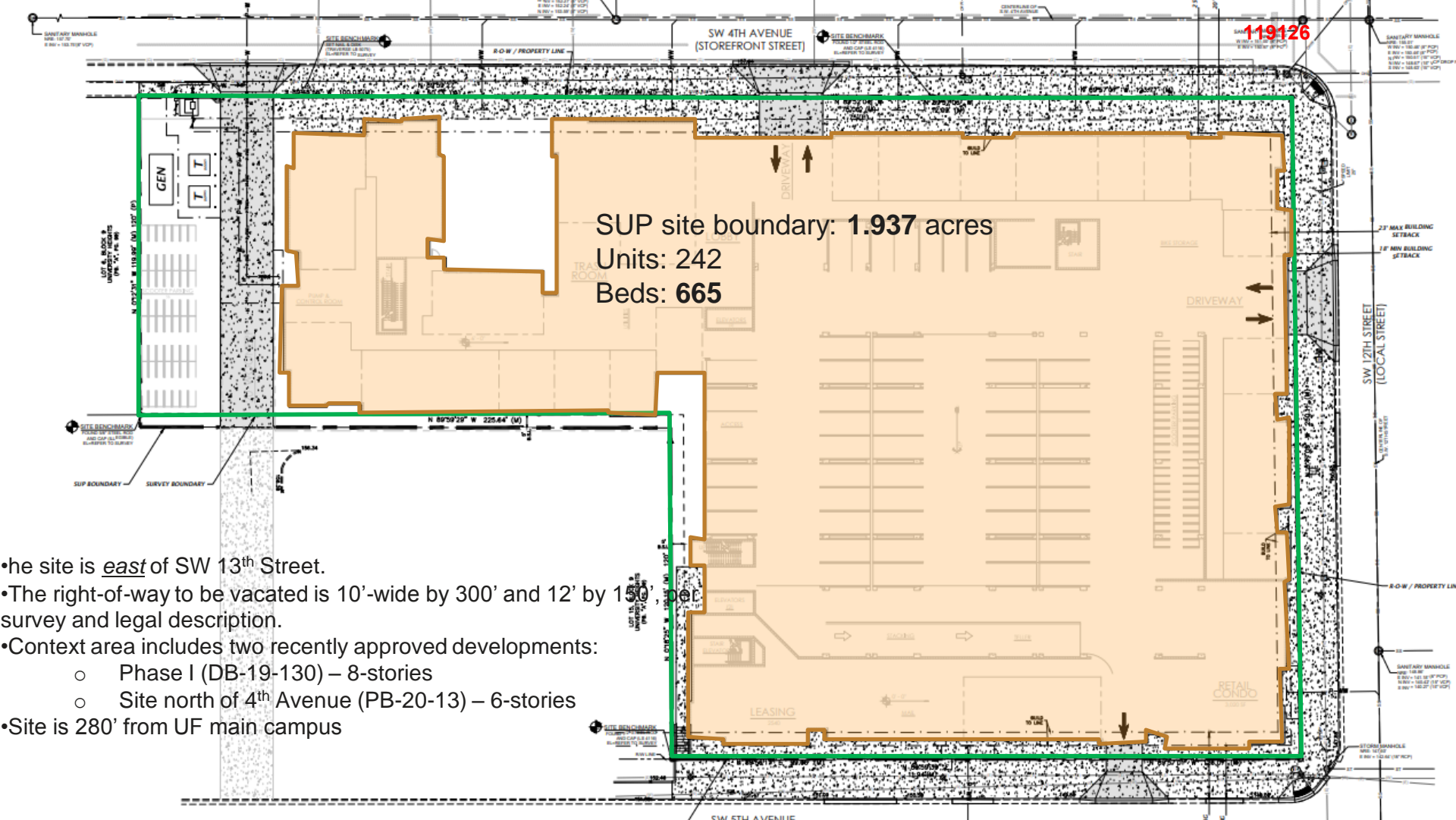
*City Plan Board Meeting:  
July 23, 2020*

*The Special Use Permit request  
is to increase the allowable  
density from 100 to 125  
dwelling units/acre.*

**SPECIAL USE PERMIT  
CRITERIA SEC. 30-3.24**

**SPECIAL USE PERMIT CRITERIA SEC. ~~139126~~24 contd.**

- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties**
- G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.**
- H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.**
- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.**
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.**
- J. Any special requirements set forth in the Land Development Code for the particular use involved are met.**



SUP site boundary: **1.937** acres  
 Units: **242**  
 Beds: **665**

- The site is east of SW 13<sup>th</sup> Street.
- The right-of-way to be vacated is 10'-wide by 300' and 12' by 150' per survey and legal description.
- Context area includes two recently approved developments:
  - Phase I (DB-19-130) – 8-stories
  - Site north of 4<sup>th</sup> Avenue (PB-20-13) – 6-stories
- Site is 280' from UF main campus

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>A. BLOCK STANDARDS</b>										
Block perimeter (max. feet)	2,600'								2,000'	1,600'
<b>B. LOT CONFIGURATION</b>										
Lot width (min. feet)	34'	18'							18'	18'
<b>C. DEVELOPMENT INTENSITY</b>										
Nonresidential building coverage (max)	60%	80%							90%	100%
Residential density by right/with bonus <sup>2</sup> (max. units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
<b>D. BUILDING FRONTAGE</b>										
Primary frontage (min)	50%	60%							70%	80%
Secondary frontage (min)	30%	40%							50%	60%

TRANSECT
A. BLOCK STANDARDS

<b>TRANSECT</b>
<b>A. BLOCK STANDARDS</b>
Block perimeter (max. feet)
<b>B. LOT CONFIGURATION</b>
Lot width (min. feet)
<b>C. DEVELOPMENT INTENSITY</b>
Nonresidential building coverage (max)
Residential density by right/with bonus <sup>2</sup> (max. units per acre)

U9	DT	119126
2,000'	1,600'	
18'	18'	
90%	100%	
100/125	150/175	
70%	80%	
50%	60%	

TRANSECT	U9	DT
A. BLOCK STANDARDS		
Block perimeter (max. feet)	2,000'	1,600'
B. LOT CONFIGURATION		
Lot width (min. feet)	18'	18'
C. DEVELOPMENT INTENSITY		
Nonresidential building coverage (max)	90%	100%
Residential density by right/with bonus <sup>2</sup> (max. units per acre)	100/125	150/175



D. BUILDING FRONTAGE	U9 DT	
Primary frontage (min)	70%	80%
Secondary frontage (min)	50%	60%
E. BUILDING PLACEMENT		
min-max. from curb		
min. landscape/min. sidewalk/min. building frontage		
Storefront Street	20'-25' 5'/10'/5'	20'-25' 4'/10'/5'
Principal Street	17'-27' 6'/6'/5'	17'-27' 6'/6'/5'
Thoroughfare Street	19'-100' 8'/6'/5'	19'-100' 8'/6'/5'
Local Street	16'-21' 5'/6'/5'	15'-20' 4'/6'/5'