



## Planning & Development Services

**CC-13-004 SUB**

**Reversion of subdivided land,  
Shady Forest, to acreage.**

(City Legistar No. 120901)

**4/18/2013**





120901G

I-75

SW 20<sup>th</sup> Avenue



SW 34<sup>th</sup> Street

ARCHER RD.



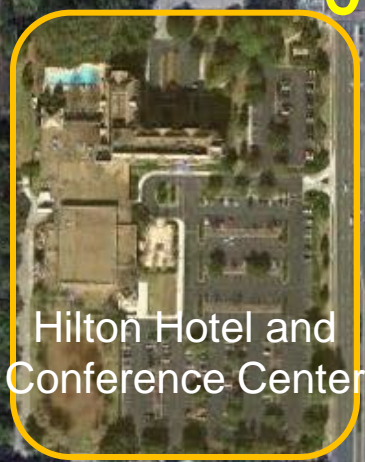
120901G

SW 34<sup>TH</sup> Street

Hull Rd. Extension

Hilton Hotel and  
Conference Center

SW 20<sup>th</sup> Avenue





120901G

RMF-6<sup>R-3</sup>

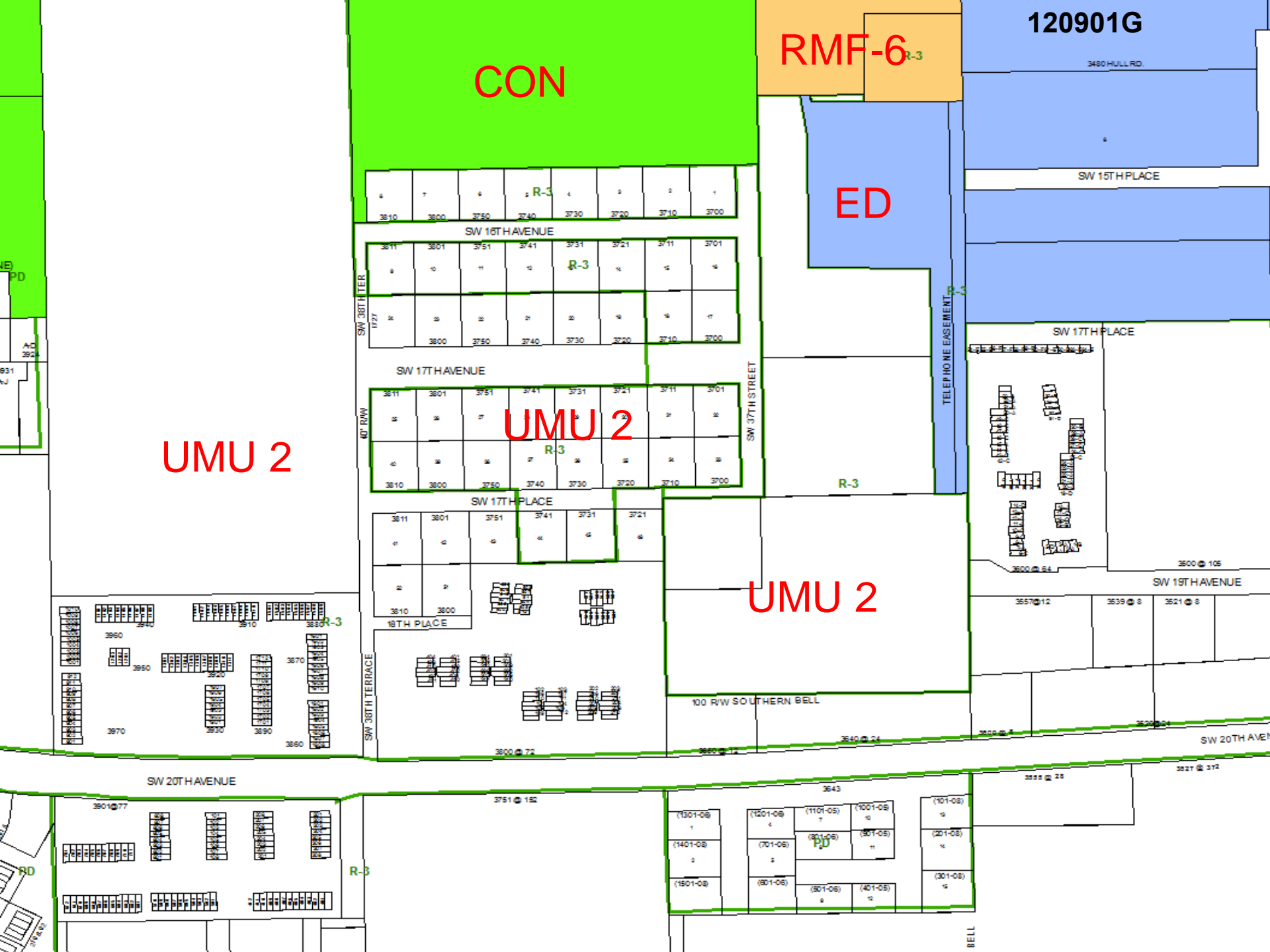
CON

ED

UMU 2

UMU 2

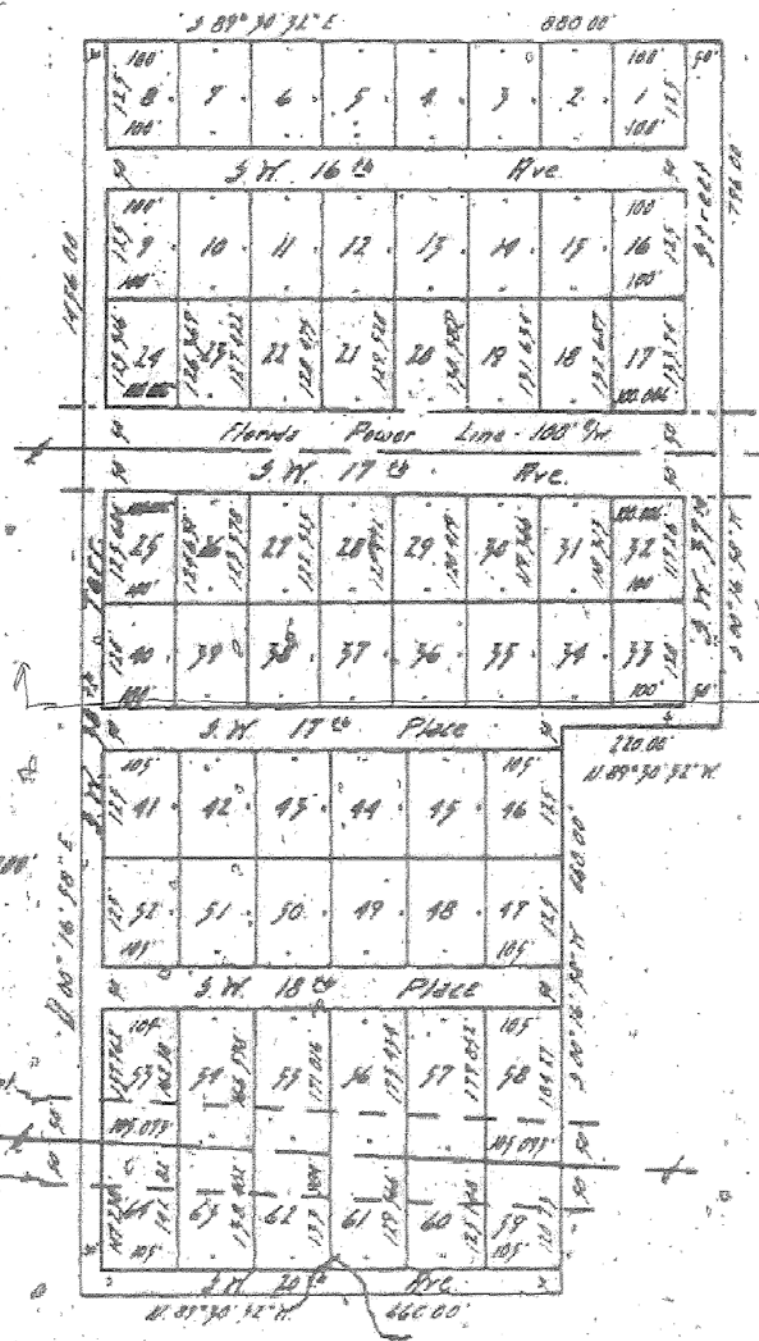
UMU 2



# SHADY FOREST

## DESCRIPTION

The South 1/4 of the North 1/4 of Lot 4 and the West 220.00' of the South 1/4 of the North 1/4 of Lot 3; All lying and being in Lot 3 & 4 of Section 11, Twp. 10 South, Rge. 19 East, Alachua County, Florida.



SCALE: 1" = 200'

100' Str. Essential for telephone pole line

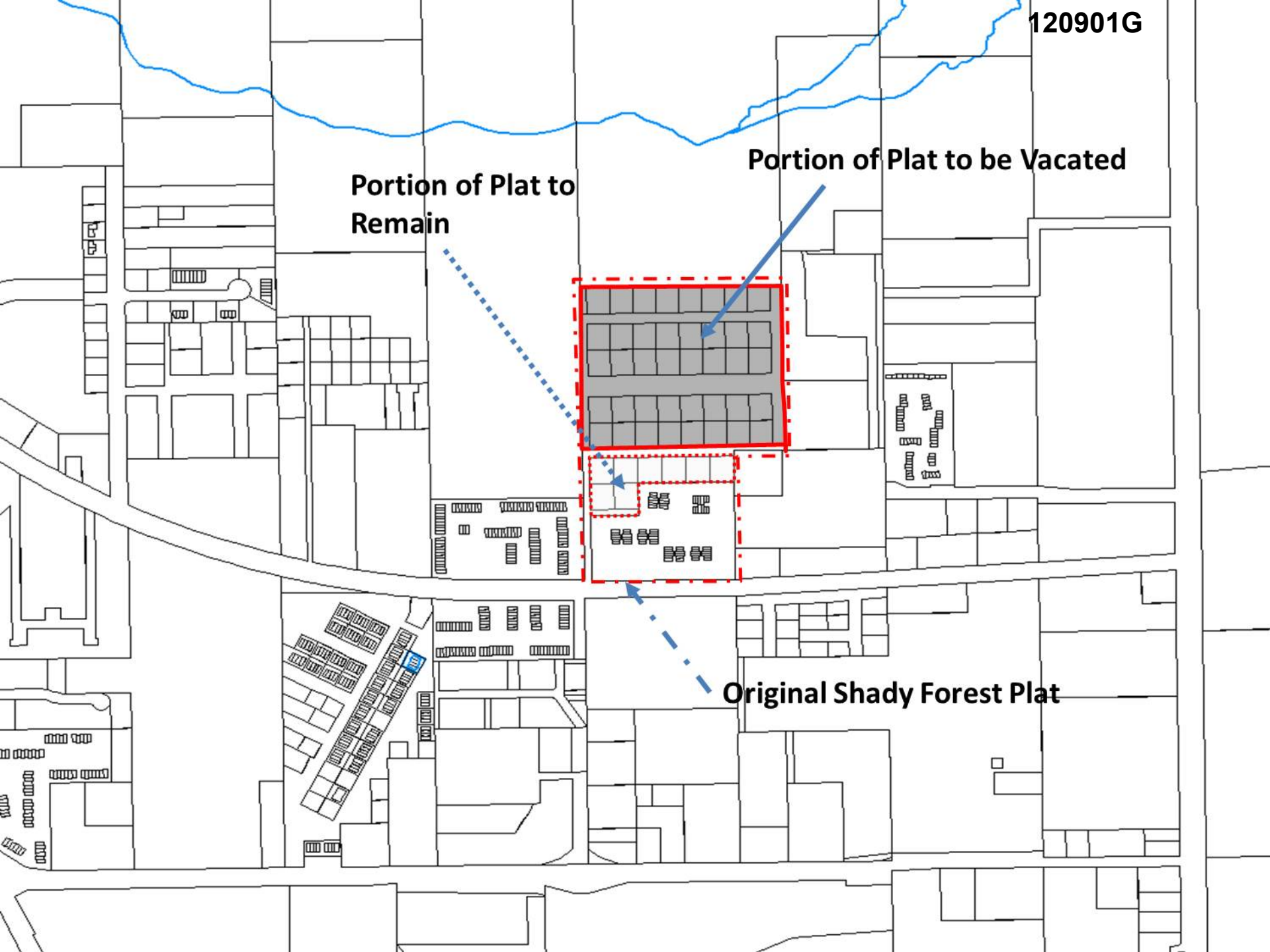
BOOK 95 PAGE 253

Surveyed By: M. K. F. [Signature]  
 Reg. Fla. Cert. No. 700  
 22 South Main St.  
 Gainesville, Florida  
 Dated: April 28, 1966

Portion of Plat to Remain

Portion of Plat to be Vacated

Original Shady Forest Plat

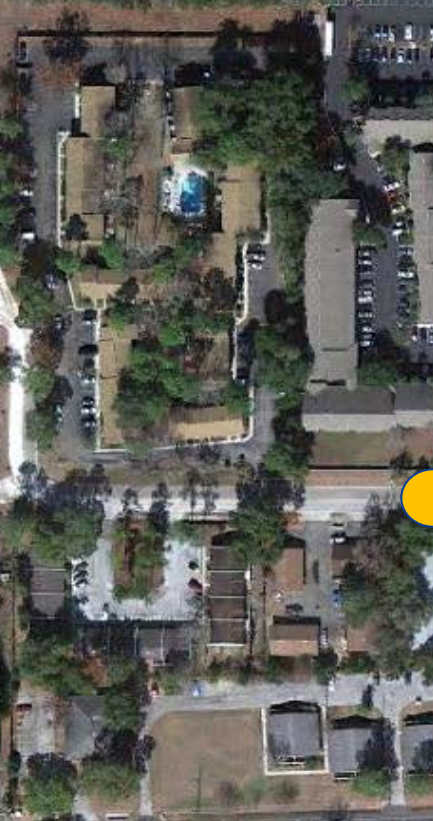




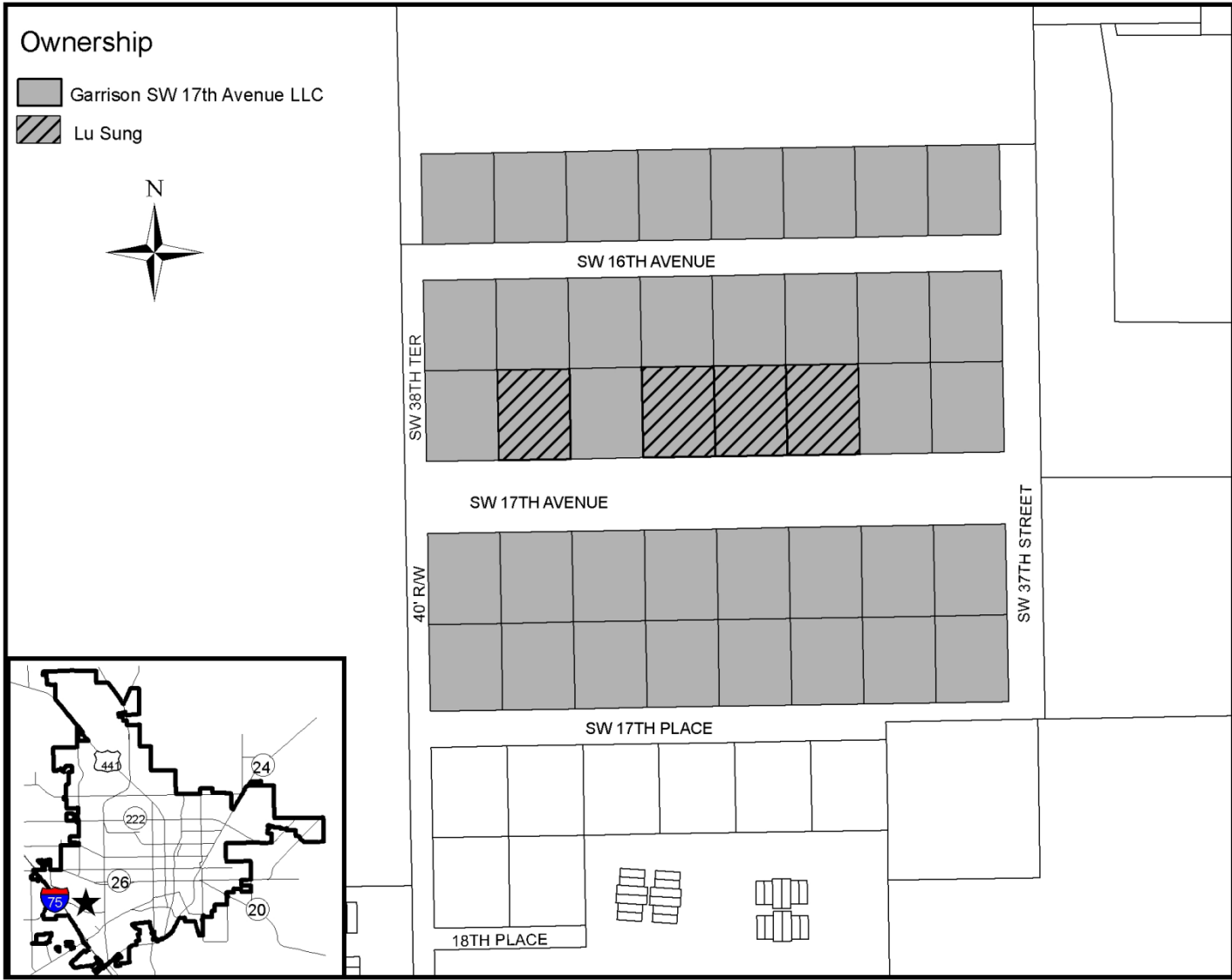




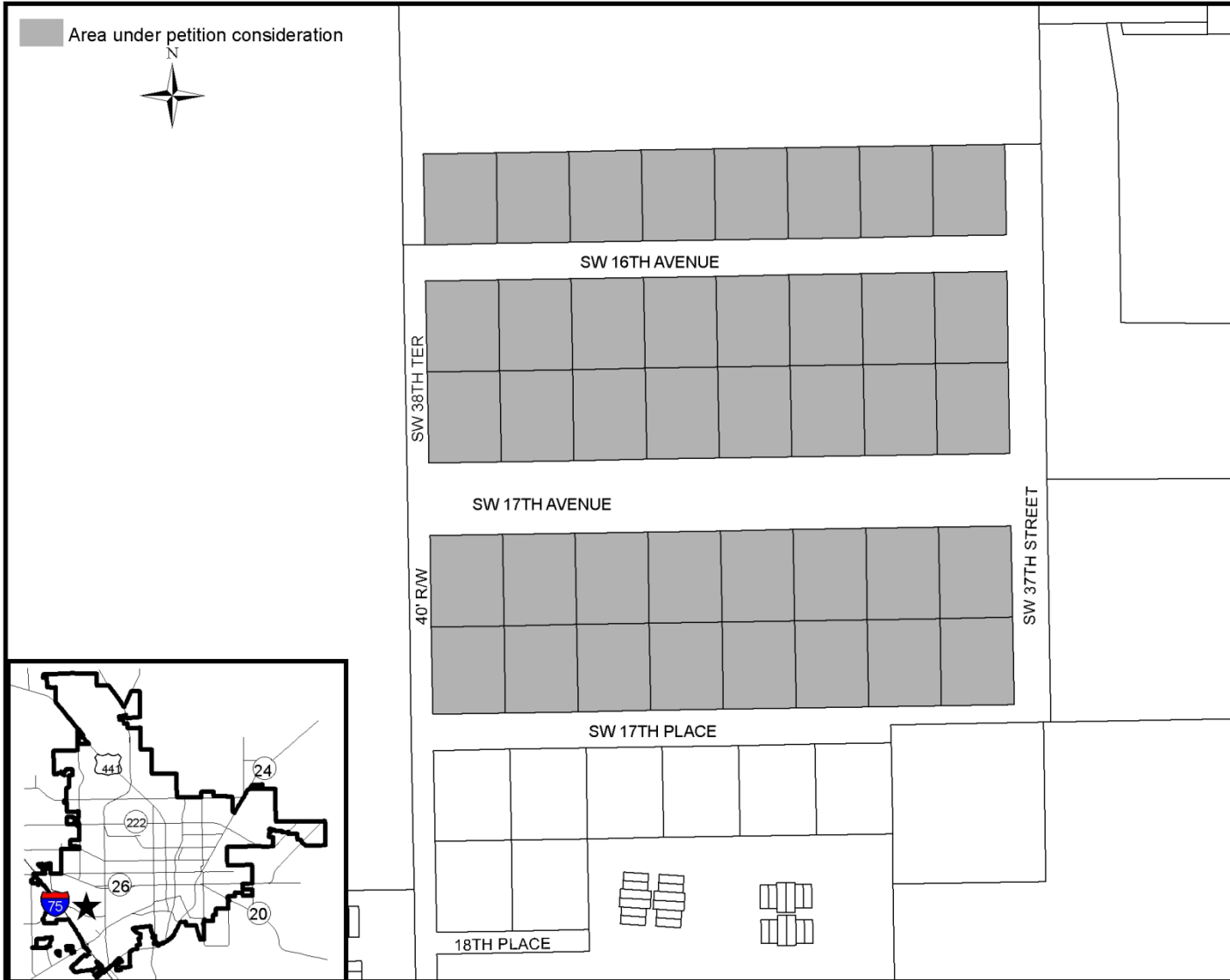
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## KEY ISSUES

1. **Authorization of the applicant to vacate the referenced portion of the Shady Forest Subdivision.**
2. **Providing adequate access to the resulting acreage parcel to facilitate minimum allowable development.**
3. **Maintaining current property rights and right of convenient access of persons owning the remaining lots in the subdivision.**



# ***REQUIREMENTS OF Florida Statutes Chapter 177.102***

- 1. Adopt a resolution**
- 2. Fee simple title ownership of the property**
- 3. Vacation not affect the ownership or right of convenient access of persons owning other parts of the subdivision**
- 4. Legal notice to vacate subdivision**
- 5. Evidence that all state and county taxes have been paid**
- 6. City Commission resolution**
- 7. Roads are not required.**

# ***LAND DEVELOPMENT CODE REQUIREMENTS***

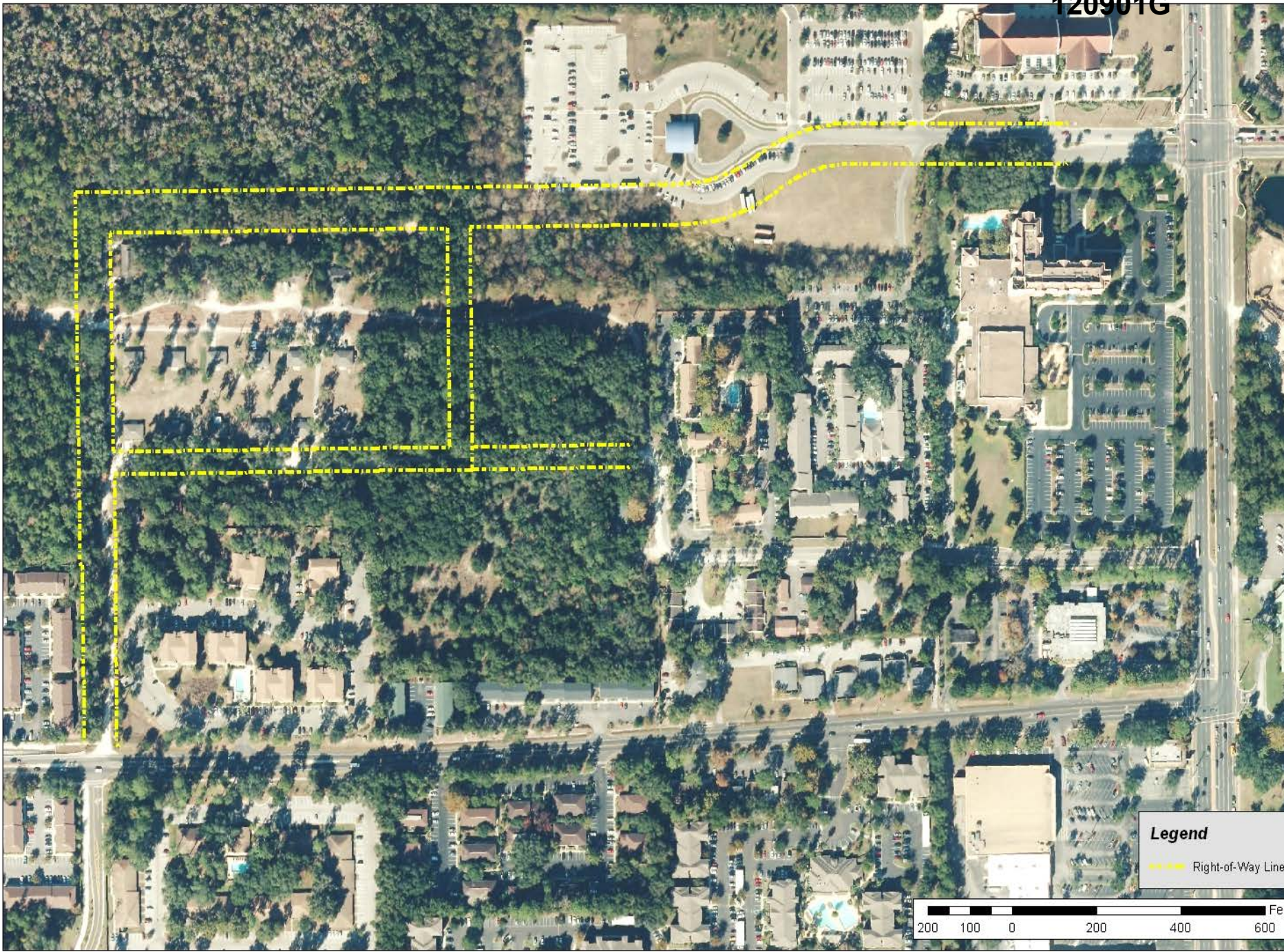
**1. Development rights**

**2. Minimum development standards**

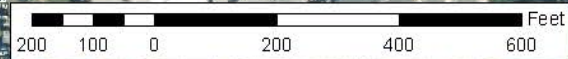
**3. Availability of adequate access**

***4. Additional development, adequate rights-of-way to the public road network must be established in the form of a dedicated or an approved private street.***





**Legend**  
--- Right-of-Way Line





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Southwest 38th Terrace

© 2013 Google

29°38'05.55" N 82°22'49.94" W elev 71 ft

Google earth

Eye alt 74 ft



120901G

Southwest 38th Terrace

© 2013 Google

29°38'08.82" N 82°22'50.31" W elev 86 ft

Google earth

Eye alt 79 ft



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© 2013 Google

Google earth

29°38'07.57" N 82°22'49.89" W elev 75 ft

Eye alt 79 ft



120901G

Southwest 19th Avenue / Southwest 36th Street

SW 19th  
SW 36th

Google earth

© 2013 Google

29°38'06.96" N 82°22'36.27" W elev 86 ft

Eye alt 81 ft



120901G



Southwest 17th Place / Southwest 3

Google earth

© 2013 Google

29°38'10.35" N 82°22'38.23" W elev 100 ft

Eye alt 80 ft



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Southwest 17th Place

© 2013 Google

29°36'06.64" N 82°22'48.08" W elev 104 ft

Google earth

Eye alt 78 ft



120901G



Southwest 17th Place

© 2013 Google

29°36'09.54" N 82°22'50.30" W elev 94 ft

Google earth

Eye alt 78 ft



# Recommendation

- **Development Review Board**  
**to City Commission**
- **Approve Petition CC-13-04 with conditions.**
- **Staff to Development Review Board:-**  
**Approve Petition CC-13-04 with conditions.**

## **STAFF: CONDITIONS OF APPROVAL**

### **Condition 1.**

*After approval of the plat vacation, the resulting parcel is only eligible to have one single-family dwelling until adequate access is provided in the form of a public right-of-way or approved private street. The property is zoned UMU-2 (Urban Mixed Use) and may pursue development in accordance with the allowable uses, densities and development standards of the zoning district. Any future subdivision of the property will be subject to the subdivision review process.*

### **Condition 2.**

*Prior to adoption of the resolution, the applicant must address the maintenance and suspension of existing utilities within the vacated portion of the subdivision.*