

City of
Gainesville

PB-21-63 SVA SW 8th Lane
ROW Vacation
Legistar #210107

Department of Sustainable Development
Nathaniel Chan
November 4th, 2021



Request for ROW Vacation

Agent of Applicant: eda consultants, inc.

Address: Portion of SW 8th Lane

Existing Use: Public Right-of-Way

Surrounding Zoning: U9 (Urban 9); CON (Conservation)

Surrounding Land Use: UMH (Urban Mixed Use High);
CON (Conservation)

Acreeage: 0.15 +/- acres of ROW

REQUEST:

Vacate portions of SW 8th Lane, a public ROW abutting 3 tax parcels

LEGEND:

- U9 (Urban 9)
- CON (Conservation)

LEGEND:

- UMH (Urban Mixed-Use High)
- CON (Conservation)



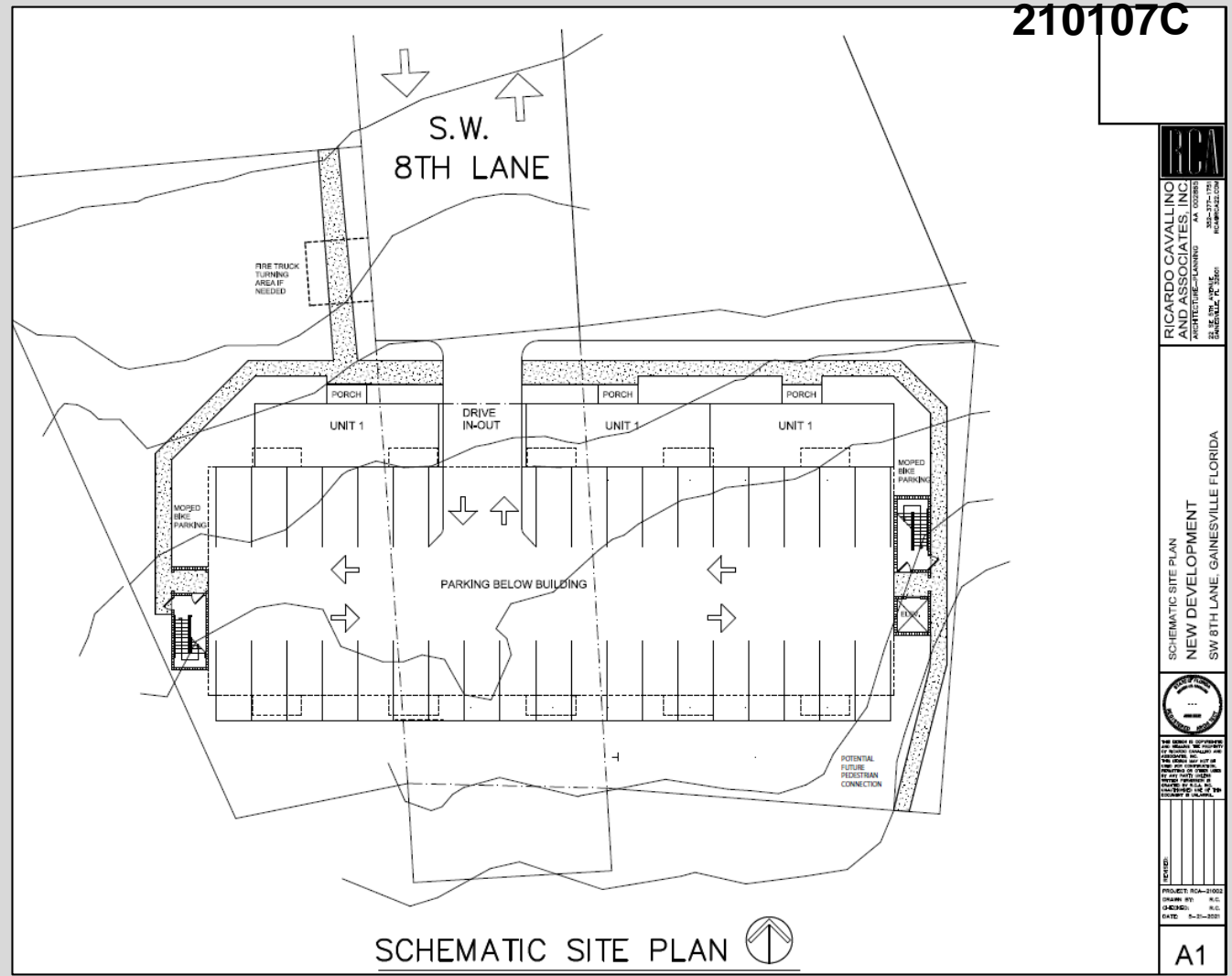
Conceptual Site Plan

Preliminary Development at the end of SW 8th Lane

- Vehicular, bicycle, and scooter parking below building
- Single ingress/egress to parking area

- Zoning: U9
- Future Land Use: UMUH
- Compatibility Buffer required (Buffer Type B)

This site plan is purely conceptual; a full development plan will be reviewed at development plan review



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SCHEMATIC SITE PLAN
 NEW DEVELOPMENT
 SW 8TH LANE, GAINESVILLE FLORIDA



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PROJECT:	210107C
DATE:	5-21-2023
SCALE:	AS SHOWN
DESIGNER:	RCA
CHECKED:	
DATE:	

Staff recommends **Approval of PB-21-63 SVA**

Meets ROW Vacation Review Criteria ✓

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, which shall be based on a consideration of the following:
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;
 - b. Whether the proposed action is consistent with the Comprehensive Plan;
 - c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;
 - d. Whether the proposed action would deny access to private property;
 - e. The effect of the proposed action upon public safety;
 - f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
 - g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;
 - h. The necessity to relocate utilities both public and private; and
 - i. The effect of the proposed action on the design and character of the area.
2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:
 - 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.

Date

Action

7/22/2021

Petition heard by City Plan Board

11/4/2021

Petition introduced to City Commission at 1st Reading

Thank You