

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: July 22nd, 2021

PROJECT NAME AND NUMBER: PB-21-00063 SVA

APPLICATION TYPE: Right-of-Way Vacation (Quasi-Judicial)

RECOMMENDATION: Approve

CITY PROJECT CONTACT: Nathaniel Chan

APPLICATION INFORMATION:

Agent/Applicant: eda consultants, inc.

Adjacent Property Owner(s): Lowe Issie Ann Trustee; State of Fla IIF

Related Petition(s): N/A

Legislative History: N/A

Neighborhood Workshop: Yes, held on February 24, 2021.

SITE INFORMATION:

Address: Portions of SW 8th Lane abutting 3 tax parcels located in the 900 block of SW 8th Lane

Parcel Number(s): 15569-004-000, 15568-008-000, and 15572-000-000

Acreage: 0.15 +/- acres of ROW

Existing Use(s): Public Right-of-Way

Land Use Designation(s): Surrounding UMUH (Urban Mixed-Use High-Intensity), CON (Conservation)

Zoning Designation(s): Surrounding U9 (Urban 9), CON (Conservation)

Overlay District(s): N/A

Transportation Mobility Program Area (TMPA): Zone A



Figure 1: Location Map

ADJACENT PROPERTY CHARACTERISTICS:

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Multi-Family Dwellings	Urban Mixed-Use High (UMUH)	Urban 9 (U9)
South	Urban Park Land, Drainage Area	Conservation (CON);	Conservation (CON);
East	Multi-Family Dwellings	Urban Mixed-Use High (UMUH)	Urban 9 (U9)
West	Urban Park Land, Multi-Family Dwellings	Conservation (CON); Urban Mixed-Use High (UMUH)	Conservation (CON), Urban 9 (U9)

PURPOSE AND DESCRIPTION:

This petition is privately initiated by eda consultants and requests to vacate portions of the 50ft wide SW 8th Lane right-of-way (ROW) that abut 3 tax parcels (15569-004-000, 15568-008-000, and 15572-000-000) located in the 900 block of SW 8th Lane. Portions of the ROW are unpaved with tree and shrub vegetation, specifically the State of Florida/UF portion of the ROW at the end of SW 8th Lane (1251 sq.ft.). All property owners for the abutting properties have signed the application requesting the ROW vacation. The ROW to be vacated is approximately 6656 sq.ft. (0.15 acres) in total, with the total length of the proposed ROW vacation being approximately 134ft.

STAFF ANALYSIS AND RECOMMENDATION:

The staff recommendation is based on the review criteria stated in Section 30-3.41. Right-of-way vacation in the Land Development Code and in Policy 10.2.1 of the Transportation Mobility Element of the Comprehensive Plan. The following review criteria are stated below:

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.

ANALYSIS

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:
The requested area for ROW vacation currently serves as access to the two abutting properties (Tax Parcels 15568-008-000 and 15569-004-000). These two properties have existing single/multi-family dwellings. Both property owner's have signed the application requesting the ROW vacation and the properties will part of the overall development plan associated with this request. The development will provide consolidated access points for the property.
- b. Whether the proposed action is consistent with the Comprehensive Plan:
The subject ROW vacation is consistent with the goals, objectives, and policies of the Comprehensive Plan. Specifically, the proposed action is consistent with Policy 10.2.1

of the Transportation Mobility Element, which outlines conditions that are appropriate for right-of-way vacation, as further outlined in criteria 2.a-2.d below.

Additionally, the subject right-of-way vacation is consistent with Policy 1.2.1 of the Future Land Use Element which states that the City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips. The abutting properties will continue to have frontage and access to the remaining portion of SW 8th Lane. Redevelopment of the subject area will continue to allow for reasonable connections for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

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

Upon approval of the proposed street vacation, the vacated street area at the end of SW 8th Lane will take on the adjacent property's zoning designations, which would be U9 (Urban 9) transect zoning. The resulting parcels will be consistent with the minimum block size requirements for the U9 zoning district.

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

The abutting property owners signed the application to request the ROW vacation. If approved, the subject portion of SW 8th Lane that would be vacated would not deny access to private property. Other nearby properties would continue to be served by the remaining length of SW 8th Lane.

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

The proposed street vacation of a portion of SW 8th Lane will not impact public safety. The end of SW 8th Lane does not have any existing sidewalks or bike infrastructure and will not negatively impact public safety. The remaining portion of SW 8th Lane will still be able to be serviced by fire, police, garbage collection, and other essential services.

- f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;

The proposed street vacation of the end of SW 8th Lane will not negatively impact pedestrian safety or vehicular traffic. There are no existing sidewalks or other pedestrian

facilities being removed as part of the proposed street vacation. Fire, police, and other emergency vehicles will still be able to access the properties along the remaining portion SW 8th Lane.

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

As stated previously, the proposed street vacation will not impact the ability for the existing properties along the remaining portion of SW 8th Lane to be served by emergency and waste collection services. While adjacent to the State of Florida/UF property at the end of the existing ROW, SW 8th Lane is not used as connection to that property and there are no existing residents or buildings on that property.

h. The necessity to relocate utilities both public and private; and

The relocation of potable water, electric, and sewer lines will need to be completed by the developer upon redevelopment of Parcels 15569-004-000 and 15568-008-000. Otherwise, there are no existing utilities to be relocated as part of this street vacation.

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

The proposed street vacation will not impact the design or character of the area. Since the proposed area for street vacation is the dead-end of a paper street, there will be no impacts to design. The remaining portion of SW 8th Lane will still serve adjacent properties. The proposed area for street vacation did not contribute to the character of the neighborhood, and thus will not affect the area's character.

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:

SW 8th Lane currently does not have any existing bicycle lanes or sidewalks. There are currently no intentions for this roadway to be improved, however, the loss of this portion of SW 8th Lane will not inhibit road improvements to the remaining portion of SW 8th Lane, as bike lanes, sidewalks, and other road infrastructure can be added.

b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;

The loss of the portion of SW 8th Lane will not foreclose any non-motorized access to adjacent land uses or transit stops. There are no transit stops along SW 8th Lane. SW 8th Lane will still provide access to the adjacent properties

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

The subject street vacation will allow for the development of residential units within close proximity of non-residential mixed uses including the University of Florida, Depot Park, and other residential and non-residential uses.

d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

There is no reasonably foreseeable need for a transportation corridor connecting to SW 8th Lane. The property at the end of SW 8th Lane owned by the State of Fla/University of Florida is designated on their Campus Master Plan to remain an open space/green space.

RECOMMENDATION

Staff recommends approval of Petition PB-21-00063 SVA.

DRAFT MOTION FOR CONSIDERATION

I move to approve Petition PB-21-00063 SVA.

POST-APPROVAL REQUIREMENTS:

The subject petition is required to be heard by the City Commission at a public hearing where it will be considered for further action.

LIST OF APPENDICES:

Appendix A Application Documents

Appendix B Comprehensive Plan Goals, Objectives and Policies

Appendix C Land Development Code Regulations

Appendix D Maps

Appendix A

Application Documents



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

OFFICE USE ONLY

Petition No. _____ Fee: \$ _____
 Date: _____ EZ Fee: \$ _____
 1st 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: eda consultants inc.

Address: 720 SW 2nd Avenue, South Tower, Suite 300

City: Gainesville

State: FL

Zip: 32601

Phone: 352-373-3541

Fax: N/A

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:

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 applicants are requesting the vacation of the right-of-way for the following reasons: 1) Additional land for development of a high-density multi-family project (abutting tax parcels 15569-004-000 and 15568-008-000) in close proximity to the University of Florida and the Innovation District; and 2) Additional land to be added to UF Urban Park land (abutting tax parcel 15572-000-000). The UF parcel has a land use and zoning designation of Conservation and will not be developed. Therefore, there is no need for the right-of-way to extend into the property for access.

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.

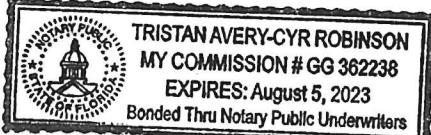
The signature of all abutting property owners is required for petitions initiated by property owners.

ABUTTING PROPERTY OWNERS' INFORMATION			
PARCEL NO.	PROPERTY OWNER	ADDRESS	SIGNATURE
15569-004-000	LOWE ISSIE ANN TRUSTEE	931 SW 8th Lane	
15568-008-000	LOWE ISSIE ANN TRUSTEE	930-932 SW 8th Lane	
15572-000-000	STATE OF FLA IIF	839 SW 11TH ST	

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: _____

PROPERTY OWNER AFFIDAVIT

Owner Name: LOWE ISSIE ANN TRUSTEE			
Address: 930 SW 8TH LN GAINESVILLE, FL 32601	Phone: 352-538-7703		
Agent Name: eda consultants, inc.			
Address: 720 SW 2nd Ave, South Tower, Ste 300 Gainesville, FL 32601	Phone: 352-373-3541		
Parcel No.: 15569-004-000 & 15568-008-000			
Acreage: 0.25 +/- and 0.28 +/-	S: 08	T: 10	R: 20
Requested Action: Right-of-way vacation			
<p>I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.</p>			
<p>Property owner signature: <u>Martine Lowe</u></p>			
<p>Printed name: <u>MARTINE LOWE</u></p>			
<p>Date: <u>3/26/2021</u></p>			
<p>The foregoing affidavit is acknowledged before me, by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>26</u> day of <u>March</u>, 20<u>21</u> by <u>Martine Lowe</u>, who is/are personally known to me, or who has/have produced <u>FC Drivers License</u> as identification. <u>LOW-544-68-5840</u></p>			
<p>NOTARY SEAL <u>TRISTAN AVERY-CYR ROBINSON</u></p>			
<p>Signature of Notary Public, State of <u>Florida</u></p>			
			

PROPERTY OWNER AFFIDAVIT

Owner Name: STATE OF FLA IIF			
Address: 839 SW 11TH ST GAINESVILLE, FL 32601	Phone: <u>352-294-2726</u>		
Agent Name: eda consultants, inc.			
Address: 720 SW 2nd Ave, South Tower, Ste 300 Gainesville, FL 32601	Phone: 352-373-3541		
Parcel No.: 15572-000-000			
Acreage: 1.96 +/-	S: 08	T: 10	R: 20
Requested Action: Right-of-way vacation			

I hereby certify that: I am the owner of the subject property or a person having a legal or equitable interest therein. I authorize the above listed agent to act on my behalf for the purposes of this application.

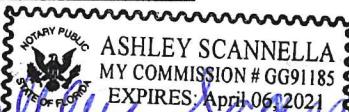
Property owner signature:

Printed name: Trevor Schneider

Date: 3/26/2021

The foregoing affidavit is acknowledged before me, by means of physical presence or online notarization, this 26th day of March, 2021, by Trevor Schneider, who is/are personally known to me, or who has/have produced FL Drivers' Licence as identification.

NOTARY SEAL



Signature of Notary Public, State of FL

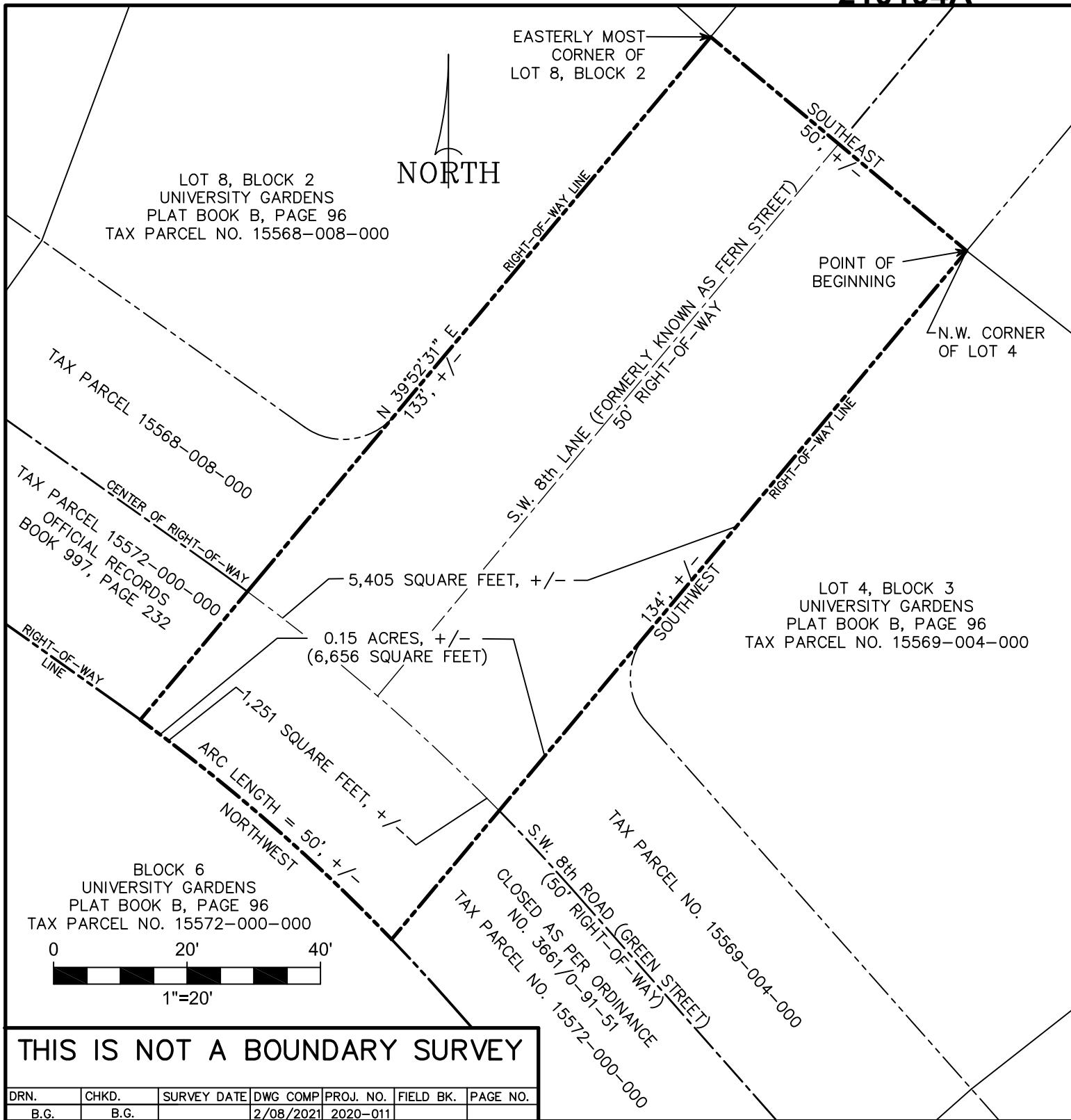
February 8, 2021

Legal Description

A portion of S.W. 8th Lane (formerly known as Fern Street, 50' Right-of-Way), and a portion of S.W. 8th Road (formerly known as Green Street, 50' Right-of-Way), lying northeasterly of the southwesterly Right-of-Way Line of S.W. 8th Road (50' Right-of-Way), southeasterly of Lot 8, Block 2 and northwesterly of Lot 4, Block 3 of "University Gardens", a subdivision as per Plat thereof, recorded in Plat book "B", page 96 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northwest corner of Lot 4, Block 3 of "University Gardens", a subdivision as per plat thereof, recorded in Plat Book "B", page 96 of the Public Records of Alachua County, Florida, and run thence southwesterly, along the southeasterly Right-of-Way Line of S.W. 8th Lane (formerly known as Fern Street, 50' Right-of-Way), and along the southwesterly extension thereof, a distance of 134 feet, more or less, to a point on the southwesterly Right-of-Way Line of S.W. 8th Road (formerly known as Green Street, 50' Right-of-Way); thence northwesterly, along said southwesterly Right-of-Way Line, 50 feet, more or less, to a point on the southwesterly extension of the northwesterly Right-of-Way Line of said S.W. 8th Lane; thence northeasterly, along said southwesterly extension of the northwesterly Right-of-Way Line of S.W. 8th Lane and along said northwesterly Right-of-Way Line, a distance of 133 feet, more or less, to the easterly most corner of Lot 8, Block 2 of said "University Gardens"; thence southeasterly, 50 feet, more or less, to the Point of Beginning.

Containing 0.15 of an Acre (6,656 Square Feet), more or less.



LEGAL DESCRIPTION SKETCH OF

A PORTION OF S.W. 8th LANE (50' RIGHT-OF-WAY) AND
S.W. 8th ROAD (50' RIGHT-OF-WAY) AS PER PLAT OF
"UNIVERSITY GARDENS" RECORDED IN PLAT BOOK "B", PAGE 96
OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

FOR: Martine Lowe

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 (2020), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization
No. LB 2389

eda
eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

LOCAL & STATE

Judge approves amendment language

Growth management proposal not misleading

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

A circuit court judge last week ruled that Alachua County's narrowly passed growth management area ballot proposal did not use language that misled voters.

The amendment, which requires cities to maintain existing growth management regulations on unincorporated land they annex, passed in the November election with 50.1% of voters in favor and 49.9% against. Due to the hair-thin margin, a machine and hand recount had to take place, which found that the issue passed by just 265 votes.

See **LANGUAGE**, Page 5A



Ann McLaughlin carries sealed ballots for a manual recount for the Alachua County Growth Management amendment Nov. 13.

BRAD MCCLENNY/THE GAINESVILLE SUN



Attorney Ray Washington asks questions during a Gainesville City Commission meeting in May 2013.

ERICA BROUH/THE GAINESVILLE SUN FILE

Attorney: City Hall arrest violated First Amendment

Washington refused to wear a mask while addressing commissioners

John Henderson
Gainesville Sun
USA TODAY NETWORK

A longtime Gainesville attorney who was arrested at the City Commission meeting last week after he refused to wear his mask says his First Amendment rights have been violated.

Ray Washington, who spent last Thursday night in jail, said Monday that he looks forward to defending himself in the case and deposing city officials about the incident.

Mayor Lauren Poe said Monday that he wasn't trying to prevent Washington from airing his views, just to put his mask on as he addressed the commis-

sion, as is required for everyone at City Hall to reduce the risk of coronavirus transmission.

Poe said Monday that if Washington had simply pulled his mask back up he could have made whatever comments he wanted.

Last Thursday afternoon, Washington, wearing a mask and gloves, first walked up to the podium to speak about a proposed new utility metering system.

See **ARREST**, Page 5A

M&C Army Surplus primed to close after 35-plus years



Olivia Cason, left, and Suzanne Miller have owned M&C Army Surplus Store for more than 35 years.

BRAD MCCLENNY/THE GAINESVILLE SUN

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

Rather than unpacking orders of law enforcement equipment, wartime memorabilia, guns and knives as they have been for the past 36 years, Suzanne Miller and Olivia Cason are packing up boxes of their inventory as they prepare to retire and close the shop they've run since 1985.

Miller and Cason started M&C Army Surplus, 626 NW 13th St. in Gainesville, after they both worked at North Florida Regional Medical Center — Miller as a

See **SURPLUS SHOP**, Page 5A

Alachua County reports 18 new coronavirus cases, two deaths

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

With two more coronavirus-related deaths in Monday's report from the state health department, Alachua County has reported 14 so far this month.

The number of fatalities reported — which doesn't necessarily denote when the deaths occur

curred — has been on the rise since mid-January. Forty-three resident deaths were reported last month.

A total of 185 residents have died from the coronavirus, including at

least 62 men and 52 women who ranged in age from 28 to 103. Fifty-six resident deaths are connected to long-term care facilities.

See **VIRUS**, Page 5A

PUBLIC NOTICE

A neighborhood workshop will be held to discuss the proposed vacation of a portion of City of Gainesville Right of Way along SW 8th Lane in the vicinity of 930, 931 & 932 SW 8th Lane, between tax parcel numbers 15572, 15568-008, and 15569-004. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed action and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, February 24, 2021
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

After the meeting, a recording of the workshop will be posted at www.edafl.com/neighborhoodworkshops. You may also e-mail or call the contact below to submit comments, request a link to the meeting, or request paper copies of meeting materials.

Contact: Onelia Lazzari - AICP of eda consultants inc.
Phone: (352) 373-3541 Email: olazzari@edafl.com

GF-GH057490

eda
consultants - inc.

love lines

Surprise your loved ones with a personal note in The Gainesville Sun on Sunday, February 14th.

FREE COLOR • FREE ART ELEMENTS • ADD A PHOTO FOR \$5 MORE!

Ads shown at actual size.

1x1 \$20 *Katie, I love you, you are amazing! Love, Joey*
(Not available for photo)

2x2 \$35 *Ben & Rex, Happy Valentine's Day to the two most important men in my life! Love, Jenni*

2x4 \$70 *HAPPY VALENTINE'S TO SWEET Maggie OUR LITTLE PRINCESS LOVE YOU, Ma & Papa*

Write your Love Lines & Mail Payable to:
The Gainesville Sun Love Lines
2700 SW 13th Street, Gainesville, FL 32608

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

DAYTIME PHONE _____ HOME PHONE _____

ATTACH YOUR VALENTINE GREETING (AND PHOTO IF NEEDED)
*APPROX. WORDS: 1x1=14 words 2x2=25 words 2x4=45 words

Photo (Add \$5) 1x1 (\$20) 2x2 (\$35) 2x4 (\$70)

The deadline to get your message in is Wednesday, February 10th at 5:00 pm.

The Gainesville Sun

Attention Viagra users:
Generic 100 mg blue pills or Generic 20 mg yellow pills. Get 45 plus 5 free \$99 + S/H. Guaranteed, no prescription necessary. Call (866) 573-9883

Notice of Online Neighborhood Workshop

Date: Wed., Feb. 24, 2021 **Time: 6:00 pm**

Property Address/Location of Project:

In the vicinity of 930, 931 & 932 SW 8th Lane, between tax parcel numbers 15572, 15568-008, and 15569-004.

Action Proposed: Vacation of portion of City of Gainesville right-of-way.

The Meeting will be held digitally on Zoom.

URL: <https://us02web.zoom.us/j/5733319527>

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656



Please call **eda** at (352) 373-3541 with any questions or email olazzari@edafl.com for more information.

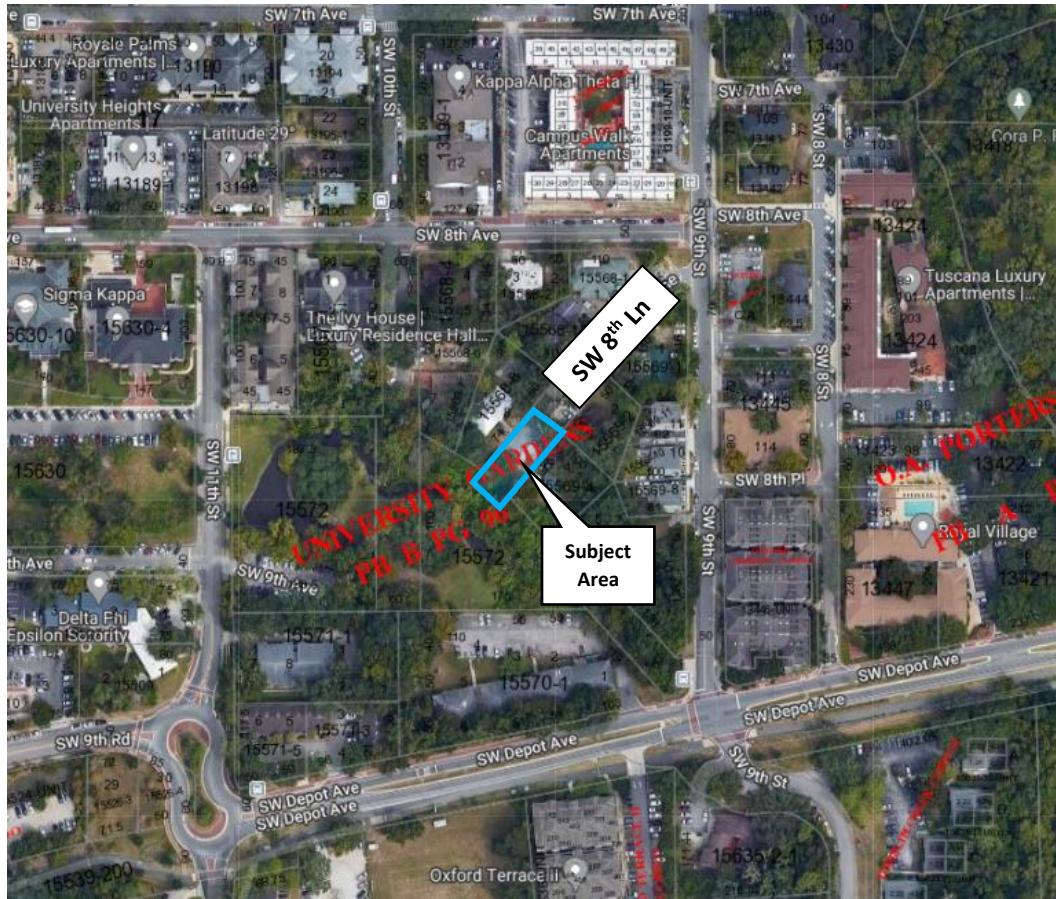
A neighborhood workshop will be held to discuss the proposed vacation of a portion of City of Gainesville Right of Way along SW 8th Lane in the vicinity of 930, 931 & 932 SW 8th Lane, between tax parcel numbers 15572, 15568-008, and 15569-004. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed action and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date: Wednesday, February 24, 2021
Time: 6:00 PM
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in by Phone: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the proposed action may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Onelia Lazzari, AICP eda consultants, inc.
olazzari@edafl.com (352) 373-3541



Neighborhood Workshop Notice

15636-305-000 SW 8th Ln ROW Vacation
ADVANTA IRA SERVICES LLC
13191 STARKEY RD #9
LARGO FL 33773

Neighborhood Workshop Notice

13446-106-000 SW 8th Ln ROW Vacation
GAINESOX LLC
822 S BAYSIDE DR
TAMPA FL 33609

Neighborhood Workshop Notice

13199-010-018 SW 8th Ln ROW Vacation
GRDY INVESTMENTS LLC
950 PENINSULA CORPORATE CIR #1013
BOCA RATON FL 33487

Neighborhood Workshop Notice

13199-010-010 SW 8th Ln ROW Vacation
MIDLAND TRUST COMPANY AS
CUSTODIAN FBO WILLIAM BAR
2730 NW 39TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13199-010-005 SW 8th Ln ROW Vacation
THREE LAKES CREEK LLLP
2730 NW 39TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13195-001-000 SW 8th Ln ROW Vacation
714 SW 10TH ST LLC
1782 BUTTON BUSH WAY
FLEMING ISLAND FL 32003

Neighborhood Workshop Notice

13195-002-000 SW 8th Ln ROW Vacation
718 SW 10TH ST LLC
1782 BUTTON BUSH WAY
FLEMING ISLAND FL 32003

Neighborhood Workshop Notice

15636-307-000 SW 8th Ln ROW Vacation
921 SW DEPOT AVENUE LLC
6066 ST AUGUSTINE RD
JACKSONVILLE FL 32217

Neighborhood Workshop Notice

15636-312-000 SW 8th Ln ROW Vacation
ABSPIN REALTY LLC
9677 NW 49TH PL
POMPANO BEACH FL 33076

Neighborhood Workshop Notice

13446-306-000 SW 8th Ln ROW Vacation
ABUMAHFOUZ OMAR
801 RIVER POINT DR
NAPLES FL 34102

Neighborhood Workshop Notice

15636-309-000 SW 8th Ln ROW Vacation
ABUMAHFOUZ OMAR
801 RIVER POINT DR #101A
NAPLES FL 34102-3403

Neighborhood Workshop Notice

15636-409-000 SW 8th Ln ROW Vacation
AFZAL YASEEN
1705 NW 22ND ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

13199-010-003 SW 8th Ln ROW Vacation
AJK INVESTMENTS OF GAINESVILLE
7257 NW 4TH BLVD PMB 5
GAINESVILLE FL 32607-1600

Neighborhood Workshop Notice

13199-010-027 SW 8th Ln ROW Vacation
AJK INVESTMENTS OF GAINESVILLE LLC
7257 NW 4TH BLVD PMB 5
GAINESVILLE FL 32607-1600

Neighborhood Workshop Notice

15636-210-000 SW 8th Ln ROW Vacation
ARTY DANIEL & PASCALE
9101 SW 100TH ST
MIAMI FL 33176

Neighborhood Workshop Notice

13199-010-057 SW 8th Ln ROW Vacation
AVE FENIX 52 LLC
1380 EAST JEFFERSON AVE
DETROIT MI 48207

Neighborhood Workshop Notice

13199-010-058 SW 8th Ln ROW Vacation
BALEOTIS STEHANIE
291 SE 10TH ST
POMPANO BEACH FL 33060

Neighborhood Workshop Notice

15630-010-000 SW 8th Ln ROW Vacation
BETA PI CHAPTER OF KAPPA DELTA
1122 E PANHELLENIC DR
GAINESVILLE FL 32601-7861

Neighborhood Workshop Notice

13199-010-024 SW 8th Ln ROW Vacation
BOGART JOSEPH W
4022 NW 36TH ST
GAINESVILLE FL 32605-1445

Neighborhood Workshop Notice

15567-001-000 SW 8th Ln ROW Vacation
CAPITAL ASSETS GROUP
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-207-000 SW 8th Ln ROW Vacation
CHEN & CHEN
7900 FRANKFURT PL
DULLES VA 20189

Neighborhood Workshop Notice

13442-000-000 SW 8th Ln ROW Vacation
COLONY 33 LLC
«1706 SW 35TH PL
GAINESVILLE FL 32608

Neighborhood Workshop Notice

13446-311-000 SW 8th Ln ROW Vacation
COMISKEY JOHN PATRICK
«129 CANYON RIDGE TRAIL
ALEDO TX 76008

Neighborhood Workshop Notice

15636-310-000 SW 8th Ln ROW Vacation
CRANDALL & CRANDALL TRUSTEES
«2858 PHEASANT RUN
CLEARWATER FL 33759

Neighborhood Workshop Notice

15636-410-000 SW 8th Ln ROW Vacation
DAFONTE RICHARD J & KATHLEEN
«10000 SW 52ND AVE #95
GAINESVILLE FL 32608

Neighborhood Workshop Notice

15636-208-000 SW 8th Ln ROW Vacation
DANG & NGUYEN W/H & NGUYEN
5302 CLIFTON RD
JACKSONVILLE FL 32211

Neighborhood Workshop Notice

15636-205-000 SW 8th Ln ROW Vacation
DAWSON ROSA
9 ROTHBURY PL THE GAP 4061
BRISBANE QUEENSLAND

Neighborhood Workshop Notice

15630-005-000 SW 8th Ln ROW Vacation
DELTA DELTA DELTA NATIONAL HOUSE
14951 N DALLAS PARKWAY #500
DALLAS TX 75254

Neighborhood Workshop Notice

15509-000-000 SW 8th Ln ROW Vacation
DELTA KAPPA HOUSE CORP OF DEL
251 S CAMAC ST
PHILADELPHIA PA 19107-5609

Neighborhood Workshop Notice

15510-000-000 SW 8th Ln ROW Vacation
DELTA RHO CHAPTER HOUSE ASSOC
1059 42ND AVE NE
SAINT PETERSBURG FL 33703

Neighborhood Workshop Notice

13446-304-000 SW 8th Ln ROW Vacation
 DESAI DEVANG
 8107 SW 72ND AVE #310E
 MIAMI FL 33143

Neighborhood Workshop Notice

13446-107-000 SW 8th Ln ROW Vacation
 DIGNAM JUSTIN
 6424 E LOOKOUT LN
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-101-000 SW 8th Ln ROW Vacation
 DRIVER G RAY JR & LISA R
 8055 PINE LAKE RD
 JACKSONVILLE FL 32256

Neighborhood Workshop Notice

13199-010-040 SW 8th Ln ROW Vacation
 ELLITHY MOHAMED
 914 SW 8TH AVE #40
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-306-000 SW 8th Ln ROW Vacation
 EQUITY TRUST CO
 1 EQUITY WAY #Z1300-84
 WESTLAKE OH 44145

Neighborhood Workshop Notice

13446-209-000 SW 8th Ln ROW Vacation
 EQUITY TRUST CO
 1 EQUITY WAY
 CLEVELAND OH 44145

Neighborhood Workshop Notice

15636-209-000 SW 8th Ln ROW Vacation
 FARACH & SIMON
 921 SW DEPOT AVE #209
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13199-010-016 SW 8th Ln ROW Vacation
 FENG DAMING
 4327 NORTH LAKE ORLANDO PKWY
 ORLANDO FL 32808-1323

Neighborhood Workshop Notice

13199-010-037 SW 8th Ln ROW Vacation
 FENG DAMING
 914 SW 8TH AVE #37
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13199-010-009 SW 8th Ln ROW Vacation
 FOLDIE TYLER
 2465 NORTHSIDE DR #603
 CLEARWATER FL 33761-2226

Neighborhood Workshop Notice

13199-010-004 SW 8th Ln ROW Vacation
 FRAGATA & FRAGATA
 19449 NW 14TH ST
 PEMBROKE PINES FL 33029

Neighborhood Workshop Notice

13446-203-000 SW 8th Ln ROW Vacation
 FRIEDMAN STEVEN & SUZANNE
 835 SW 9TH ST #203
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-100-000 SW 8th Ln ROW Vacation
 GAINESOX LLC
 822 BAYSIDE DR
 TAMPA FL 33609

Neighborhood Workshop Notice

13198-000-000 SW 8th Ln ROW Vacation
 GAINESVILLE HISTORIC PROPERTY
 321 SW 13TH ST
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13199-010-020 SW 8th Ln ROW Vacation
 GATOR PROPERTIES AT LAMANCHA
 204 MILFORD HAVEN COVE
 LONGWOOD FL 32779

Neighborhood Workshop Notice

13446-307-000 SW 8th Ln ROW Vacation
 GATOR UNITS LLC
 23901 CALABASAS RD 2006
 CALABASAS CA 91302

Neighborhood Workshop Notice

13446-204-000 SW 8th Ln ROW Vacation
 GATOR UNITS LLC
 23901 CALABASAS RD #2006
 CALABASAS CA 91302

Neighborhood Workshop Notice

13199-010-026 SW 8th Ln ROW Vacation
 GNVFL-MANAGEMENT LLC
 3227 SW 25TH DR #4
 GAINESVILLE FL 32608

Neighborhood Workshop Notice

13446-108-000 SW 8th Ln ROW Vacation
 GOMES BRUNO
 210 W GRANT ST #304
 MINNEAPOLIS MN 55403-4202

Neighborhood Workshop Notice

13446-109-000 SW 8th Ln ROW Vacation
 GOMES PAULO & NORMA
 210 W GRANT ST #304
 MINNEAPOLIS MN 55403-4202

Neighborhood Workshop Notice

13199-010-053 SW 8th Ln ROW Vacation
 GORNTO PATRICIA
 201 N RIVERDALE ROAD
 AVON PARK FL 33825

Neighborhood Workshop Notice

15569-001-000 SW 8th Ln ROW Vacation
 GRIECO GIANVITO
 816 SW 9TH ST
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

15528-000-000 SW 8th Ln ROW Vacation
 HAILE PROPERTIES LLC
 4965 SW 91ST TER #A
 GAINESVILLE FL 32608

Neighborhood Workshop Notice

13199-010-038 SW 8th Ln ROW Vacation
 HARRIS & HARRIS
 914 SW 8TH AVE
 GAINESVILLE FL 32607

Neighborhood Workshop Notice

15568-002-000 SW 8th Ln ROW Vacation
 HARRISON PAUL M
 48 SANDRA DR
 ORMOND BEACH FL 32176

Neighborhood Workshop Notice

15568-004-000 SW 8th Ln ROW Vacation
 HENNES PAUL & CAROL
 927 SW 8TH AVE
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13194-000-000 SW 8th Ln ROW Vacation
 HERITAGE INVESTMENT GROUP OF
 321 SW 13TH ST
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

15635-002-001 SW 8th Ln ROW Vacation
 HOUSING FOR THE HANDICAPPED
 3303 NW 83RD ST
 GAINESVILLE FL 32606-6227

Neighborhood Workshop Notice

13199-010-052 SW 8th Ln ROW Vacation
 INFINITY GROVE INVESTMENTS LLC
 410 SANDRINGHAM CT
 WINTER SPRINGS FL 32708

Neighborhood Workshop Notice

13446-002-000 SW 8th Ln ROW Vacation
 J SQUARED PROPERTIES LLC
 608 FURLONG DR
 AUSTIN TX 78746

Neighborhood Workshop Notice

13446-111-000 SW 8th Ln ROW Vacation
 JARAMILLO & VILLEGAS W/H
 8748 SW 91ST PL J-20
 GAINESVILLE FL 32608

Neighborhood Workshop Notice

13446-201-000 SW 8th Ln ROW Vacation
 JENNINGS MARK & VICKI
 835 SW 9TH ST #201
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13199-010-008 SW 8th Ln ROW Vacation
 JIMENEZ & JIMENEZ
 120 E SAINT JOHNS AVE
 HASTINGS FL 32145-3806

Neighborhood Workshop Notice

15568-001-000 SW 8th Ln ROW Vacation
 KALT BRIAN & LAURA
 6924 SE 183RD PL
 MICANOPY FL 32667

Neighborhood Workshop Notice

13199-001-000 SW 8th Ln ROW Vacation
 KAPPA ALPHA THETA
 PO BOX 357805
 GAINESVILLE FL 32635

Neighborhood Workshop Notice

13199-010-041 SW 8th Ln ROW Vacation
 KATHIWALA & VORA H/W
 2974 NW 144TH TER
 NEWBERRY FL 32669

Neighborhood Workshop Notice

13199-010-025 SW 8th Ln ROW Vacation
 KATHIWALA & VORA W/H
 2974 NW 144TH TER
 NEWBERRY FL 32669

Neighborhood Workshop Notice

13446-105-000 SW 8th Ln ROW Vacation
 KAWAR YASER
 835 SW 9TH ST
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-407-000 SW 8th Ln ROW Vacation
 KEOPPING KEVIN DEAN TRUSTEE
 1380 S PITKIN AVE
 SUPERIOR CO 80027

Neighborhood Workshop Notice

13187-001-000 SW 8th Ln ROW Vacation
 KLM OPPORTUNITY FUND LLC
 8585 SOUTH TROPICAL TRAIL
 MERRIT ISLAND FL 32952

Neighborhood Workshop Notice

15636-311-000 SW 8th Ln ROW Vacation
 LANG HOWARD W
 15355 78TH DR NORTH
 PALM BEACH GARDENS FL 33418

Neighborhood Workshop Notice

15636-412-000 SW 8th Ln ROW Vacation
 LEUNG DAVID & MAN YING
 2936 SOUTHWEST 139TH AVE
 MIRAMAR FL 33027

Neighborhood Workshop Notice

15636-212-000 SW 8th Ln ROW Vacation
 LICHT & LICHT & LICHT & LICHT
 3408 HARNESS CIR
 LAKE WORTH FL 33449

Neighborhood Workshop Notice

13446-110-000 SW 8th Ln ROW Vacation
 LIPSCOMB ROBERT W & CHRISTINE F
 PO BOX 536562
 ORLANDO FL 32853

Neighborhood Workshop Notice

13446-001-000 SW 8th Ln ROW Vacation
 LLACZA WALTER E & MARIA A
 361 NE 150TH ST
 MIAMI FL 33161

Neighborhood Workshop Notice

15569-005-000 SW 8th Ln ROW Vacation
 LOCASCIO & LOCASCIO TRUSTEE
 6834 NW 81ST BLVD
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

15569-002-000 SW 8th Ln ROW Vacation
 LOCASCIO J D
 6834 NW 81ST BLVD
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

15568-010-000 SW 8th Ln ROW Vacation
 LOCASCIO JOHN DAVID
 6834 NW 81ST BLVD
 GAINESVILLE FL 32653

Neighborhood Workshop Notice

15569-004-000 SW 8th Ln ROW Vacation
 LOWE ISSIE ANN TRUSTEE
 1900 SW 36TH ST
 GAINESVILLE FL 32607

Neighborhood Workshop Notice

15636-406-000 SW 8th Ln ROW Vacation
 LUDOVICI LORENA H & JOSEPH P
 16709 HUTCHISON ROAD
 ODESSA FL 33556

Neighborhood Workshop Notice

13446-104-000 SW 8th Ln ROW Vacation
 LYNCH MARTIN & WINIFRED H
 8190 SW 107TH ST
 MIAMI FL 33156

Neighborhood Workshop Notice

13446-206-000 SW 8th Ln ROW Vacation
 MAGNOLIA1986 LLC
 «13317 MAJESTIC WAY
 COOPER CITY FL 33330

Neighborhood Workshop Notice

15636-408-000 SW 8th Ln ROW Vacation
 MAHER FAMILY REVOCABLE TRUST
 «3001 ALAMO DR
 ORLANDO FL 32805

Neighborhood Workshop Notice

15600-002-000 SW 8th Ln ROW Vacation
 MCELROY CRAIG E & JANICE S
 «107 THISTLEWOOD CIR
 LONGWOOD FL 32779

Neighborhood Workshop Notice

13424-000-000 SW 8th Ln ROW Vacation
 MIDTOWN PROPERTIES OF GAINESV
 «321 SW 13TH ST
 GAINESVILLE FL 32608

Neighborhood Workshop Notice

13199-010-019 SW 8th Ln ROW Vacation
 MORGAN & MORGAN
 419 A ATKINSON DR #208
 HONOLULI HI 96814

Neighborhood Workshop Notice

13196-000-000 SW 8th Ln ROW Vacation
 ORANGE AND BLUE APARTMENT
 INVESTORS LLC
 6640 PINE TREE LN
 MIAMI BEACH FL 33141

Neighborhood Workshop Notice

15571-001-000 SW 8th Ln ROW Vacation
 PARKSIDE COMMUNITIES LC
 220 N MAIN ST
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-303-000 SW 8th Ln ROW Vacation
 PATEL & PATEL
 2406 STONE CROSS CIR
 ORLANDO FL 32828-7939

Neighborhood Workshop Notice

13446-205-000 SW 8th Ln ROW Vacation
 PATEL & PATEL
 835 SW 9TH ST #205
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-103-000 SW 8th Ln ROW Vacation
 PATEL FALGUNI
 7560 BLUE QUAIL LN
 ORLANDO FL 32835

Neighborhood Workshop Notice

13446-309-000 SW 8th Ln ROW Vacation
 RANDHAWA NAVPREET & HARVEER
 835 SW 9TH ST #309
 LULU FL 32061

Neighborhood Workshop Notice

15569-008-000 SW 8th Ln ROW Vacation
 ROSEN & ROSEN TRUSTEES
 24823 GREENBRIER DR
 STEVENSON RANCH CA 91381

Neighborhood Workshop Notice

13446-305-000 SW 8th Ln ROW Vacation
 SHAH SHREYA
 307 MOTT ST #2B
 NEW YORK NY 10012-2830

Neighborhood Workshop Notice

15572-000-000 SW 8th Ln ROW Vacation
 STATE OF FLA IIF
 3900 COMMONWEALTH BLVD
 TALLAHASSEE FL 32399

Neighborhood Workshop Notice

15526-003-000 SW 8th Ln ROW Vacation
 STATE OF FLORIDA DEPARTMENT
 1109 SOUTH MARION AVE
 LAKE CITY FL 32025-5874

Neighborhood Workshop Notice

13199-010-021 SW 8th Ln ROW Vacation
 T & B RENTALS LLC
 7714 SR 100
 KEYSTONE HEIGHTS FL 32656

Neighborhood Workshop Notice

13199-010-059 SW 8th Ln ROW Vacation
 TALAMAYAN JOHN-DIVINO COLLADO
 «19200 LARAMIE DR
 AMARILLO TX 79124-1901

Neighborhood Workshop Notice

13199-010-028 SW 8th Ln ROW Vacation
 TIWARI DEBU & ANUSHA SIMKHADA
 «5169 NW 21ST TER
 GAINESVILLE FL 32605

Neighborhood Workshop Notice

13189-001-000 SW 8th Ln ROW Vacation
 TRIMARK PROPERTIES
 321 SW 13TH ST
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

15636-411-000 SW 8th Ln ROW Vacation
 PQT-921DEPOT LLC
 5627 ATLANTIC BLVD
 JACKSONVILLE FL 32207

Neighborhood Workshop Notice

15636-308-000 SW 8th Ln ROW Vacation
 RAZA WAJIHA
 236 ELLINGTON AVE W
 GARDEN CITY NY 11530

Neighborhood Workshop Notice

13423-000-000 SW 8th Ln ROW Vacation
 ROYAL GAINESVILLE LTD PARTNER
 PO BOX 530292
 BIRMINGHAM AL 35253

Neighborhood Workshop Notice

15630-004-000 SW 8th Ln ROW Vacation
 SIGMA KAPPA NATIONAL HOUSING
 1108 E PANHELLENIC DR
 GAINESVILLE FL 32601-7861

Neighborhood Workshop Notice

15539-200-000 SW 8th Ln ROW Vacation
 STATE OF FLA IIF DOT
 605 SUWANNEE ST
 TALLAHASSEE FL 32399-6544

Neighborhood Workshop Notice

15636-211-000 SW 8th Ln ROW Vacation
 STEHLIN & STEHLIN
 1033 VALE ORCHARD LN
 JACKSONVILLE FL 32209

Neighborhood Workshop Notice

13199-010-029 SW 8th Ln ROW Vacation
 T & B RENTALS LLC
 7714 STATE RD 100
 KEYSTONE HEIGHTS FL 32656

Neighborhood Workshop Notice

15636-206-000 SW 8th Ln ROW Vacation
 TEDESCO & TEDESCO & TEDESCO &
 TEDESCO
 «8212 MARSH GLEN CT
 TAMPA FL 33647

Neighborhood Workshop Notice

15568-007-000 SW 8th Ln ROW Vacation
 TOMLINSON J D HEIRS
 3024 SW 70TH LN
 GAINESVILLE FL 32608-5216

Neighborhood Workshop Notice

13446-210-000 SW 8th Ln ROW Vacation
 TRINTER & TRINTER
 15 AVENGELIC DR
 AVONDALE PA 19311

Neighborhood Workshop Notice

13199-010-033 SW 8th Ln ROW Vacation
 PROEND LLC
 17310 SW 95TH AVE
 ARCHER FL 32618

Neighborhood Workshop Notice

13446-200-000 SW 8th Ln ROW Vacation
 ROSEN & ROSEN CO-TRUSTEES
 24823 GREENBRIER DR
 STEVENSON RANCH CA 91381

Neighborhood Workshop Notice

15636-405-000 SW 8th Ln ROW Vacation
 SCHAUDER & SCHAUDER
 921 SW DEPOT AVE #405
 GAINESVILLE FL 32601

Neighborhood Workshop Notice

15600-001-000 SW 8th Ln ROW Vacation
 STATE BOARD OF EDUCATION
 3900 COMMONWEALTH BLVD
 TALLAHASSEE FL 32399

Neighborhood Workshop Notice

15526-004-000 SW 8th Ln ROW Vacation
 STATE OF FLA IIF EDUCATION-UN
 3900 COMMONWEALTH BLVD
 TALLAHASSEE FL 32399

Neighborhood Workshop Notice

13199-010-012 SW 8th Ln ROW Vacation
 SULLIVAN TERRANCE P & BETSY H
 7714 STATE RD 100
 KEYSTONE HEIGHTS FL 32656

Neighborhood Workshop Notice

13199-010-055 SW 8th Ln ROW Vacation
 T&B RENTALS LLC
 7714 SR 100
 KEYSTONE HEIGHTS FL 32656

Neighborhood Workshop Notice

13199-010-011 SW 8th Ln ROW Vacation
 THE SKYLAB GROUP LLC
 «201 BEDFORD ST #D-90
 SUN CITY CENTER FL 33573

Neighborhood Workshop Notice

15568-006-000 SW 8th Ln ROW Vacation
 TOMLINSON PROPERTY GROUP LLC
 3580 N MAIN ST
 GAINESVILLE FL 32609

Neighborhood Workshop Notice

13199-010-032 SW 8th Ln ROW Vacation
 UNIT 32 LLC
 7703 NE 62ND WAY
 GAINESVILLE FL 32609-1331

Neighborhood Workshop Notice

13446-102-000 SW 8th Ln ROW Vacation
VALA & VALA
2068 SW 7TH CT
BOCA RATON FL 33486

Neighborhood Workshop Notice

15636-207-000 SW 8th Ln ROW Vacation
VANDER ZALM LAUREN A TRUSTEE
5304 TILDENS GROVE BLVD
WINTER PARK FL 34786

Neighborhood Workshop Notice

13446-211-000 SW 8th Ln ROW Vacation
VANDER ZALM TRUSTEE & VANDER
5304 TILDENS GROVE BLVD
WINTER PARK FL 34786

Neighborhood Workshop Notice

13199-010-017 SW 8th Ln ROW Vacation
WANG JIEYU
914 SW 8TH AVE #17
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13446-208-000 SW 8th Ln ROW Vacation
WEINSTEIN & WEINSTEIN
2736 LAKE HOWELL LN
WINTER PARK FL 32792

Neighborhood Workshop Notice

13446-302-000 SW 8th Ln ROW Vacation
WINN & WINN
3810 WEST BARCELONA ST
TAMPA FL 33629

Neighborhood Workshop Notice

15570-001-000 SW 8th Ln ROW Vacation
WOOD RIVER APARTMENTS LLC
6116 NW 19TH PL
GAINESVILLE FL 32606

Neighborhood Workshop Notice

13446-202-000 SW 8th Ln ROW Vacation
YBMILLER LLC
10822 BOCA POINTE DRIVE
ORLANDO FL 32836

Neighborhood Workshop Notice

13446-310-000 SW 8th Ln ROW Vacation
ZAFAR ZEESHAN
236 ELLINGTON AVE W
GARDEN CITY NY 11556-5067

Neighborhood Workshop Notice

5th Avenue
 ROBERTA PARKS
 616 NW 8 ST
 GAINESVILLE, FL 32602

Neighborhood Workshop Notice

Azalea Trails
 MARIE SMALL
 1265 SE 12 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Carol Estates South
 BECKY RUNNESTRAND
 1816 NE 16 TER
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Debra Heights
 SARAH POLL
 PO BOX 359004
 GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Edgewood Hills
 BONNIE O'BRIAN
 2329 NW 30 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Gateway Park
 HAROLD SAIVE
 1716 NW 10 TER
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Grove Street
 MARIA HUFF-EDWARDS
 1102 NW 4 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hidden Lake
 GEORGE KASNIC
 2116 NW 74 PL
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Kensington Park
 MAXINE HINGE
 5040 NW 50 TER
 GAINESVILLE, FL 32606

Neighborhood Workshop Notice

Lamplighter
 LARRY NICHOLSON (PROP MGR)
 5200 NE 50 DR
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Black Acres/Black Pines
 REGINA HILLMAN
 506 NW 30 STREET
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Ashton
 ROXANNE WATKINS
 4415 NW 58 AVE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Capri
 JOHN DOLES
 4539 NW 37 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Creekwood
 HELEN SCONYERS
 2056 NW 55 BLVD.
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duval
 GILBERT S MEANS, SR
 PO BOX 7
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

LEE NELSON
 DIRECTOR OF REAL ESTATE - UF
 PO BOX 113135
 GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice

Greater Northeast Community
 MIRIAM CINTRON
 915 NE 7 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Hibiscus Park
 CAROL BISHOP
 2616 NW 2 AVE
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Ironwood
 NANCY TESTA
 4207 NE 17 TER
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
 JANE BURMAN-HOLTON
 701 SW 23 PL
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Landmark Woods
 PETER JANOSZ
 3418 NW 37 AVENUE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Hazel Heights
 ALLAN MOYNIHAN
 PO BOX 357412
 GAINESVILLE, FL 32635

Neighborhood Workshop Notice

Kingswood Court
 BARBARA KELLEHER
 5350 NW 8 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Landmark Woods
 JACK OSGARD
 4332 NW 12 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Woodland Terrace
PETER PRUGH
 207 NW 35 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Lincoln Estates
DORIS EDWARDS
 1040 SE 20 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Mason Manor
JOANNA LEATHERS
 2550 NW 13 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Mill Pond
HAROLD HANEL
 309 NW 48 BLVD
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

North Lincoln Heights
ANDREW LOVETTE SR.
 430 SE 14 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwood
SUSAN W WILLIAMS
 P.O. BOX 357492
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Northeast Neighbors
SHARON BAUER
 1011 NE 1 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Northwest Estates
VERN HOWE
 3710 NW 17 LN
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
 914 NW 14 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Phoenix
APRIL JONES
 3214 SW 26 TERR, APT B
 GAINESVILLE, FL 32608

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
 3616 NW 54 LANE
 GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pine Park
DELORES BUFFINGTON
 721 NW 20 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
 1127 SW 21 AVE
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Pleasant Street
DOTTY FAIBISY
 505 NW 3 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
 712 SW 5 ST
 GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Rainbows East
JOE THOMAS
 5014 NW 24 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Rainbows End
SYLVIA MAGGIO
 4612 NW 21 DR
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Raintree
RONALD BERN
 1301 NW 23 TER
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
 1805 NW 34 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
 1310 NW 30 ST
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Royal Gardens
DOUGLAS BURTON
 2720 NW 27 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Shadow Lawn Estates
CONNIE SPITZNAGEL
 3521 NW 35 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

South Black Acres
DEANNA MONAHAN
 14 SW 32 ST
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Southeast Evergreen Trails
MAUREEN RESCHLY
 1208 SE 22 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springhill/Mount Olive
VIVIAN FILER
 1636 SE 14 AVE
 GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Springtree
KATHY MEISS
 2705 NW 47 PL
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Stephen Foster
ROBERT PEARCE
 714 NW 36 AVE
 GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Suburban Heights
BETH GRAETZ
 4321 NW 19 AVE
 GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Sugarfoot Community/Anglewood
KELLY AISSEN
 4306 SW 5 AVE
 GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

AppleTree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice

University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice

Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice

University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

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eda
consultants inc.

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

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Neighborhood Workshop Notice

LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

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Neighborhood Workshop Notice
13446-105-000 SW 8th Ln ROW Vacation
KAWAR YASER
835 SW 9th ST
GAINESVILLE FL 32601

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720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Neighborhood Workshop Notice
Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

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Gainesville Development Association
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Neighborhood Workshop Notices

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Consultants Inc.

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

Neighborhood Workshop Notice
13199-010-038 SW 8th Ln ROW Vacation
HARRIS & HARRIS
914 SW 8TH AVE
GAINESVILLE FL 32607

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GAINESVILLE, FL 32653

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Gainesville, FL 32601

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Neighborhood Workshop Notice

Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

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Gainesville, FL 32601

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Neighborhood Workshop Notice

13199-010-011 SW 8th Ln ROW Vacation
THE SKYLAB GROUP LLC
<201 BEDFORD ST #D-90
SUN CITY CENTER FL 33573

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NOT DELIVERABLE AS ADDRESSED
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South Tower, Suite 300
Gainesville, FL 32601

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Neighborhood Workshop Notice

Stephen Foster Neighborhood Assoc. Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

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consultants inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

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consultants inc.

Neighborhood Workshop Notice
13199-010-008 SW 8th Ln ROW Vacation
JIMENEZ & JIMENEZ
120 E SAINT JOHNS AVE
HASTINGS FL 32145-3806

32145-380620

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RETURN TO SENDER
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consultants inc.

720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

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Neighborhood Workshop Notice
15636-409-000 SW 8th Ln ROW Vacation
AFZAL YASEEN
1705 NW 22ND ST
GAINESVILLE FL 32605

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RETURN TO SENDER
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Neighborhood Meeting Minutes

Project: SW 8th Lane ROW Vacation

Meeting Date & Time: February 24, 2021 at 6 pm

Community Participants: 0

Project Representatives: Onelia Lazzari, eda
Ashley Scannella, eda

Meeting Minutes:

There were no participants. The Zoom meeting was closed at 6:15.

SW 8th Lane / SW 8th Road ROW Vacation
Justification Report

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda consultants, inc.

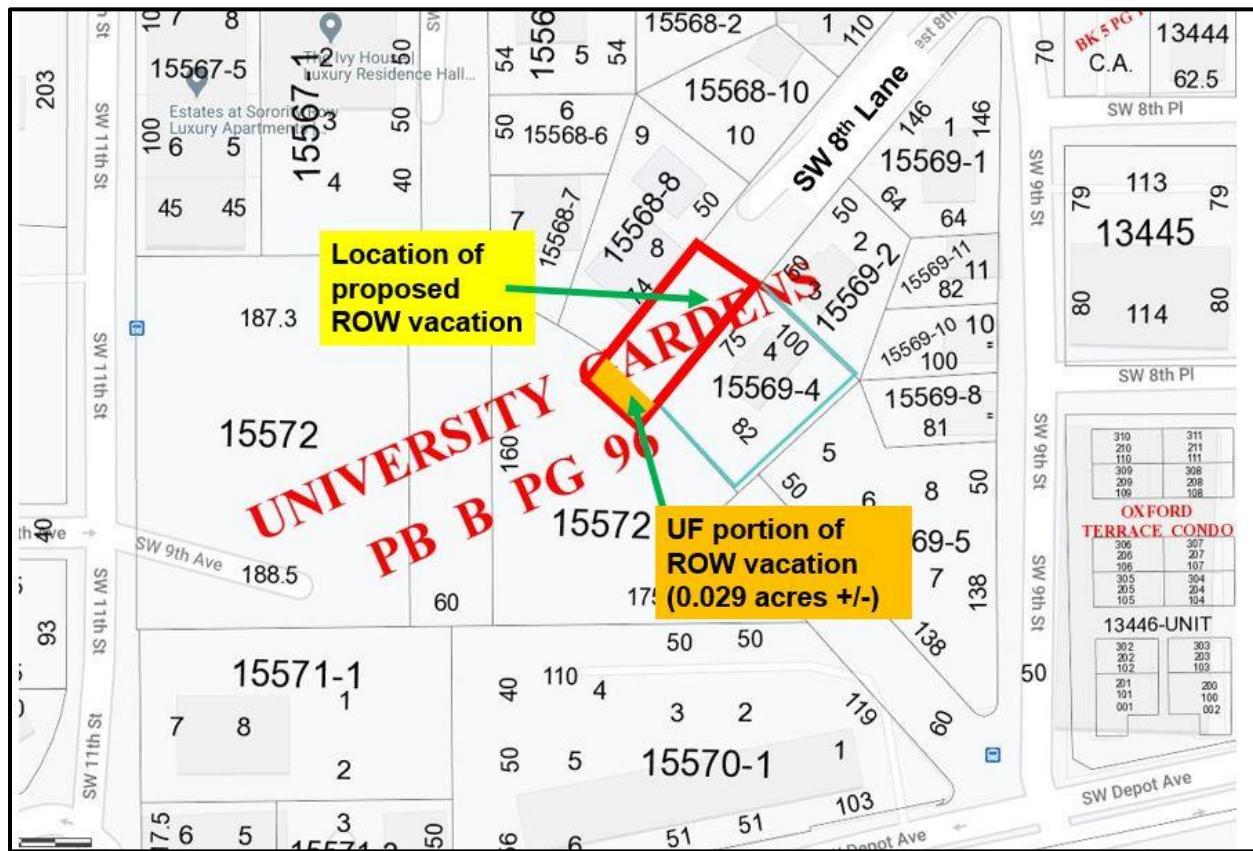
March 29, 2021

Proposal and Background

This application proposes to vacate portions of the SW 8th Lane and SW 8th Road right-of-way that abut 3 tax parcels (15569-004-000, 15568-008-000, and 15572-000-000) located in the 900 block of SW 8th Lane. Portions of the ROW abutting the aforementioned tax parcels are unpaved and wooded. The ROW area proposed to be vacated is 0.15 +/- acres in size.

Parcels 15569-004-000 and 15568-008-000 are owned by Issie Ann Lowe Trustee, and Parcel 15572-000-000 is owned by the State of Florida (as part of the University of Florida Campus). All parties have signed the application requesting the ROW vacation.

The map below illustrates the ROW area proposed to be vacated. The State of Florida/UF portion of the ROW is approximately 0.029 acres in size. The portion of the proposed ROW to be vacated that abuts Parcels 15569-004-000 and 15568-008-000 is approximately 0.124 acres in size. A legal description and sketch of the ROW area proposed to be vacated is included in the application packet. As indicated in the map, full access to other properties along SW 8th Lane will remain available after the proposed ROW vacation.



As mentioned earlier, part of the ROW area proposed to be vacated is an unpaved paper street with vegetation, including trees and shrubs. The aerial map below illustrates this vegetated condition for a portion of the ROW.



The photo below illustrates the vegetated area at the southern end of SW 8th Lane in between the two parcels owned by Issie Anne Lowe Trustee.



SW 8th Lane dead ends into land owned by the State of Florida (UF), and there are no plans to continue this street through the UF property since UF has designated Parcel 15572-000-000 as Urban Park Land on the Campus Master Plan. The area south of SW 8th Lane contains wet areas and a drainage area on the UF property. Previous connectivity to SW 8th Road was eliminated by the City of Gainesville when Ordinance 3661 vacated that portion of the ROW in September 1990 because it was deemed not to serve a public purpose.

Parcels 15569-004-004 and 15568-008-000 have the Urban Mixed Use High land use designation and U9 zoning district. These designations were adopted in 2017 as part of the large-scale changes to implement transect zoning by the City. Parcel 15572-000-000 has a Conservation land use designation and Conservation zoning district. This Conservation designation is consistent with UF's designation of the parcel as Urban Park Land in the UF Campus Master Plan.

The land use and zoning designations are illustrated on the maps below:





Justification and Review Criteria

The applicants have all signed the application to vacate the subject right-of-way, as required by Section 30-3.41 of the City's Land Development Code. There are no plans for SW 8th Lane to be extended from its existing terminus through the UF parcel (designated Conservation on the Future Land Use Map). In addition, the City of Gainesville adopted Ordinance 3661 on September 24, 1990 that vacated a portion of SW 8th Road that would have connected to SW 8th Lane. As indicated in Ordinance 3661, that portion of SW 8th Road was deemed to no longer serve a public purpose. This precludes any connectivity of the extension of SW 8th Lane.

Section 30-3.41 B. of the City's Land Development Code establishes the review criteria for ROW vacations. Those criteria are listed below with a response as to how this application meets those criteria.

B. *Review criteria. Rights-of-way may only be vacated by the city commission upon its finding that the criteria in both 1. and 2. as provided below have been met:*

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;*

Response:

The portion of the subject right-of-way (ROW) proposed to be vacated is not serving a public benefit currently. A portion of the ROW is unpaved and vegetated, and it dead ends into UF property designated Conservation on the Future Land Use Map where there are wet areas and drainage facilities. Also, there is nowhere for the ROW to extend to establish connectivity because SW 8th Road, where SW 8th Lane would connect was vacated in September 1990 by Ordinance 3661.

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

Response:

The proposed action is consistent with the Comprehensive Plan for the following reasons:

- Future Land Use Element Policy 1.2.1 states, “*The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized vehicle trips.*” SW 8th Lane does not carry transit trips, so there is no loss of connection for transit. The street currently does not include sidewalks or bicycle facilities due to its limited length and the number of dwelling units served. Vacating the ROW would not preclude future sidewalk connections from SW 8th Lane to the abutting UF property, however, there are connectivity limitations due to water drainage features and wet areas on the UF property that would require a bridge.
- Future Land Use Element Objective 2.1 states, “*Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.*” The proposed ROW vacation will allow design flexibility for redevelopment of the two parcels zoned U9. The added acreage and ability to combine the two lots will incentivize redevelopment of the site to a higher density in an area that the City has included within the Community Reinvestment Area (CRA) and designated for higher density with the UMUH land use category and U9 zoning district.
- Future Land Use Element Policy 4.1.1 “*Conservation (CON) This land use category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.*” The UF property is designated Conservation on the Future Land Use Map and is zoned Conservation. The UF Master Plan designates this parcel as Urban Park Land. Extension of SW 8th Lane would be detrimental to this parcel’s use as a passive recreation area in addition to the stormwater management function that it has.

- Future Land Use Element Policy 2.1.2 states, “*The City’s Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside single-family neighborhoods.*” Vacating the ROW in this area will provide flexibility and incentives for redevelopment at higher densities (as already designated on the Future Land Use Map) by allowing the combining of two lots with the additional ROW acreage. These parcels abut the UF Campus (as mapped in the Campus Master Plan) and are in close proximity to the Innovation Square District.
- Transportation Mobility Element Policy 10.2.1. This policy is identical to the additional criteria for vacating a street shown in LDC Section 30-3.41 B. 2 below. Please see that section for the consistency discussion.

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

Response:

The maximum block perimeter size in the U9 zoning district is 2,000 feet. With the proposed ROW vacation, the perimeter of the lots measures 779.23 +/- feet, which is well within the allowable block perimeter size. In addition, as stated earlier, there is no possibility of vehicular connectivity because in 1990 SW 8th Road was vacated by Ordinance 3661.

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

Response:

The area proposed for the ROW vacation allows full access to remain for private property owners north of the vacated area. Because Parcels 15569-004-004 and 15568-008-000 are in the same ownership, access to them will be maintained. The UF property is accessed by pedestrians through the park area from SW 11th Street.

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

Response:

There are no impacts to public safety from the proposed ROW vacation. Fire, police, and garbage collection vehicles still will be able to access the properties along SW 8th Lane. There are no buildings that will be impacted on the UF property, and since it is designated Urban Park Land on the Campus Master Plan, that will remain the case.

f. *The effect of the proposed action upon the safety of pedestrians and vehicular traffic;*

Response:

There are no negative impacts to the safety of pedestrian or vehicular traffic from the proposed ROW vacation. Fire and police emergency vehicles will still be able to access the properties along SW 8th Lane. In addition, the proposed vacation does not remove any pedestrian facilities and would not preclude the ability to propose new pedestrian facilities as part of future site redevelopment to increase pedestrian safety.

- g. *The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;*

Response:

There are no impacts to the provision of municipal services from the proposed ROW vacation. Emergency services and waste collection vehicles still will be able to access the properties along SW 8th Lane. There are no residents or buildings that will be impacted on the UF property, and since it is designated Urban Park Land on the Campus Master Plan, that will remain the case.

- h. *The necessity to relocate utilities both public and private;*

Response:

Relocation of electric, potable water, and sewer lines will be necessary when redevelopment of Parcels 15569-004-004 and 15568-008-000 occurs. This will be the responsibility of the development, and there will be no costs to the public or the City.

- i. *The effect of the proposed action on the design and character of the area*

Response:

As stated prior in this report, Future Land Use Element Policy 2.1.2 states, “*The City’s Future Land Use Map should strive to accommodate increases in student enrollment at the University of Florida and the location of students, faculty, and staff in areas designated for multi-family residential development and/or appropriate mixed-use development within ½ mile of the University of Florida campus and the Innovation Square area (rather than at the urban fringe), but outside single-family neighborhoods.*” Vacating the ROW in this area will help implement the design and character goals for this area by provide flexibility and incentives for redevelopment at higher densities (as already designated on the Future Land Use Map) by allowing the combining of two lots with the additional ROW acreage. These parcels abut the UF Campus (as mapped in the Campus Master Plan) and are in close proximity to the Innovation Square District.

- 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;*

Response:

The proposed vacation of right-of-way will not foreclose future bicycle/pedestrian use. Currently, there is no bicycle / pedestrian facilities in this ROW area. However,

subsequent to the vacation of right-of-way and redevelopment of the land, a pedestrian/bicycle connection to the UF property could be constructed, which would require a bridge over the low-lying drainage area and permission from UF/State of Florida because it is in their ownership.

- b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;*

Response:

There are no transit stops impacted by the proposed street vacation. Currently, SW 8th Lane does not connect to the abutting UF property with motorized or non-motorized access due to wet areas (a stormwater / drainage area on UF property). It is possible that in the future a pedestrian/bicycle connection could be made to the UF property, however it would require a bridge over the low-lying drainage area and permission from UF/State of Florida because it is in their ownership.

- 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*

Response:

Vacating the proposed portion of SW 8th Lane will create both flexibility and incentives for redevelopment of the low-density dwelling units currently at the site. Parcels 15569-004-004 and 15568-008-000 were designated U9 in 2017 to encourage redevelopment at higher densities. Given the small lot sizes of the two parcels, the ability to combine them plus adding the vacated SW 8th Lane ROW will increase the feasibility of redevelopment. The two parcels are in very close proximity to the Gainesville Innovation District. Redevelopment of this site will provide higher housing densities to support the non-residential uses in the Innovation District. In addition, the two parcels are abutting UF property and in close proximity to the main UF Campus.

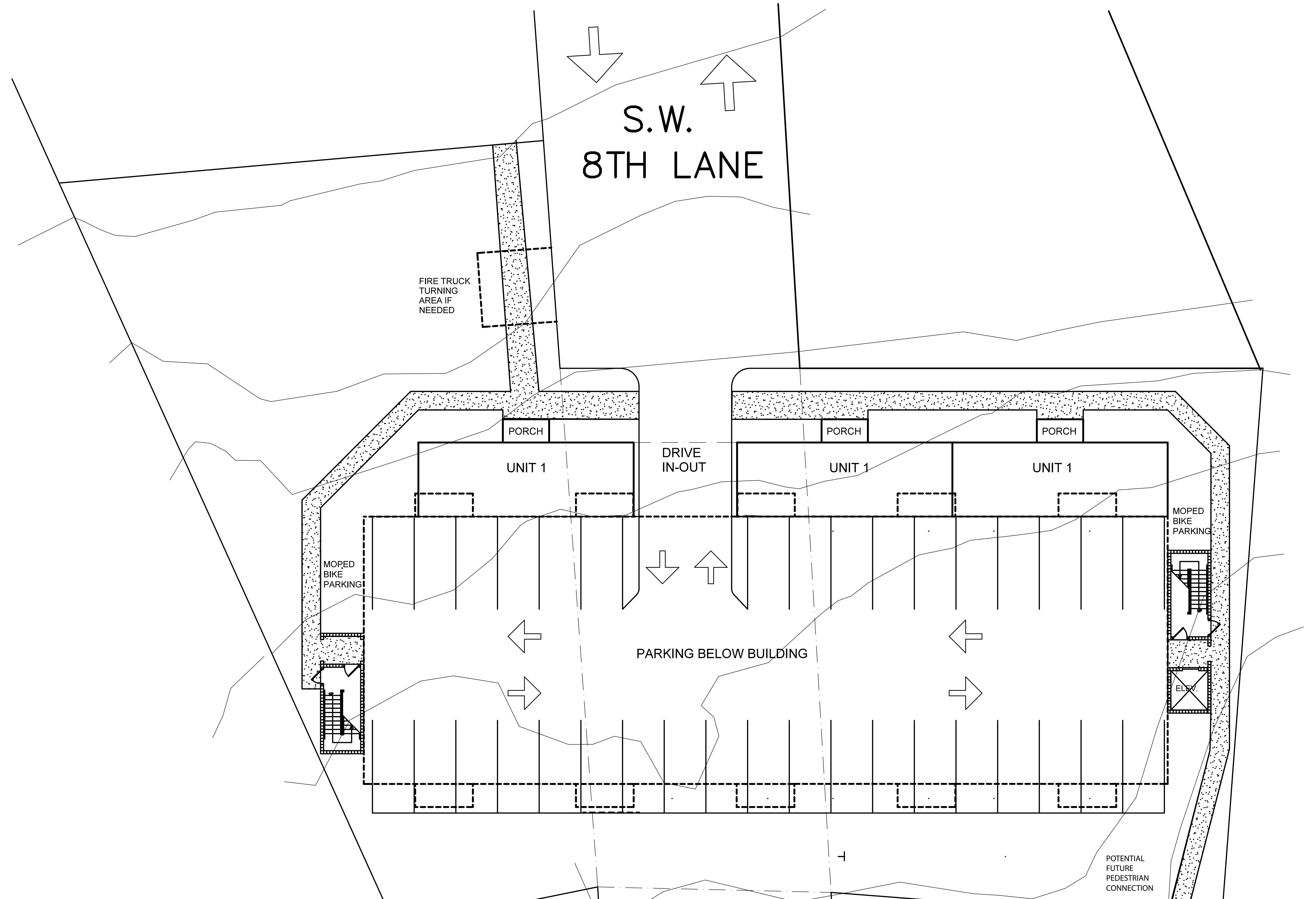
- d. There is no reasonably foreseeable need for any type of transportation corridor for the area.*

Response:

SW 8th Lane dead ends into UF property that is designated for Urban Park Land on the Campus Master Plan. The property is designated Conservation land use and zoning on the City's maps. The UF property also contains drainage/stormwater management facilities abutting the proposed ROW vacation area. There is no foreseeable need for a transportation corridor to pass through the UF land. In addition, Ordinance 3661 vacated the portion of SW 8th Road that SW 8th Lane might have connected with in September 1990.

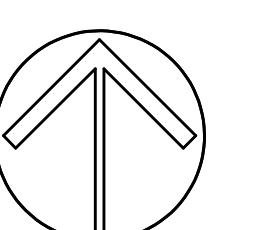
Summary

As stated in this report, the proposed ROW vacation of portions of SW 8th Lane and SW 8th Road will facilitate redevelopment in an area that the City of Gainesville designated for high-density residential development (U9 transect zoning) in 2017. The current dwelling units are low-density housing units that are older and in need of updating. Vacating the proposed ROW area does not negatively impact public services or impact existing street connectivity. There is no practical future extension of SW 8th Lane into the UF property because it is designated Urban Park Land on the Campus Master Plan and designated Conservation land use and zoning by the City of Gainesville.



SCHEMATIC SITE PLAN

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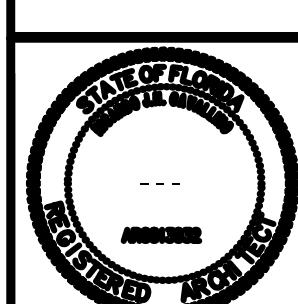


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RCA

**RICARDO CAVALLINO
AND ASSOCIATES, INC.**
ARCHITECTURE-PLANNING
AA 002965
352-377-1751
RCA@RCA22.COM

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



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REVISED:

PROJECT: RCA-21002
DRAWN BY: R.C.
CHECKED: R.C.
DATE: 5-21-2021

Appendix B

Comprehensive Plan Goals, Objectives, and Policies

Policy 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations. Public, community-serving facilities should be developed primarily in the City's central core and, as appropriate, in neighborhood centers. Private, community-serving facilities should be discouraged from locating in peripheral locations.

Objective 1.2 **Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).**

Policy 1.2.1 The City may vacate street right-of-way only if it does not prevent reasonable connection for existing and future public transit, pedestrian, and non-motorized and motorized vehicle trips.

Policy 1.2.2 The City should use design standards in the Land Development Code to ensure that higher densities are livable.

Policy 1.2.3 The City should encourage mixed-use development, where appropriate.

Policy 1.2.4 The City should reduce or eliminate minimum parking requirements, where appropriate.

Policy 1.2.5 The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.2.6 The City should encourage or require buildings to put "eyes on the street" with front facade windows and doors.

Policy 1.2.7 The City should strive, incrementally, and when the opportunity arises street by street to form an interconnected network of neighborhood streets and sidewalks supportive of car, bicycle, pedestrian, and transit routes within a neighborhood and between neighborhoods knitting neighborhoods together and not forming barriers between them. Dead ends and cul-de-sacs should be avoided or minimized. Multiple streets and sidewalks should connect into and out of a neighborhood.

Policy 1.2.8 Gated residential developments shall be prohibited to keep all parts of the community accessible by all citizens, and to promote transportation choice.

Policy 1.2.9 The City shall require, on long block faces (480 or more feet), the provision of intermediate connections in the pedestrian network. For example, direct walkway and bicycle routes to schools should be provided.

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 $\frac{1}{4}$ 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 $\frac{1}{4}$ 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

Appendix C

Land Development Regulations

DIVISION 8. RIGHT-OF-WAY VACATIONS

Sec. 30-3.41. Right-of-way vacations.

A. *Review procedures.*

1. *Application.* An application to vacate a public right-of-way may be submitted by either the city commission or by all the owners of land abutting the subject right-of-way.
2. *Board review.* Applications to vacate a public right-of-way shall be reviewed by the city plan board and the city commission according to the criteria provided in this section, with notice of the board hearings provided in accordance with law and this article. The city plan board's review shall be a recommendation to the city commission. Prior to the public hearing before the city plan board, the application shall be reviewed by city staff in accordance with the development plan review process as stated in this article.

B. *Review criteria.* Rights-of-way may only be vacated by the city commission upon its finding that the criteria in both 1. and 2. as provided below have been met:

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.

DIVISION 2. TRANSECTS

Sec. 30-4.11. Generally.

A. *Intent.* The intent of this division is to establish development standards that will encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact, pedestrian-friendly environment.

B. *Transects.* A transect is a geographical cross-section of a region that reveals a sequence of environments that ranges from rural to urban. Using the transect to regulate development ensures that a community offers a full diversity of development types, and that each has appropriate characteristics for its location. There are typically six transects organizing the components of place-making: Natural zone, rural zone, urban neighborhood zone, general urban zone, urban center zone, and urban core. This code assigns transects that are tailored to the unique character of the City of Gainesville. The allowable uses, dimensional standards, and development requirements for these zones are described within this division.

ZONE DESCRIPTION	INTENDED SITE LAYOUT
Urban Zone 1 Consists of predominantly low to medium density residential areas, adjacent to higher intensity zones where neighborhood services and mixed use are permitted.	Buildings typically occupy the center of the lot with setbacks on all sides. The front yard is intended to be visually continuous with the yards of adjacent buildings.
Urban Zones 2 - 5 Consists of a wide range of residential building types. Higher number zones provide for the integration of offices and neighborhood services within an increasingly urban fabric. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.	Buildings typically occupy one side of the lot leaving a setback to the other side to allow for access or privacy. In many instances, the building occupies the entire lot frontage. A shallow frontage setback defines a more urban condition.
Urban Zones 6 - 9 Consists of higher density mixed use	The building typically occupies the full frontage, leaving the rear of the lot as the sole yard. The

	buildings that accommodate retail, offices, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	continuous facade steadily defines the public street. In its residential form, this type is the attached dwelling. The rear yard can accommodate substantial parking.
	Downtown Consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.	The building occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public street.

C. *Streets.* Within the transects, new developments shall connect to the existing street network. Where the existing street network is deficient with respect to gridded connectivity, the development shall provide new street connections to meet the block perimeter requirements.

The zoning map identifies a hierarchy of street types that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks. Street types include: Storefront, Principal, Thoroughfare, and Local Streets. All undesignated existing streets are assumed to be Local Streets. Below is a detailed description of the general function, character, and elements of each street type. Final street design for new development shall be in accordance with this article and the Design Manual, subject to review and approval by the city manager or designee in the development review process. In the event of a conflict between the standards in this article and the Design Manual, the Design Manual shall govern.

a. *Storefront.* Storefront streets are designed to encourage a high level of pedestrian activity. Higher intensity and density uses front this street type. Due to the level of pedestrian activity on this street type, minimum sidewalk widths are increased and first floor residential development requires a one and one-half foot elevation above grade (three feet recommended) for the privacy and comfort of residents. Building front entrances shall be oriented to this street type when there are multiple street frontages for the property.



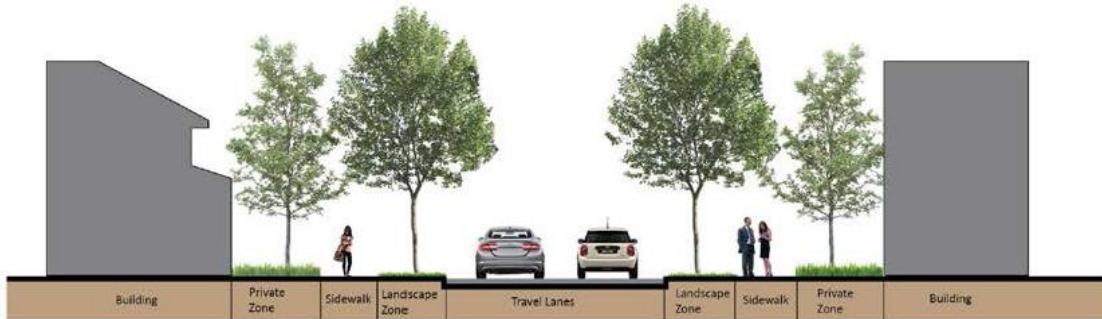
b. *Principal.* Principal streets include lower levels of pedestrian activity compared to storefront streets. This street type is located in mixed-use areas where the traffic volume is anticipated to be higher than on local streets. This street type allows for some auto-oriented uses with a special use permit.



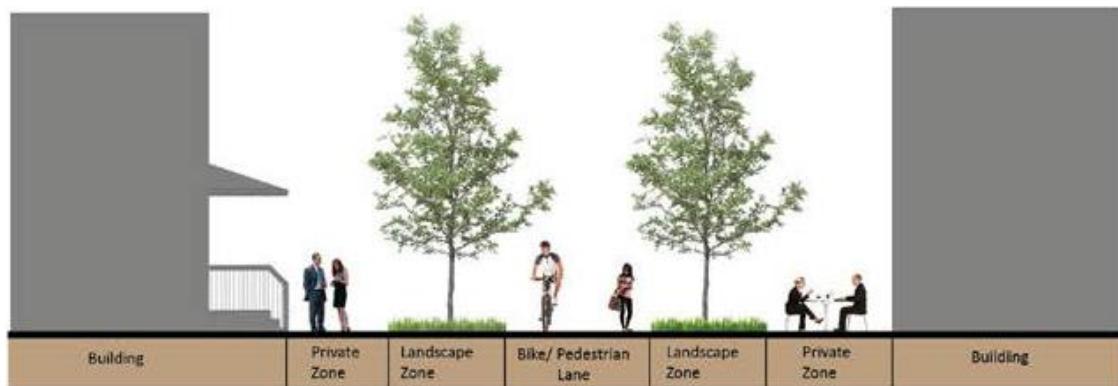
c. *Thoroughfares.* Thoroughfares are streets that carry high volumes of through traffic at higher speeds with less pedestrian activity and higher vehicular speeds than other street types. These streets are often fronted by larger scale commercial development and are usually four-lane or six-lane streets.



d. *Local.* Local streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. Local streets are not identified on the zoning map, but make up the vast majority of the street types within the transects. Any street that is not identified as a storefront, principal, or thoroughfare street should be assumed to be a local street.



e. *Urban walkways.* Urban walkways are pedestrian/bicycle pathways that serve to improve pedestrian/bicycle connectivity, delineate blocks and provide for expanded pedestrian space. These may be established as alternatives to new streets in some locations.



f. *Alleys.* Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



Sec. 30-4.12. Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

Table V-1: Permitted Uses within Transects.

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
RESIDENTIAL											
Accessory dwelling unit	30-5.35	A	A	A	A	A	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
Multi-family, small-scale (2–4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Single-family dwelling		P	P	P	P	P	P	P	P	P	P
Single room occupancy residence	30-5.8	-	P	P	P	P	P	P	P	P	P
NONRESIDENTIAL											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P

Carwash	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck, not located within a food truck park	30-5.37	-	-	-	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P
Food truck park (6 or more pads) ⁵	30-5.13				S	S	S	S	S	S	S
Funeral home or crematory		-	-	-	-	-	P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S ¹	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel or motel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery, microwinery, or microdistillery ²	30-5.18	-	-	-	-	-	S	P	P	P	P

Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.30	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.30	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.31	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication facility or antenna	See 30-5.32										

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = When located along a Principal Street.

2 = Prohibited where adjacent to single-family zoned property.

3 = Office uses as a home occupation.

4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal residential use. No outdoor storage allowed.

5 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685 , § 2, 3-15-18; Ord. No. 170975 , § 1, 2-21-19; Ord. No. 190292 , § 2, 2-20-20; Ord. No. 190714 , § 2, 6-4-20; Ord. No. 190988 , § 2, 9-3-20; Ord. No. 191128 , § 2, 9-17-20)

Sec. 30-4.13. Building form standards.

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

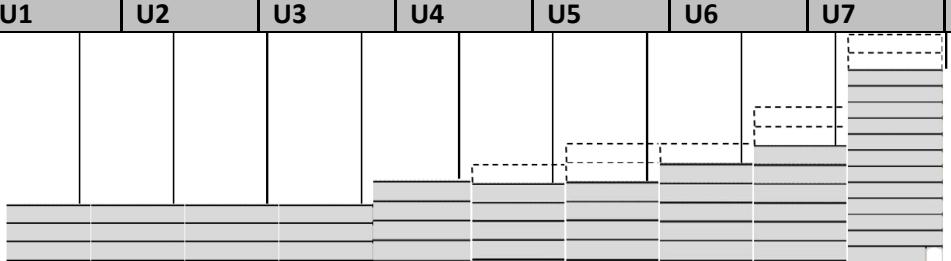
Table V-2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter (max. feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min. feet)	34'	18'						18'	18'	
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%	80%						90%	100%	
Residential density by right/with bonus ² (max. units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONTRAGE										
Primary frontage (min)	50%	60%						70%	80%	
Secondary frontage (min)	30%	40%						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' 5'/10'/5'						20'-25' 5'/10'/5'	20'-25' 4'/10'/5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'						17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'						19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	

Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'							16'-21' 5'/6'/5'	15'-20' 4'/6'/5'
F. BUILDING SETBACKS										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'
Rear setback (min)	15'	3' (alley) 10' (no alley)						3' (alley) 5' (no alley)	3' (alley) 0' (no alley)	

LEGEND:

1 = See section 30-4.8 for development compatibility standards.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
										
G. BUILDING HEIGHT										
Min. feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max. stories (by right ¹ /with bonus ²)	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max. feet (by right/with bonus ²)	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
H. FLOOR HEIGHT										
Min. first floor height (residential/nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
I. GLAZING										
Min. first floor - nonresidential	-	30%			50%				65%	

Min. first floor - multi-family	-	30%
Min. upper floors - nonresidential and multi-family	-	15%

LEGEND:

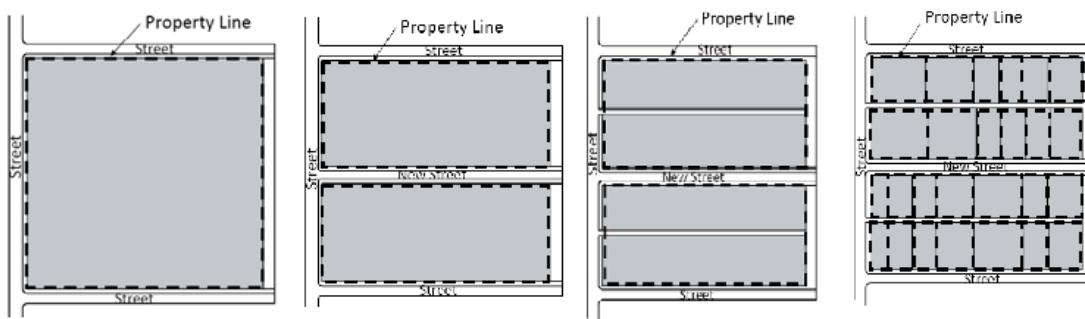
1 = See development compatibility standards in section 30-4.8.

2 = See bonus system requirements in section 30-4.9.

A. *Block standards.*

1. *Maximum block perimeter.* Maximum block perimeters are defined Table V-2 for each transect. When development cumulatively includes 50% or more of the total project area, it shall be required to include new local streets or urban walkways and the resulting block(s) shall not exceed the prescribed maximum block perimeter. Figure V-1 below depicts a recommended approach to breaking down large blocks to provide a new street grid on a large site.

Figure V-1: Creating Blocks



Step 1-original site; Step 2-introduce streets; Step 3-introduce alleys; Step 4-introduce lots.

2. *Construction of new streets.*

- a. The required local streets or urban walkways shall be constructed at the expense of the owner/developer as part of the development review process and shall be constructed according to the appropriate city standards, but may be sited and configured in a manner so that they provide the most appropriate access to the development. Where a street is planned to continue beyond the extent of a development, the development shall provide for the continuation of the street by stubbing out the improvements as close as is practicable to edge of the property boundary.
- b. The required local streets, multi-use paths or urban walkways shall provide for public access and may be dedicated for public right-of-way after construction, if the city desires to accept same for maintenance.
- c. Notwithstanding any other provision in this chapter, a development may receive final approval prior to construction of the required local streets or urban walkways if the city, upon approval of the city commission, has executed a binding agreement with the owner/developer that:
 - i. Requires the city and/or the community redevelopment agency to construct the required local streets as public streets within two years of final approval; and
 - ii. Provides for the conveyance or dedication of the associated right-of-way from the property owner to the city, at no cost to the city.

The city may enter into such an agreement only when the city determines that doing so would be in the public interest and when the city and/or the community redevelopment agency has budgeted legally available funds for the construction of the required local streets. The form and content of the agreement shall be provided by and acceptable to the city in its sole discretion.

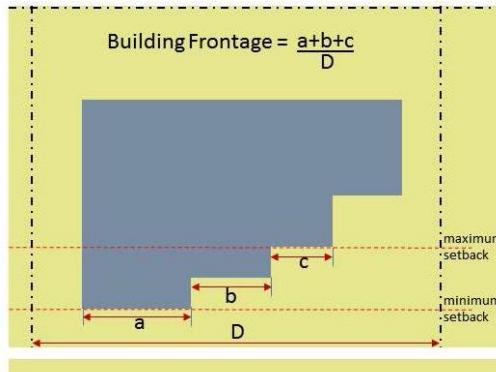
- d. Board modifications from the requirement to construct new streets may be granted in accordance with the procedures and criteria for a variance, with specific consideration given to

situations where the construction of a street is limited by: access management standards, regulated environmental features, regulated natural or archeological resources, public stormwater facilities, existing utility facilities, contamination sites, inconsistencies with plans for a future city street network, parks, or schools. Where a variance from these requirements is approved, the block perimeter shall be completed with the provision of sidewalk and bicycle connections, and multi-use paths or urban walkways, subject to approval by the city.

3. *Urban walkways.* When required new streets or urban walkways are constructed as part of a subdivision or development, their design and construction shall conform to the following standards and applicable design manual standards:
 - a. New streets or urban walkways shall connect to existing streets on abutting properties, or be constructed in alignment with planned public streets on abutting properties.
 - b. Where a portion of a new street or urban walkway is newly constructed, it shall be designed to be extended to abutting property. Stub-outs shall extend to the property line.
 - c. Urban walkways shall be a minimum of 26 feet wide and may be designed with a single or divided paved pathway. The pathway(s) shall be at least ten feet wide in total width and shall provide for both bicycles and pedestrians. An urban walkway shall be landscaped with shade trees on minimum 50-foot centers on both sides of the paved path. Unpaved areas may also contain stormwater facilities. Urban walkways may contain benches, fountains, outdoor cafes or other outdoor uses as long as a minimum sidewalk width as specified above is maintained.

- B. *Building frontage.* Building frontage requirements shall create a continuous building presence along streets.
 1. The building frontage standards are a proportion of the building length relative to the width of the development site measured at the site frontage line, (see Figure V-3).

Figure V-3: Building Frontage



2. *Frontage hierarchy.*
 - a. Where a development has frontage along multiple street types that do not include a thoroughfare, the urban street (storefront or principal, in that order of hierarchy) shall be considered the primary street for the front face of the building.
 - b. Where a development has frontage on a thoroughfare and any other street type, the thoroughfare shall be considered the primary street.

- c. Where a development has frontage on two streets of equal type, then the city manager or designee shall make a determination as to which street frontage shall be considered primary.

Figure V-4: Example of Gateway

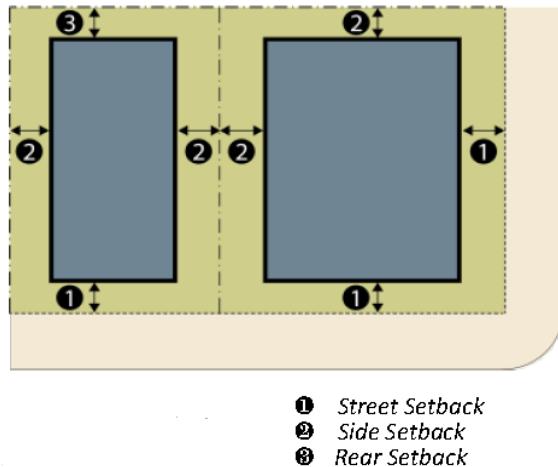


Floor above gateway not required

- 3. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the primary frontage, a gateway, arch or similar feature may be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, (see Figure V-4).
- 4. A preserved high quality heritage tree canopy within the street setback range may count towards meeting the building frontage requirement.
- 5. The ground floor along the street frontages shall contain active uses oriented to the street. Active uses may include, but are not limited to, display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, lobbies or dining areas for hotels or multi-family residential buildings, and hotel rooms or multi-family residential units with street facing entrances.

C. *Building placement and setbacks.* The placement of a building on a site is critical to creating a vital and coherent public realm. The building placement and setback standards shall shape the public realm and strengthen the physical and functional character of the area. Figure V-5 depicts the types of setbacks.

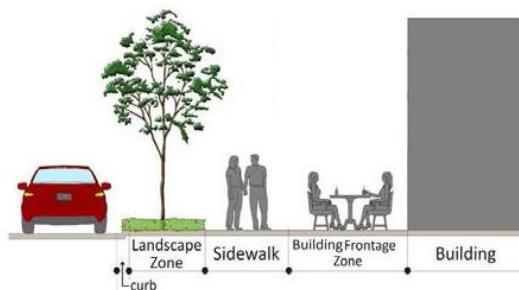
Figure V-5: Building Setbacks



- ① Street Setback
- ② Side Setback
- ③ Rear Setback

1. Building placement requirements shall be measured from the back of curb instead of the front property line, with the following exceptions:
 - a. In the absence of curbs, shall be measured from the edge of pavement.
 - b. Where the required building placement falls within a public right-of-way, it shall be shifted to the property line instead.
2. Building placement requirements shall be comprised of a landscape zone, a public sidewalk zone and a building frontage zone. Figure V-6 depicts the required configuration of these zones in relation to the street curb and building. The required minimum widths for the landscape and sidewalks zones are listed within Table V-2. The building frontage zone shall be a minimum of five feet in all locations. Section 30-4.13 D. contains additional standards for the design of the building frontage zone.

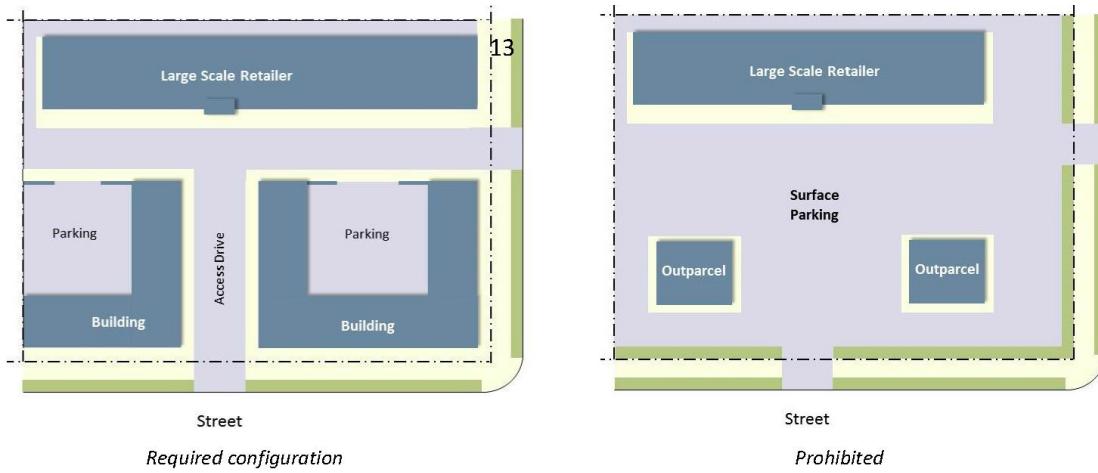
Figure V-6: Public Realm Zones



3. Side and rear setbacks are minimums and shall be measured from shared property lines.
4. The following shall not be located within the public sidewalk zone; utility poles including electrical transmission and distribution poles; light poles; mechanical equipment as defined in section 30-6.10; signs included in section 30-9.2A; and street furniture including benches, trash receptacles, and bicycle racks.
5. Where multiple buildings are proposed within a development, the placement of buildings at the rear of a site is allowed as long as one or more buildings are placed along the front of the site meeting the building placement and setback and building frontage requirements of this division. Figure V-7 depicts the required configuration of multiple buildings on a site, such as within a shopping center. Streets or

access drives shall be incorporated into the site to break it down into smaller lots/blocks (platting will not be required). The primary access drive shall be centered on the anchor building and shall be lined with buildings, which shall meet the required frontage standards along the street and access drive.

Figure V-7: Multiple Buildings on a Site



D. *Building frontage zone requirements.* All development shall provide a minimum five-foot wide building frontage zone behind the public sidewalk, and buildings shall have at least one type of building frontage incorporated into its design. Table V-3 contains the dimensional requirements for the various types of building frontages allowed. The intent of the building frontage zone is to provide a transition between the public street/sidewalk and the building. The type of activity conducted in the private frontage zone depends on the nature of the proposed use (Figure V-8). For a commercial building, the intent of the private frontage zone is to attract customers into the business. For a residential site, the intent of the private frontage zone is to provide for a private outdoor space and establish a separation from the public sidewalk for the ground floor rooms.

Figure V-8: Examples of Building Frontage Zone Activity



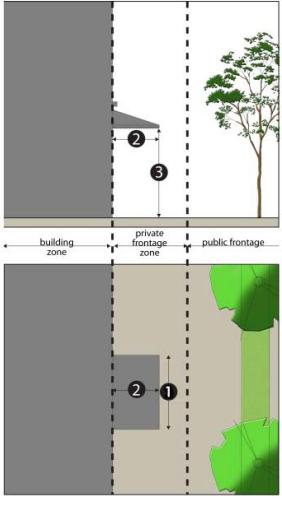
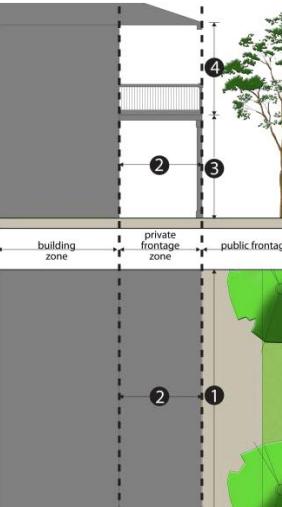
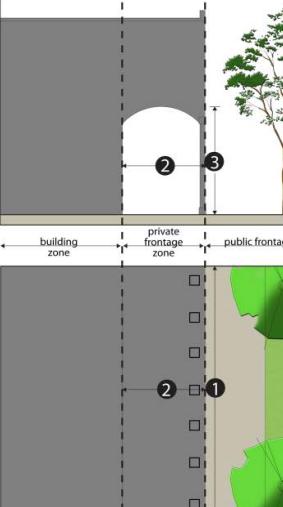
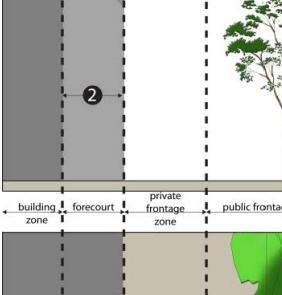
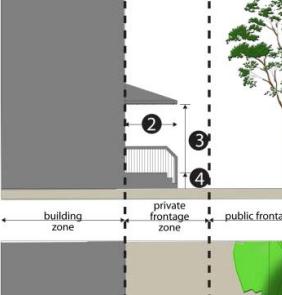
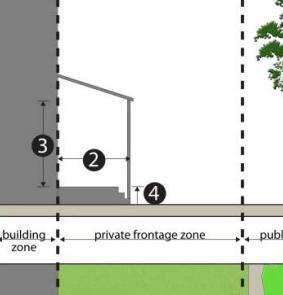
Building Frontage Zone used for outdoor seating



Private frontage zone with landscaping to buffer residential uses

Table V-3: Building Frontage Dimensional Standards

Storefront	Gallery	Arcade
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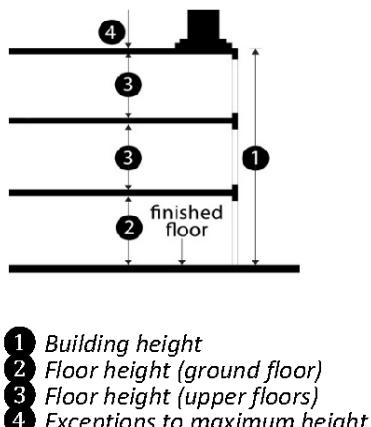
		
<p>1. Width: 25% of façade width min.</p> <p>2. Depth: 5' min.</p> <p>3. Clear Height: 8' min.</p> <p>3. Clear Height: 12' min. (1st floor)</p>	<p>1. Width: 75% of façade width min.</p> <p>2. Depth: 8' min.</p> <p>3. Clear Height: 12' min. (1st floor)</p>	<p>1. Width: 75% of façade width min.</p> <p>2. Depth: 8' min.</p>
Courtyard	Stoop	Porch
		
<p>1. Width: 10' min. to 50% of façade width max.</p> <p>2. Depth: 10' min/20' max.</p> <p>3. Elevation: 18" max. above grade.</p>	<p>1. Width: 5' min. to 16' max.</p> <p>2. Depth: 5' to 8'</p> <p>3. Clear Height: 8'</p>	<p>1. Width: 12' min.</p> <p>2. Depth: 8' min.</p> <p>3. Clear Height: 8' min.</p>
	<p>4. Elevation: 21" min. above grade.</p>	<p>4. Elevation: 21" min. above grade.</p>

Note: See Article II for definitions of frontages.

1. *Building frontage standards, general.*
 - a. In addition to the encroachments shown in Table V-3, cantilevered balconies, bay windows and roof overhangs are allowed to encroach into the building frontage zone.
 - b. Street furniture such as benches, trash receptacles, or bicycle racks may be installed within the building frontage zone; however, permanent fencing is prohibited.
2. *Standards for storefronts, awnings and canopies.*
 - a. Storefront doors shall not be recessed more than five feet from the front façade. Recessed doors shall have angled walls leading to the door to promote the visibility of the entrance.
 - b. Awnings and canopies shall not cover building architectural elements including but not limited to cornices or ornamental features.
 - c. High gloss or plasticized fabrics and aluminum are not allowed for awnings.
 - d. Backlit awnings are not permitted.
 - e. Awning shall match the width of the window or door opening and shall enhance the architectural features of the building.
3. *Standards for galleries and arcades.*
 - a. Along urban Storefront streets, gallery/arcade openings shall align with storefront entrances.
 - b. Galleries may be one or two stories.
 - c. Arcades and galleries shall have consistent depth along a frontage.
4. *Standards for courtyards.*
 - a. Courtyards shall be paved and a minimum of 20 percent of the total courtyard area shall be enhanced with either above-ground or in-ground landscaping.
5. *Standards for stoops and porches.*
 - a. Stoops shall align directly with the building entry.
 - b. Porches may be one or two stories.
 - c. Porches may encroach into the building frontage zone.

E. *Building height.*

Figure V-9: Building Height



1. The heights of parking structures shall be limited in accordance with the maximum feet within each district, but shall not be limited to the maximum number of stories.
2. Mezzanines that meet the definition and requirements of the Florida Building Code shall not be counted as an additional story.
3. The building height limitations contained in Table V-2 do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances required to be placed on the roof and not intended for human occupancy. Other exceptions include:
 - a. Roof structures above eave line can vary in height up to a maximum of 15 feet above eave line.
 - b. Trellises may extend above the maximum height up to eight feet.

F. *Floor height.*

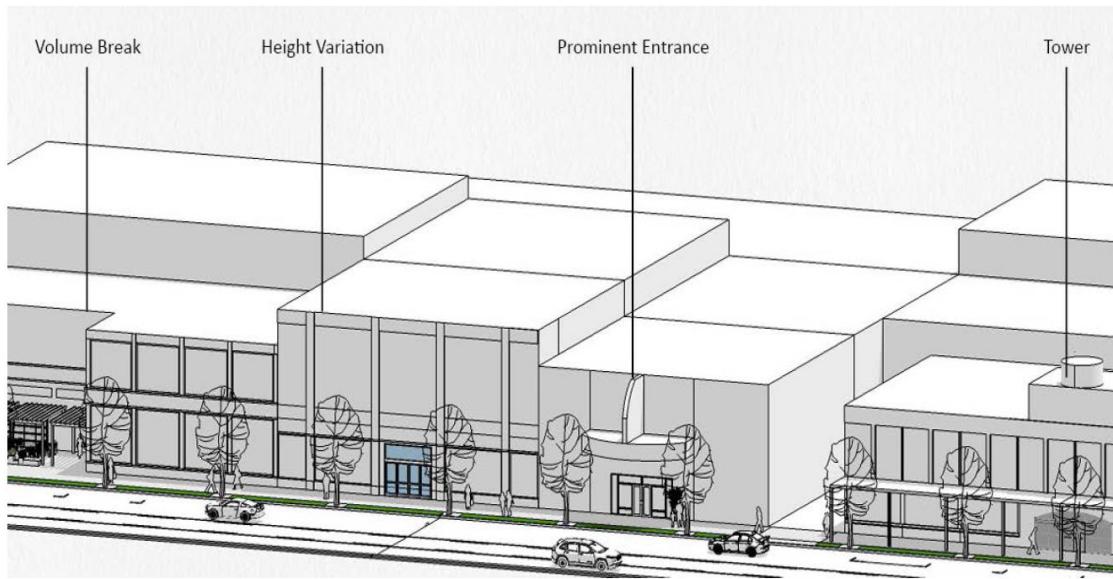
1. Floor height shall be measured as provided in the Florida Building Code.
2. Parking garages are exempt from the minimum floor height requirements.

(Ord. No. 170831 , § 4, 4-5-18; Ord. No. 170971 , § 2, 2-21-19; Ord. No. 170974 , § 6, 2-21-19)

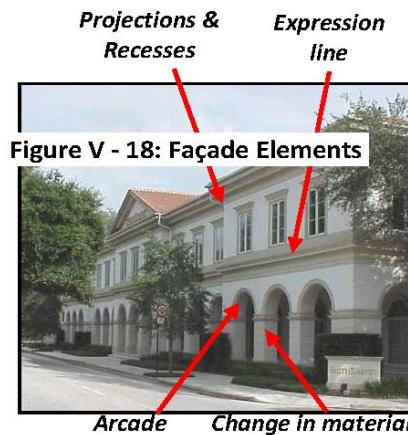
Sec. 30-4.14. Building design standards.

A. *Building massing.* Large building volumes shall be divided to appear as smaller volumes grouped together. Volume breaks may be achieved by volume projections and recesses, and varying heights and roof lines. Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume projection or recess, a tower or bay, or an architecturally prominent public entrance. The recesses and projections shall have a minimum depth and width of ten feet.

Figure V-16: Building Massing



B. *Façade articulation.* The standards contained in this section apply to multi-family, nonresidential and mixed-use buildings. Building facades along streets shall maintain a pedestrian scale by integrating the following architectural elements:

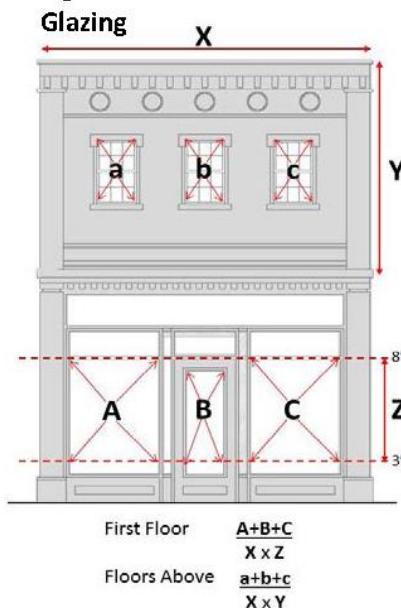


1. Façades shall not exceed 20 horizontal feet without including at least one of the following elements:
2. An expression line shall be provided between the first and second stories delineating the transition between ground and upper floors.
3. Architectural treatments on the façade, such as cornices or expression lines, shall be continued around the sides of the building visible from a street.
4. All building elevations (including secondary/interior side façades) shall use similar materials and appearance as the front/street facade.

C. *Glazing requirements.*

- Glazing percentages shall be calculated as follows:

Figure V - 17: Non-Residential Glazing



- Nonresidential first floor: The area of glass between three feet and eight feet above finished floor, divided by the area of the building façade also between three feet and eight feet above finished floor.
 - Nonresidential above first floor: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors.
 - Residential: The area of glass divided by the area of the façade.
- The approving authority may allow reduced glazing and/or glass transmittance for places of religious assembly and schools.
- There is no maximum limit on how much glazing may be provided. However, if glass walls are used, an architectural feature, such as a canopy/marquee, overhang, or a horizontal change in plane shall be provided between the first and second floors to ensure pedestrian scale at the sidewalk level.
- Windows and glass doors shall be glazed in clear glass with 80 percent minimum transmittance. The use of reflective glass and reflective film is prohibited on the ground floor of all buildings.

D. Building entrances.

- Each building shall provide a primary public entrance oriented toward the public right-of-way, and may be located at the building corner facing the intersection of two streets. Additional entrances may be provided on other sides of the building.
- Primary public entrances shall be operable, clearly-defined and highly-visible. In order to emphasize entrances they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy, or marquee.
- Building frontages along the street shall have functional entrances at least every 150 feet.

Sec. 30-4.15. Parking requirements.

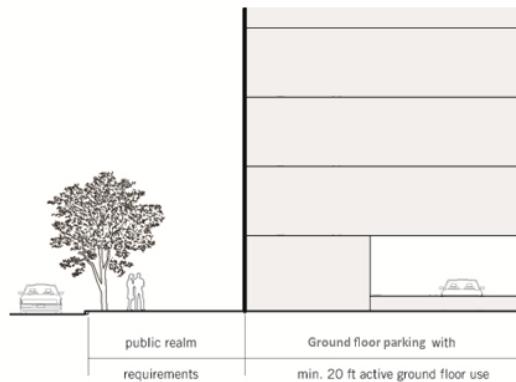
A. *Parking amounts.*

Transect	Min. Vehicle Spaces		Min. Bicycle Spaces		Min. Scooter Spaces
	Nonresidential Use	Residential Use	Nonresidential Use	Residential Use	
DT	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U9	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U8	-	-	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U7	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U6	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	1 per 6 bedrooms
U5	-	1 per 3 bedrooms	1 per 2,000 sq. ft. of GFA	1 per 3 bedrooms	-
U4	Per parking code				
U3					
U2					
U1					

B. *Location of parking facilities.*

1. Surface parking lots shall be located to the rear or side of buildings, but no more than 50 percent of the total parking area may be located to the side of buildings.

Figure V-10: Ground-Floor Parking under Building

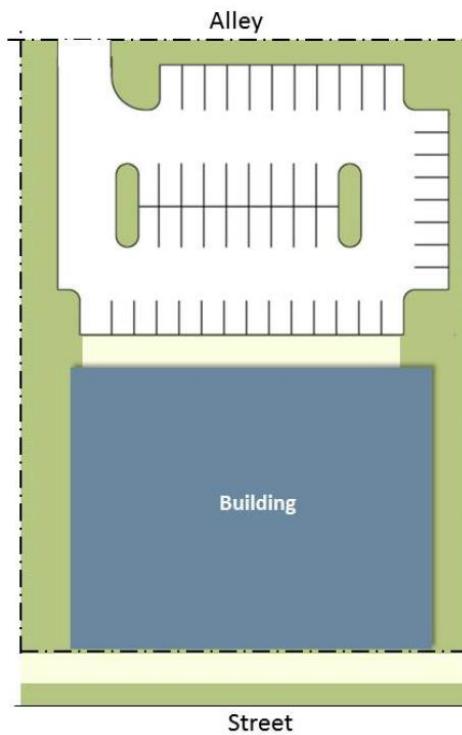


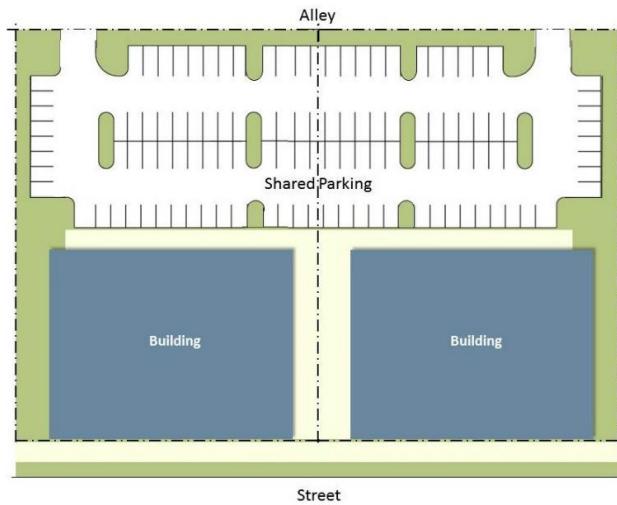
2. Surface parking in the form of a single level of ground floor parking located within the building footprint (see Figure V-10) must include a minimum of 25 feet of active ground floor commercial,

residential, or office uses along Storefront and Principal streets, or in the event that all of the abutting roadways are local streets, must include a minimum of 25 feet of active ground floor uses along the most primary local street as determined by pedestrian traffic. All other street frontages must include decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to shield ground floor parking areas.

3. Surface and structured parking areas shall be accessed from rear alleys or rear lanes where available (see Figure V-11), from an adjacent property (see Figure V-12), or from local streets, in that order of hierarchy. Vehicular access from other street types shall only be allowed in the absence of these options.
4. Within the DT district, any surface parking areas abutting a public street or urban walkway shall be screened from street view by a masonry garden wall with a height between three and five feet. In the other T-zones, the parking lot may be screened in accordance with the perimeter parking landscaping standards per article VII.
5. A minimum of ten percent of the provided bicycle parking shall be located between the building and the street.

Figure V-11: Parking Access from Alley





C. *Design of parking structures.*

1. Parking structures located along Storefront streets shall be concealed by liner buildings, which may be attached or detached from the parking structure (see Figure V-13). The liner building shall have a minimum of two stories and a minimum height of 30 feet and a minimum depth of 25 feet along the entire length of the parking structure.

Figure V-13: Parking Structures on Storefront Streets



2. Parking structures located along Principal streets shall be required to provide ground floor commercial or office space along the street frontage (see Figure V-14).

Figure V-14: Parking Structures on Principal Streets



3. On all other streets, any structured parking that is not concealed behind a liner building or ground floor commercial or office space shall have decorative screening walls, perimeter parking landscaping per Article VII, or a combination thereof to screen ground floor parking (see Figure V-15).

Figure V-15: Parking Structures on Other Streets



4. Parking structures shall meet setback, height, and façade articulation standards applicable to the transect, but are exempt from the minimum floor-to-ceiling height requirement and the building frontage zone requirement.

(Ord. No. 170974 , § 7, 2-21-19)

Appendix D

Maps



PB-21-00063 SVA - SW 8th Lane ROW Vacation

