

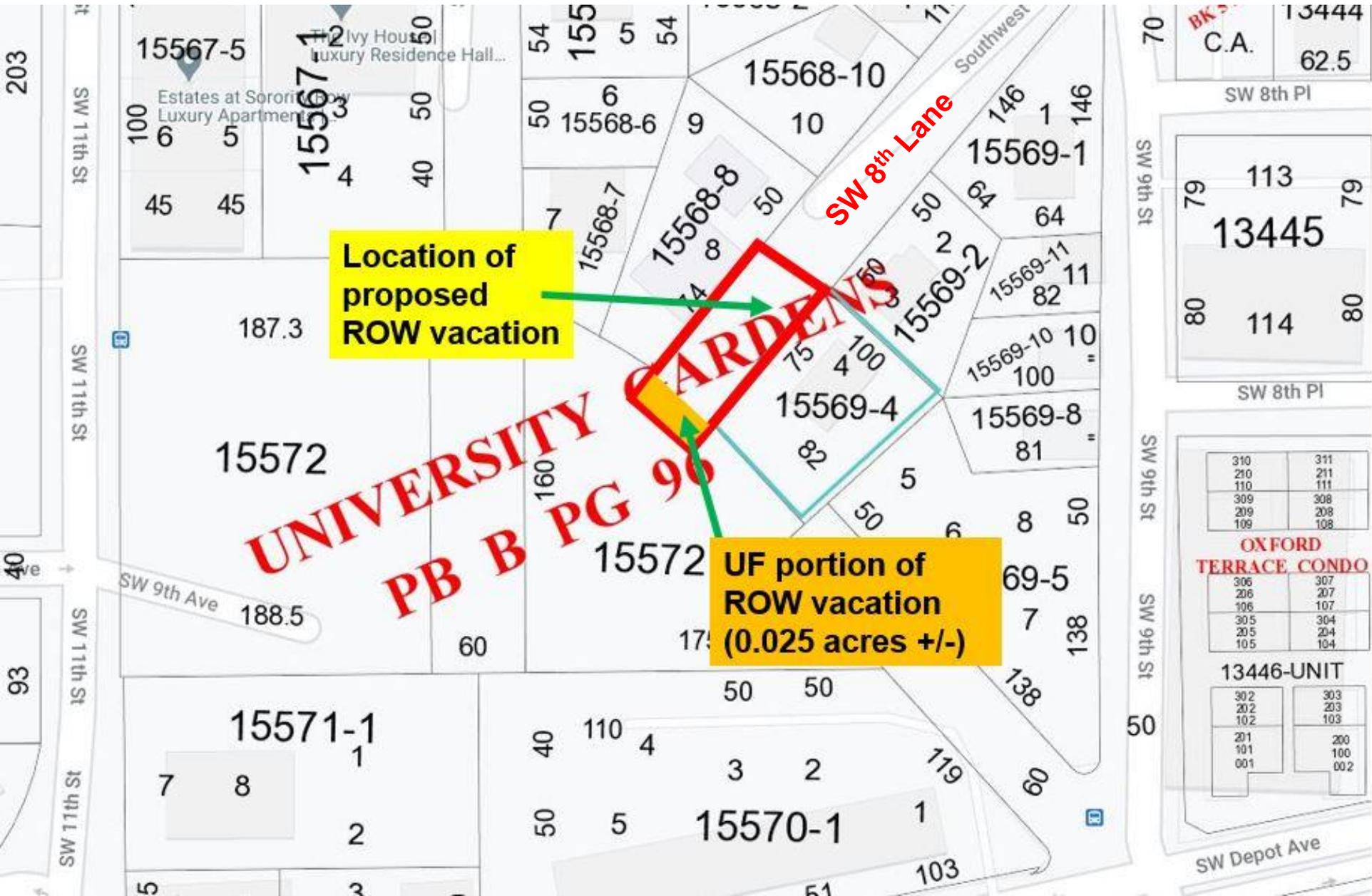


SW 8th Lane/SW 8th Road ROW Vacation

**Petition PB-21-63 SVA
&
Ordinance 210107**

City Commission November 4, 2021

Proposed ROW Vacation Location



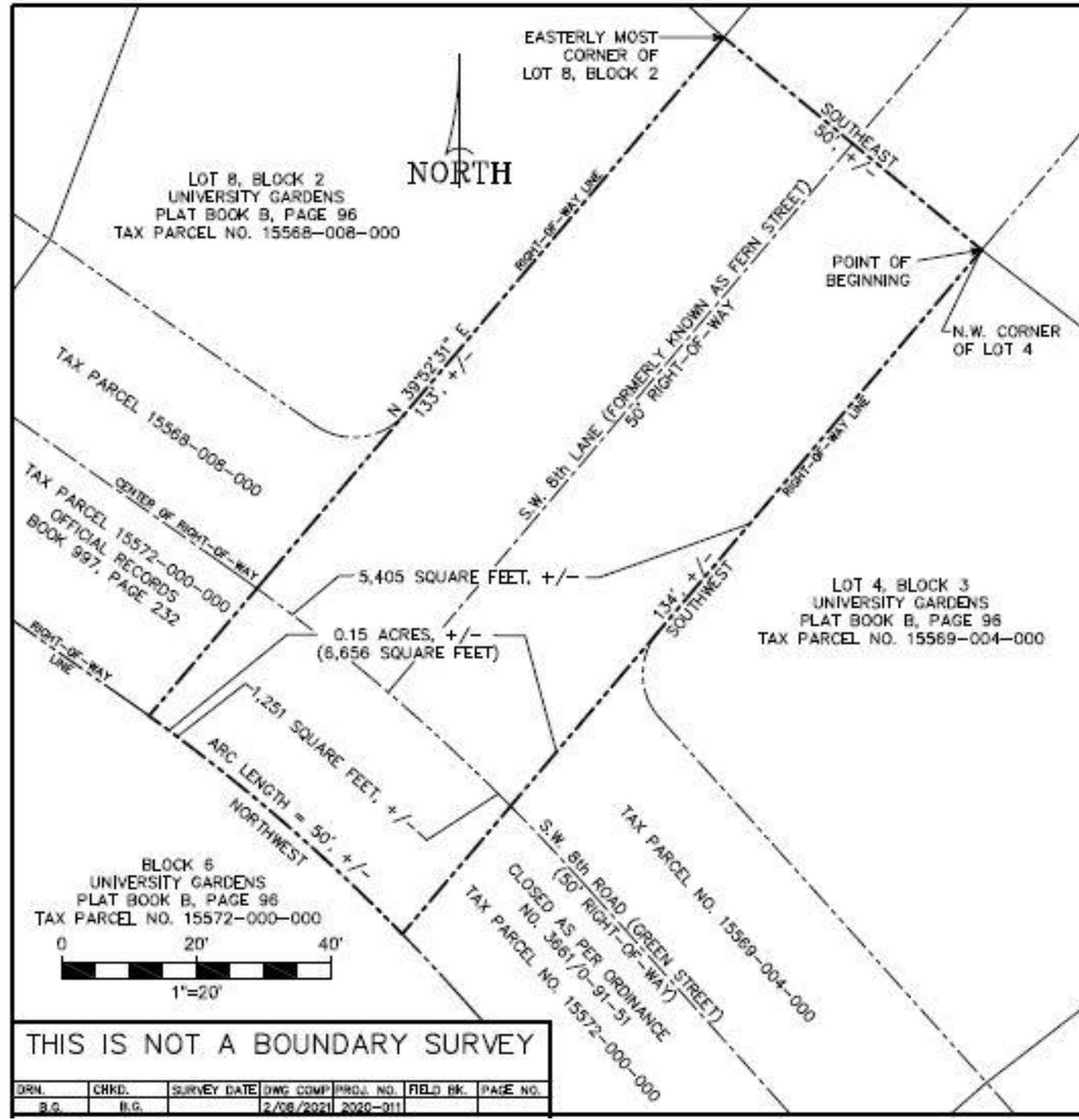
Aerial View of ROW Vacation



Request & Background

- Vacate portions of the SW 8th Lane & SW 8th Road ROW in the 900 block of SW 8th Lane
- 0.15 +/- acres
- Portion is UF property with Conservation zoning & land use
- Full access to other parcels on SW 8th Lane will remain

Legal Sketch of ROW to be Vacated

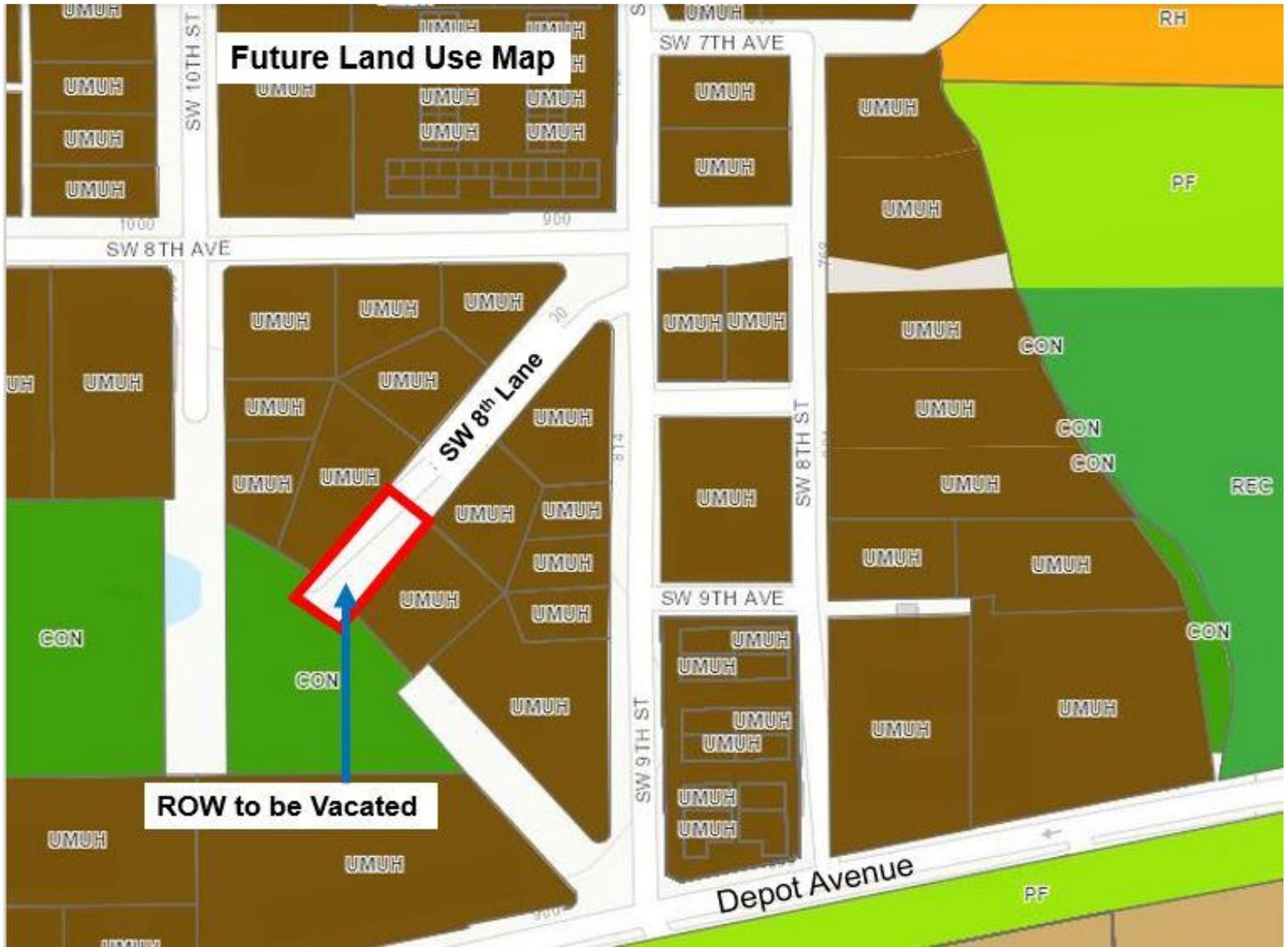


Portions of ROW are paper streets

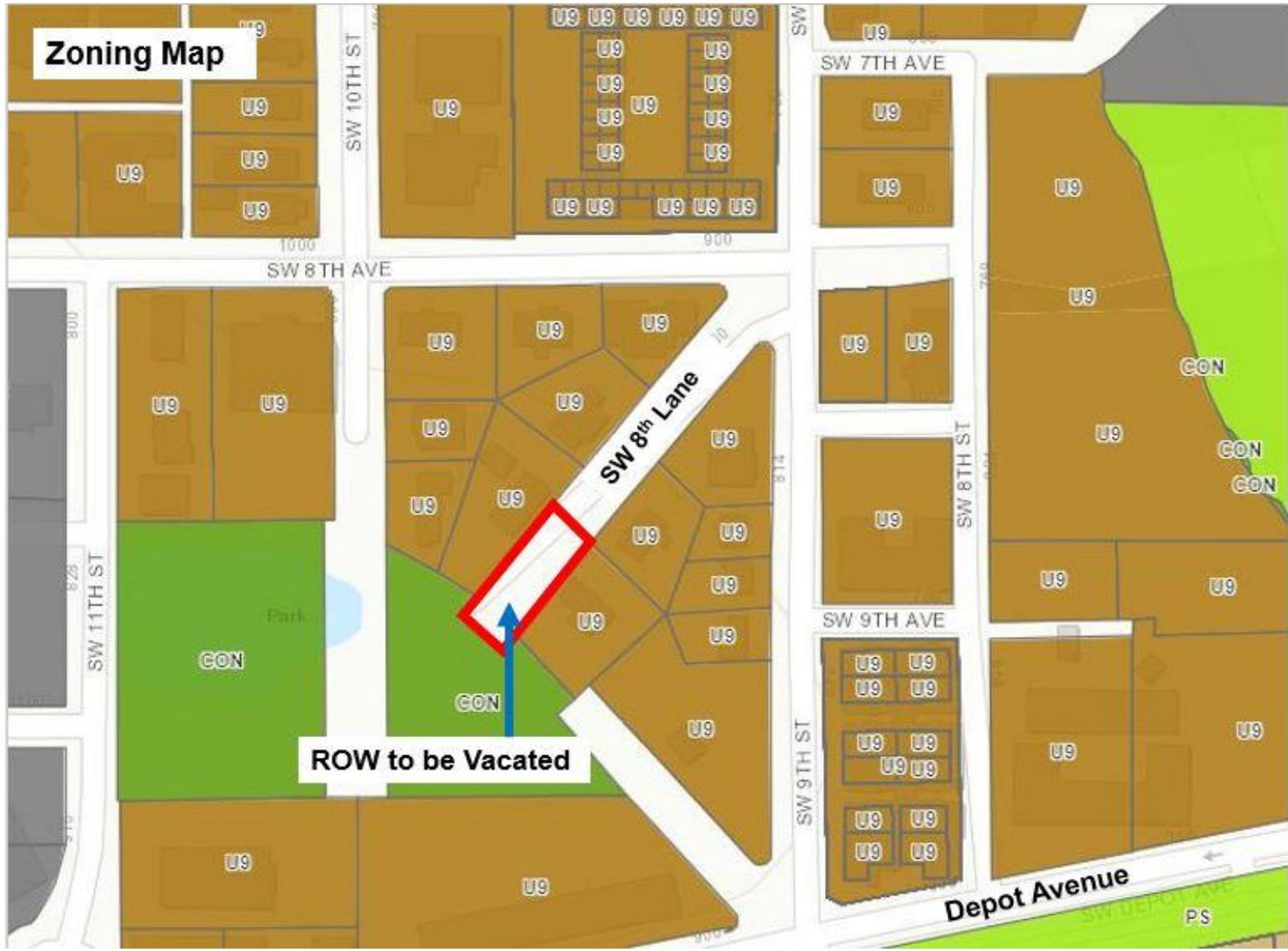
End of Pavement on SW 8th Lane



Future Land Use Map



Existing Zoning



Justification

- No plans for SW 8th Lane to be extended
- Ordinance 3661 adopted 1990 vacated the portion of SW 8th Road that would have connected to SW 8th Lane
- Ordinance 3661 precludes any connectivity of SW 8th Lane
- Added land area will promote redevelopment of 2 parcels into a higher density, transit-supportive development

Consistency with the Comprehensive Plan

FLUE Goal 2

Redevelop areas within the City, as needed, in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

The proposed ROW vacation will promote redevelopment of the abutting parcels. Higher densities will promote transportation choice.

Consistency with the Comprehensive Plan

FLUE Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the conditions of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

ROW vacation will provide additional land to allow redevelopment at densities that will encourage compact development at transit-oriented densities.

Review Criteria LDC 30-3.41 B

- *Whether the public benefits from the use of the subject ROW as part of the city street system*
- **Area to be vacated is not serving a public benefit because it dead ends into UF property designated CON where there are wet areas & drainage facilities**

Review Criteria LDC 30-3.41 B

- *Whether the proposed action is consistent with the Comprehensive Plan*
- **FLU Policy 1.2.1 states City may vacate street ROW “if it does not prevent reasonable connection for transit, pedestrian, & non-motorized vehicle trips.” SW 8th Lane does not carry transit trips and there are no connecting bicycle lanes or sidewalks due to water drainage facilities on the UF property. SW 8th Lane dead ends into vegetation and wet areas.**

Review Criteria LDC 30-3.41 B

- *Whether the proposed vacation is consistent with the minimum block size requirements & other street connectivity standards*
- The perimeter block size after the proposed ROW vacation measures 779.2 +/- feet, which is within the maximum block perimeter of 2,000 feet for U9 zoning.

Review Criteria LDC 30-3.41 B

- *Whether the proposed action would deny access to private property*
- Full access remains for property owners north of the vacated area. The UF property access is pedestrian through the park from SW 11th ST and that remains.

Review Criteria LDC 30-3.41 B

- *The effect of the proposed action upon public safety*
- **No impacts to public safety. Public safety vehicles will still maintain access on SW 8th Lane & no buildings exist on the UF property.**

Review Criteria LDC 30-3.41 B

- *The effect of the proposed action upon the safety of pedestrians & vehicular traffic*
- **No impact. No pedestrian facilities are being removed because the street dead ends.**

Review Criteria LDC 30-3.41 B

- *The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service & waste removal*
- **No impacts. Buildings can still be accessed from SW 8th Lane & there are no services being provided to the UF park land.**

Review Criteria LDC 30-3.41 B

- *The necessity to relocate utilities both public and private*
- **Electric, potable water, and sewer lines will have to be relocated when the two parcels redevelop. This will be the responsibility of the developer, and there will be no cost to the City.**

Review Criteria LDC 30-3.41 B

- *The effect of the proposed action on the design & character of the area*
- **Vacating the ROW will promote redevelopment in this area, which will assist in meeting the City's design and character goals in transect zoning areas.**

Review Criteria LDC 30-3.41 B

- *The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use*
- **Currently no bicycle/pedestrian facilities in the ROW. The ROW vacation does not preclude future connectivity; however, this would require UF/State of Florida permission since a bridge over drainage areas on their property would be required & may not be environmentally feasible.**

Review Criteria LDC 30-3.41 B

- *The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops*
- **No transit stops are impacted by this ROW vacation. Currently, there is no non-motorized connection to UF property due to low-lying drainage areas.**

Review Criteria LDC 30-3.41 B

- *The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential & non-residential uses or creating close proximity of residential & non-residential uses*
- **Vacating the ROW will provide an incentive for redevelopment at higher density in close proximity to UF and the Innovation District. Currently the site contains single-family & a duplex.**

Review Criteria LDC 30-3.41 B

- *There is no reasonably foreseeable need for any type of transportation corridor for the area*
- **SW 8th Lane dead ends into UF property designated City CON & Urban Park Land on the UF Campus Master Plan. UF property contains drainage/stormwater facilities.**

Summary

- **Request:**

Vacate portions of SW 8th Lane & SW 8th Road ROW in the 900 block of SW 8th Lane

- **Staff Recommendation: Approval**

- **Plan Board Recommendation: Approval**

- **Applicant requests approval of Petition PB-21-63 SVA & Ordinance 210107 on first reading**