



City of Gainesville
 Department of Sustainable Development
 Planning Division

PO Box 490, Station 11
 Gainesville, FL 32627-0490
 306 NE 6th Avenue
 P: (352) 334-5022
 F: (352) 334-2648

CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: August 24, 2023
PROJECT NAME AND NUMBER: LD23-000082 SVA
APPLICATION TYPE: Right-of-Way Vacation (Quasi-Judicial)
RECOMMENDATION: Approve
CITY PROJECT CONTACT: Jason Simmons

APPLICATION INFORMATION:

Agent/Applicant: eda consultants, inc.
Adjacent Property Owner(s): Alachua County
Related Petition(s): LD22-000069 PDA
Legislative History: Ordinance 001607 (Rezone to PD), Ordinance 001606 (Right-of-Way vacation)
Neighborhood Workshop: Yes, held on June 6, 2023.

SITE INFORMATION:

Address: Portion of SW 3rd Avenue and SW 1st Street abutting three tax parcels; 14557-000-000, 12994-000-000 and 12997-000-000
Acreage: 0.58 +/- acres of Right-of-Way
Existing Use(s): Public Right-of-Way
Land Use Designation(s): Surrounding properties are Urban Core (UC)
Zoning Designation(s): Surrounding properties are Planned Development (PD)
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 | Alachua County Courts Complex | Urban Core (UC) | Planned Development (PD) |
| South | Surface Parking, SW 4 th Avenue Right of Way | Urban Core (UC), | Planned Development (PD), |
| East | Surface Parking, S. Main Street Right of Way | Urban Core (UC) | Planned Development (PD) |
| West | Surface Parking, SW 2 nd Street Right of Way | Urban Core (UC) | Planned Development (PD) |

PURPOSE AND DESCRIPTION:

Alachua County and their agents, eda consultants, have initiated this petition. The request is to vacate the portion of the right-of-way (ROW) of SW 3rd Avenue that lies between the eastern ROW line of SW 2nd Street and the western right-of-way line of S. Main Street; and to vacate the portion of the right-of-way of SW 1st Street from SW 3rd Avenue to the north ROW line of SW 4th Avenue. These portions of right-of-way abut three tax parcels (14557-000-000, 12994-000-000, and 12997-000-000) that make up the Alachua County Courts Complex, bounded by SW 2nd Avenue to the north, S. Main Street to the east, SW 4th Avenue on the south, and SW 2nd Street to the west. The rights-of-way are paved with sidewalks along both sides of the street and with some on-street parking available. Alachua County is the only property owner for the abutting properties. The ROW to be vacated is approximately 0.58 acres in size, with the total length of the proposed ROW vacation being approximately 439 +/- feet for SW 3rd Avenue and approximately 193 +/- feet of length for the SW 1st Street segment. The request is made at this point because additional development of the Courthouse Complex is anticipated in the next few months, in accordance with the phased development as outlined in PD Ordinance 001607.

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. For public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, 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 areas for ROW vacation currently serve as access to the surface parking areas for the Courthouse Complex. These areas will be part of the redevelopment area for the future development that will be proposed for the site. Ordinance 001607 addressed the phasing of development on the site and the timing of the vacation of right-of-way that will be needed for future development. Ordinance 001606 vacated a portion of SW 1st Street from SW 2nd Avenue to SW 3rd Avenue and was approved in 2001, indicating the intent from the beginning was to eventually vacate the subject rights-of-way at the appropriate time.

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 two ROW segments currently provide access to surface parking lots but do not provide transit access. The proposed PD amendment to Ordinance 001607 includes a condition that the vacated portions of SW 3rd Avenue and SW 1st Street will remain open for pedestrian and bicycle use prior to development or construction and that part of any development plan approval includes construction of a walkway that will connect SW 2nd Street to S. Main Street.

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

The proposed street vacation is consistent with the minimum block size requirements as the block that would be created by the vacation would be less than the 2,300 linear foot maximum block perimeter that is proposed in the PD amendment to Ordinance 001607.

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

The proposed action would not deny access to private property since the subject right-of-way segments are all internal to the Alachua County Courts Complex, which is owned by the public. Public streets surround the complex and provide access to private property on the other side of these streets.

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

The proposed street vacation will not affect public safety. Access to the courthouse complex will still be available for fire, police, garbage collection, and other essential services from the surrounding public streets.

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

The proposed street vacation is not expected to have a negative impact on pedestrian safety and vehicular traffic. The proposed PD amendment to Ordinance 001607 includes a condition that the vacated portions of SW 3rd Avenue and SW 1st Street will remain open for pedestrian and bicycle use prior to development or construction and that part of any development plan approval includes construction of a walkway that will connect SW 2nd Street to S. Main Street. Vacating the right-of-way segments and replacing them with an overall development plan, which relies on the established streets for connectivity, will minimize any impacts to traffic safety.

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

The Gainesville Fire Rescue Department has indicated that the right-of-way vacation is approvable. (See comments from the Technical Review Committee in Exhibit 1). The proposed street vacation will not impact the ability for the existing properties along the adjacent properties to be served by emergency and waste collection services. Solid waste collection will remain as it is currently operating with access to the courthouse complex off SW 2nd Street.

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

A storm water pipe is located underneath SW 3rd Avenue. Any change to the item and its level of service will need to be completed by the developer upon redevelopment of the site. Gainesville Regional Utilities (GRU) has indicated that there are existing utilities

in the right-of-way to be relocated. The applicants will be responsible for the relocation of any utilities (Public and private) and the ordinance to vacate the right-of-way will provide an easement over the vacated area for public utilities.

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

The proposed street vacation will enable the redevelopment of the surface parking lots that abut SW 3rd Avenue and SW 1st Street. The PD amendment includes language that adds urban design and urban form language from the Land Development Code that is compatible with the Urban Core land use category and compliance will be required when a future redevelopment proposal is submitted for review. The proposed area for street vacation did not contribute to the character of the neighborhood, so redevelopment of this area will improve 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;

There are no bicycle lanes along SW 3rd Avenue or SW 1st Street. There are sidewalks along both sides of the two rights-of-way. The proposed PD amendment to Ordinance 001607 includes a condition that the vacated portions of SW 3rd Avenue and SW 1st Street will remain open for pedestrian and bicycle use prior to development or construction and that part of any development plan approval includes construction of a walkway that will connect SW 2nd Street to S. Main Street.

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

The loss of the right-of-way segments will not foreclose any non-motorized access to adjacent land uses or transit stops. There are no transit stops along SW 3rd Avenue or SW 1st Street; a nearby transit stop is located on S. Main Street and it will not be impacted by this right-of-way proposal.

c. For public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, 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

This provision is not applicable to the request for a street vacation because the abutting property is zoned PD to specifically address courthouse uses and regulations for the Alachua County court system.

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

SW 3rd Avenue and SW 1st Street primarily serve the surface parking lots of the Alachua County Courts Complex. As future phases of the courthouse are proposed, PD Ordinance 001607 has language indicating that these ROW segments would be vacated in order to accommodate future development. The proposed PD amendment to Ordinance 001607 includes a condition that the vacated portions of SW 3rd Avenue and SW 1st Street will remain open for pedestrian and bicycle use prior to development or construction and that part of any development plan approval will include construction of a walkway that will connect SW 2nd Street to S. Main Street. As a result the ROW vacation will not see the elimination of a transportation corridor for bicyclists and pedestrians.

RECOMMENDATION

Staff recommends approval of Petition LD23-000082 SVA.

DRAFT MOTION FOR CONSIDERATION

I move to approve Petition LD23-000082 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 Division**

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 Ave, South Tower, Suite 300 | |
| City: Gainesville | |
| State: FL | Zip: 32601 |
| Phone: 352-373-3541 | Fax: |

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):

Legal description and sketch attached.

Vacate SW 3rd Avenue from SW 2nd Street to S Main Street

Vacate SW 1st Street from SW 3rd Avenue to N. ROW line of SW 4th Avenue

Provide reasons for vacating this right-of-way (please add additional sheet(s) to provide more information, if needed):

Please see Justification Report.

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 |
| 14557-000-000 | Alachua County | | |
| 12994-000-000 | Alachua County | | |
| 12997-000-000 | Alachua County | | |
| | | | |
| | | | |
| | | | |
| | | | |

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: 5/22/23



FIRST STEP MEETING NOTES

First Step Meeting Notes

First Step meetings with development review staff are a free service provided by the City of Gainesville to help guide a project through the development review and permitting process. These meetings are intended to be a helpful information exchange in an informal atmosphere. If you have any questions concerning the First Step meeting or the meeting notes please call (352) 334-5023 for assistance.

| | |
|-----------------------------------|--|
| Project Agent or Applicant | Stephanie Sutton |
| Company | Eda |
| Email | ssutton@edafl.com |
| Phone Number | (352) 373-3541 |
| Property Owner | ALACHUA COUNTY |
| Property Address | 151 SW 2ND AVE |
| Parcel Number(s) | 14557-000-000 12994-000-000, 12997-000-000 |
| Meeting Date | 05/22/2023 |
| Zoning | PD |
| Enterprise Zone | Yes |
| Historic District | Not in a Historic District |

City Staff Attendees

Miranda Searing, Brittany McMullen, Matt Williams, Chase Knight, Wendy Mercer, Jennie Ford, Seth Wood

Applicant Attendees

Clay Sweger, Sergio Reyes, Stephanie Sutton, Claudia Vega, Onelia Lazzari

Project Description

Proposed ROW vacation within courthouse complex boundaries (SW 3rd Ave and SW 1st Street). Current PD amendment for this block.

Planning

Area 3 of enterprise zone - application will be reduced by 50%

Public Works

One storm run down 3rd Ave, easement or re-route will need to be done or discussed in vacation documents. Energy generation area may or may not impact Public Works. Biggest concern is how infrastructure and 3rd will interact. A narrative addressing infrastructure should be included.

GRU - Gainesville Regional Utilities

Curious about infrastructure, Wendy isn't showing that it belongs to GRU. Sergio stated this is stormwater infrastructure.

Level of Review RoW Vacation



May 23, 2023

Legal Description

A portion of Section 5, Township 10 South, Range 20 East, City of Gainesville, Alachua County, Florida; being more particularly described as follows:

That portion of S.W. 3rd Avenue 40' Right of Way (formerly known as McCormick Street) lying East of the East Right of Way line of S.W. 2nd Street (40' Right of way) and lying West of the West Right of Way line of South Main Street (90' Right of Way).

Together with:

That portion of S.W. 1st Street 40' Right of Way lying North of the North Right of Way line of S.W. 4th Avenue (Right of Way Width Varies) and lying South of the South Right of Way line of S.W. 3rd Avenue (formerly known as McCormick Street, 40' Right of Way).




Said portions of S.W. 3rd Avenue and S.W. 1st Street Right of Ways being further described as follows:

Commence at a railroad spike at the intersection of the North Right of Way line of S.W. 4th Avenue (Right of Way width varies) with the West Right of Way line of South Main Street (90' Right of Way) and run thence North 01°16'36" West, along said West Right of Way line, 193.32 feet to a nail and disk (PSM 6602) on the South Right of Way line of S.W. 3rd Avenue (formerly known as McCormick Street, 40' Right of Way) and the Point of Beginning; thence northerly, along said West Right of Way line of South Main Street, 40 feet, more or less, to a nail and disk (PSM 5469) on the North Right of Way line of said S.W. 3rd Avenue; thence South 88°31'31" West, along said North Right of Way line of S.W. 3rd Avenue, 439.18 feet to a nail and disk (PSM 5469) on the East Right of Way line of S.W. 2nd Street (40' Right of Way); thence southerly, along said East Right of Way line of S.W. 2nd Street, 40 feet, more or less, to a nail and disk (PSM 6602) on the South Right of Way line of said S.W. 3rd Avenue; thence North 88°13'48" East, along said South Right of Way line of S.W. 3rd Avenue, 200.22 feet to a nail and disk (PSM 6602) on the West Right of Way line of S.W. 1st Street (40' Right of Way); thence South 01°21'27" East, along said West Right of Way line of S.W. 1st Street, 192.18 feet to a nail and disk (PSM 6602) on the North Right of Way line of said S.W. 4th Avenue; thence easterly, along said North Right of Way line of S.W. 4th Avenue, 40', more or less, to a nail and disk (PSM 6602) on the east Right of Way line of said S.W. 1st Street; thence North 01°17'13" West, along said East Right of Way line of S.W. 1st Street, 193.57 feet to a nail and disk (PSM 6602) on said South Right of Way line of S.W. 3rd Avenue; thence North 88°08'51" East, along said South Right of Way line of S.W. 3rd Avenue, 200.08 feet to the Point of Beginning.

Containing 0.58 Acres, more or less.

J:\Bob\2023-020.docx

PROPERTY OWNER AFFIDAVIT

| | | | |
|---|-------|---|-------|
| Owner Name: Alachua County | | | |
| Address: 12 SE 1st Street Gainesville, FL 32602 | | Phone: 352-374-5204 | |
| Agent Name: eda consultants, inc. | | | |
| Address: 720 SW 2nd Ave, South Tower, Ste 300 Gainesville, FL 32601 | | Phone: 352-373-3541 | |
| Parcel No.: 14557-000-000, 12994-000-000 & 12997-000-000 | | | |
| Acreage: 5.95 (+/-) | S: 05 | T: 10 | R: 20 |
| Requested Action: Rezoning & 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> | | | |
| Property owner signature:  | | | |
| Printed name: <u>Daniel Whitcraft</u> | | | |
| Date: <u>5.5.2023</u> | | | |
| The foregoing affidavit is acknowledged before me, by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>5th</u> day of <u>May</u> , 20 <u>23</u> by <u>Daniel Whitcraft</u> , who is/are personally known to me, or who has/have produced <u>Florida ID</u> as identification. | | | |
| NOTARY SEAL  | | Signature of Notary Public, State of <u>Florida</u> | |
|  | | Heather A. Hartman Comm.: # HH 320137 Expires: October 10, 2026 Notary Public - State of Florida | |



City of Gainesville Public Participation Report

Project Name: **Alachua County Courts Complex ROW Vacation**

Project Location (address and/or tax parcel number(s)):

A portion of City of Gainesville ROW between parcel numbers: 14557-000-000, 12994-000-000 & 12997-000-000

Project Description summary as provided at the Workshop: (In lieu of a summary, the PowerPoint presented at the workshop can be used as the project description summary and attached to the report.)

Please see attached PowerPoint presentation.

Project Representatives: Sergio Reyes & Stephanie Sutton, eda

Date & Time of Neighborhood Workshop: **Tuesday June 6, 2023 - 6:00pm**

Location of Neighborhood Workshop: **Zoom: <https://us02web.zoom.us/j/5733319527>**

Number of participants at the Neighborhood Workshop: **1**

Notification Information

Date notification sign posted (attach photo of posted sign at the site & affidavit of sign posting): **5/22/23**

Date notification letters mailed (attach an affidavit attesting to the mailing of letters): **5/22/23**

Number of mailed notices: **147**

Notification contents: See attached notification letter.

List of notified property owners within 400 feet: See attached list of mailing labels for property owners within 400 of the subject property.

List of neighborhood associations within ½ mile of the subject property: See attached list of mailing labels for neighborhood associations.

List of any other persons, organizations, or agencies notified: See attached list of mailing labels for additional notifications, if applicable.

General Location of Notified Parties: Within 400 feet of tax parcel numbers



If a second (or more) workshop(s) is/are required, the applicant will mail notices to the original mailing list and post a sign at the site 15 calendar days ahead of the new meeting date.

Concerns/issues raised at the Neighborhood Workshop

- Summary of concerns and issues expressed at the workshop:
Questions about future development planned for the site, not specifically related to the ROW vacation application

- Summary of how applicant will or will not address concerns and issues expressed at the workshop:
N/A

- Summary of any changes to the proposal after the workshop prior to application submittal:
N/A

Attachments:

- PowerPoint presentation PDF & link to recorded Zoom workshop (if applicable) <https://youtu.be/YkV1fcpo7>
- Photo of Neighborhood Workshop sign posted at the site JE
- Affidavit attesting to sign posting
- Affidavit attesting to mailed notification
- Notification letter
- Mailing labels (property owners within 400 feet; neighborhood associations; others notified)
- Map showing 400-foot notification radius (provided by City of Gainesville)

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss the proposed vacation of a portion of City of Gainesville right-of-way (ROW) along SW 3rd Avenue from SW 2nd Street to S. Main Street and a portion of City of Gainesville ROW along SW 1st Street from SW 3rd Avenue to SW 4th Avenue between tax parcel numbers 14557-000-000, 12994-000-000 & 12997-000-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposal 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: Tuesday, June 6, 2023
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 right-of-way vacation may also be submitted to the e-mail address below or by calling the phone number below.

Contact:

Stephanie Sutton eda consultants, inc.
 ssutton@edafl.com (352) 373-3541





Neighborhood Workshop Mailed Notification Affidavit

Applicant Agent eda consultants, inc.
 Project Name Alachua County Courts Complex ROW Vacation
 Tax Parcel(s) 14557-000-000, 12994-000-000 & 12997-000-000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as mailing of the "Notice of Neighborhood Workshop" letters which describes the nature of the development request, the name of the project, the telephone number(s) where additional information can be obtained, and detailed instructions for how to participate in the workshop.
4. That the applicant has mailed the letters at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

6. 
 Applicant (signature)

Heather Hartman
 Applicant Print Name

STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of May, 2023 (year), by Heather Hartman (name of person acknowledging).

[NOTARY SEAL]



Ashley Scannella
 Comm.: HN 394895
 Expires: April 10, 2027
 Notary Public - State of Florida


 Signature of Notary Public - State of Florida

Ashley Scannella
 Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____

Neighborhood Workshop Notice

13453-001-000 Alachua County Courthouse
Complex
233 SW 2ND PLACE LLC
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12997-000-000 Alachua County Courthouse
Complex
ALACHUA COUNTY
5620 NW 120TH LN
GAINESVILLE FL 32653

Neighborhood Workshop Notice

14575-000-000 Alachua County Courthouse
Complex
ASTUTE ENTERPRISES LLC
125 CERVANTES BLVD #5
SAN FRANCISCO CA 94123

Neighborhood Workshop Notice

12958-203-000 Alachua County Courthouse
Complex
BADUGU & EJJIGANI H/W
6838 MINERAL RIDGE DR
EL PASO TX 79912-7693

Neighborhood Workshop Notice

13002-000-000 Alachua County Courthouse
Complex
BEIGHT & DEMENT
1404 SUMMERSET PL
HERNDON VA 20170

Neighborhood Workshop Notice

12957-000-000 Alachua County Courthouse
Complex
BRYSON WILLIAM DOUGLAS
PO BOX 13891
GAINESVILLE FL 32604-1891

Neighborhood Workshop Notice

13004-000-000 Alachua County Courthouse
Complex
CHAYES DAVID
108 SW 5TH AVE
GAINESVILLE FL 32601-6743

Neighborhood Workshop Notice

14576-001-000 Alachua County Courthouse
Complex
CINQUE HOLDINGS INC
3008-G NW 13TH ST
GAINESVILLE FL 32609

Neighborhood Workshop Notice

12974-000-000 Alachua County Courthouse
Complex
COOPER GRANT J & STACIE
2000 NW 27TH TER
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14579-000-000 Alachua County Courthouse
Complex
CUBBEDGE-WIGGINS & WIGGINS W/H
16 SW 2ND AVE
GAINESVILLE FL 32601-6230

Neighborhood Workshop Notice

14615-001-000 Alachua County Courthouse
Complex
WHITEHEAD KEVIN TODD
3411 NW 13TH AVE
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14563-002-000 Alachua County Courthouse
Complex
WANG GEORGE & GRACE
7516 W NEWBERRY RD
GAINESVILLE FL 32606-6728

Neighborhood Workshop Notice

12958-404-000 Alachua County Courthouse
Complex
AUGUSTIN AIDAN
230 SW 2ND AVE #404
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12836-001-000 Alachua County Courthouse
Complex
BATISTA & LANIER TRUSTEES
4307 SW 80TH ST
GAINESVILLE FL 32608

Neighborhood Workshop Notice

14584-001-000 Alachua County Courthouse
Complex
BLAIR ELEANOR M TRUSTEE
113 S MAIN ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13007-000-000 Alachua County Courthouse
Complex
BUCHANAN JR & GHAHDARIJANI H/W
717 SW 4TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-406-000 Alachua County Courthouse
Complex
THE G GROUP GAINESVILLE LLC
7627 SE 12TH CIR
OCALA FL 34480

Neighborhood Workshop Notice

13008-000-000 Alachua County Courthouse
Complex
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32627

Neighborhood Workshop Notice

13453-000-000 Alachua County Courthouse
Complex
TEDESCO MICHAEL J
PO BOX 12913
GAINESVILLE FL 32604-0915

Neighborhood Workshop Notice

13451-000-000 Alachua County Courthouse
Complex
DAVIDOWSKI ALEXANDER I
229 SW 2ND PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13448-000-000 Alachua County Courthouse
Complex
ALACHUA CO MEDICAL SOCIETY
235 SW 2ND AVE
GAINESVILLE FL 32601-6256

Neighborhood Workshop Notice

14621-000-000 Alachua County Courthouse
Complex
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-207-000 Alachua County Courthouse
Complex
AZJJ PROPERTOES LLC
3290 BANYON HOLLOW LOOP
NORTH FORT MYERS FL 33903

Neighborhood Workshop Notice

14615-000-000 Alachua County Courthouse
Complex
BEASLEY & WILLIAMS LLC
6820 MILLHOPPER RD
GAINESVILLE FL 32653

Neighborhood Workshop Notice

12958-306-000 Alachua County Courthouse
Complex
BREIDENSTINE & RAMSEY H/W
230 SW 2ND AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12977-000-000 Alachua County Courthouse
Complex
CAINE FERRIS H
1332 ORCHARD WAY
FREDERICK MD 21703-6010

Neighborhood Workshop Notice

14614-000-000 Alachua County Courthouse
Complex
CHICK WILLIAM HEIRS
925 NW 56TH TER #C
GAINESVILLE FL 32605

Neighborhood Workshop Notice

12953-000-000 Alachua County Courthouse
Complex
CITY OF GAINESVILLE
PO BOX 490 MS 58
GAINESVILLE FL 32602

Neighborhood Workshop Notice

12833-002-000 Alachua County Courthouse
Complex
CORNER STATION INC
101 SE 2ND PL #202
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13451-003-000 Alachua County Courthouse
Complex
DENNIS & DENNIS TRUSTEES
1704 SW 8TH DR
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14583-000-000 Alachua County Courthouse
Complex
DEPAZ OSCAR B
5423 NW 45TH DR
GAINESVILLE FL 32653

Neighborhood Workshop Notice

14584-003-000 Alachua County Courthouse
Complex
DIXON BOBBY
19388 SW 46TH AVE
NEWBERRY FL 32669

Neighborhood Workshop Notice

13452-001-000 Alachua County Courthouse
Complex
EGAN ANN
224 SW 2ND PL
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14582-000-000 Alachua County Courthouse
Complex
FOX DONALD THOMAS II
PO BOX 13323
GAINESVILLE FL 32604

Neighborhood Workshop Notice

12959-000-000 Alachua County Courthouse
Complex
GAINESVILLE HISTORIC PROPERTI
321 SW 13TH ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-302-000 Alachua County Courthouse
Complex
GILSTRAP & GILSTRAP
230 SW 2ND AVE #302
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12856-000-000 Alachua County Courthouse
Complex
GNV INVESTMENTS LLC
800 W CYPRESS CREEK RD #502
FORT LAUDERDALE FL 33309

Neighborhood Workshop Notice

12958-202-000 Alachua County Courthouse
Complex
HAYES SUSANN
13505 OLD STORE RD
HUNTERSVILLE NC 28078-7456

Neighborhood Workshop Notice

12978-000-000 Alachua County Courthouse
Complex
HUDSON & COMPANY INC
211 SW 4TH AVE #3
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12978-001-000 Alachua County Courthouse
Complex
JOHN W MYERS & ASSOCIATES
20551 NE 75TH ST
WILLISTON FL 32696-4110

Neighborhood Workshop Notice

12958-102-000 Alachua County Courthouse
Complex
DEWAR & DEWAR & DEWAR
16803 BROADWATER AVE
WINTER GARDEN FL 34787

Neighborhood Workshop Notice

14585-000-000 Alachua County Courthouse
Complex
DORN RESTAURANT GROUP INC
8278 A1A S
ST AUGUSTINE FL 32080-8307

Neighborhood Workshop Notice

12998-001-000 Alachua County Courthouse
Complex
FARIS CHUT T TRUSTEE
10147 NE ALTON ST
PORTLAND OR 97220

Neighborhood Workshop Notice

13003-000-000 Alachua County Courthouse
Complex
FRANKEL RYAN S
15 SE 1ST AVE #B
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12954-000-000 Alachua County Courthouse
Complex
GILLESPIE JOHN & SANDRA
207 PORPOISE POINT DR
ST AUGUSTINE FL 32084

Neighborhood Workshop Notice

14563-003-000 Alachua County Courthouse
Complex
GL DOWNTOWN LLC
845 NE 79TH ST
MIAMI FL 33138

Neighborhood Workshop Notice

12998-000-000 Alachua County Courthouse
Complex
HAMANN & HAMANN
406 NW 28TH TER
GAINESVILLE FL 32607

Neighborhood Workshop Notice

14576-000-000 Alachua County Courthouse
Complex
HEAR INC
1931 SW 9TH TER
GAINESVILLE FL 32608

Neighborhood Workshop Notice

12972-000-000 Alachua County Courthouse
Complex
SUNNYSIDE VILLAS LLC
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12963-000-000 Alachua County Courthouse
Complex
JOHNSON & MILLER H/W
226 SW 2ND ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-305-000 Alachua County Courthouse
Complex
DISSANAYAKE SENARATH
230 SW 2ND AVE #305
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12872-000-000 Alachua County Courthouse
Complex
DOWNLOADABLE STUDIO LLC
514 SW 4TH ST #C
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13449-000-000 Alachua County Courthouse
Complex
FIRST PRESBYTERIAN CHURCH OF
106 SW 3RD ST
GAINESVILLE FL 32601-6220

Neighborhood Workshop Notice

12973-000-000 Alachua County Courthouse
Complex
GAINESVILLE COMMUNITY MINISTRY
238 SW 4TH AVE
GAINESVILLE FL 32601-6552

Neighborhood Workshop Notice

12972-000-000 Alachua County Courthouse
Complex
SUNNYSIDE VILLAS LLC
201 NW 10TH AVE
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12840-000-000 Alachua County Courthouse
Complex
GNV CITY CENTER LLC
845 NE 79TH ST
MIAMI FL 33138

Neighborhood Workshop Notice

12966-001-000 Alachua County Courthouse
Complex
HAMILTON LAWRENCE J
212 NW 3RD AVE
GAINESVILLE FL 32601-5256

Neighborhood Workshop Notice

14586-001-000 Alachua County Courthouse
Complex
HOGTOWN INVESTMENT GROUP INC
114 SE 1ST ST #1
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12982-001-000 Alachua County Courthouse
Complex
ISLEIB HENRY W
416 SW 2ND ST
GAINESVILLE FL 32601-6759

Neighborhood Workshop Notice

12842-000-000 Alachua County Courthouse
Complex
JOHNSON-HAYES FUNERAL HOME INC
311 S MAIN ST
GAINESVILLE FL 32601-6537

Neighborhood Workshop Notice

12958-205-000 Alachua County Courthouse
Complex
JOYCE MICHELLE
2657 CITRUS KEY LIME CT
NAPLES FL 34120

Neighborhood Workshop Notice

12958-405-000 Alachua County Courthouse
Complex
KULEK-LUZEY & LUZEY W/H & LUZEY &
LUZEY
4202 MEADOW HILL DR
TAMPA FL 33618

Neighborhood Workshop Notice

12983-000-000 Alachua County Courthouse
Complex
MARTUCCI & PHOENIX & WEISBERG
4735 NW 30TH ST
GAINESVILLE FL 32605

Neighborhood Workshop Notice

14587-000-000 Alachua County Courthouse
Complex
NEW HORIZONS LLC
114 SE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-402-000 Alachua County Courthouse
Complex
PECK & PECK
3395 WHITE SULPHUR RD
GAINESVILLE GA 30501

Neighborhood Workshop Notice

12967-000-000 Alachua County Courthouse
Complex
PRAXIS LLC
722 NE 2ND ST #C
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12986-000-000 Alachua County Courthouse
Complex
REEB BRANDON S
1411 NW 2ND ST
GAINESVILLE FL 32601-4231

Neighborhood Workshop Notice

14586-002-000 Alachua County Courthouse
Complex
SCHEEL ENTERPRISES INC
114 SE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

13001-000-000 Alachua County Courthouse
Complex
SILBER SAUL
3434 SW 24TH AVE #A
GAINESVILLE FL 32607

Neighborhood Workshop Notice

14559-000-000 Alachua County Courthouse
Complex
KAPLAN SANDER
6916 W UNIV AVE
GAINESVILLE FL 32607

Neighborhood Workshop Notice

12958-212-000 Alachua County Courthouse
Complex
KUNDE GERALD RALPH II TRUSTEE
230 SW 2ND AVE #212
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12836-003-000 Alachua County Courthouse
Complex
MCBEARDS LLC
429 SE 1ST ST
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12985-001-000 Alachua County Courthouse
Complex
OSTEEN JERRY D
1724 NE 55TH BLVD
GAINESVILLE FL 32641

Neighborhood Workshop Notice

13450-000-000 Alachua County Courthouse
Complex
PERKINS ALONZO V & LAVURNIA G
9747 NW 136TH DR
ALACHUA FL 32616

Neighborhood Workshop Notice

14561-000-000 Alachua County Courthouse
Complex
R A RUSH ENTERPRISES INC
11 SE 2ND AVE G
AINESVILLE FL 32601

Neighborhood Workshop Notice

14577-000-000 Alachua County Courthouse
Complex
RICE-GROSE HARDWARE INC
3008 NW 13TH ST #G
GAINESVILLE FL 32609

Neighborhood Workshop Notice

14586-000-000 Alachua County Courthouse
Complex
SCHEEL PROPERTIES INC
114 SE 1ST ST #9
GAINESVILLE FL 32601-6879

Neighborhood Workshop Notice

12866-000-000 Alachua County Courthouse
Complex
ST FRANCIS HOUSE INC
PO BOX 12491
GAINESVILLE FL 32604

Neighborhood Workshop Notice

14611-000-000 Alachua County Courthouse
Complex
KARAHALIOS & RICE
3008 NW 13TH ST #G
GAINESVILLE FL 32609

Neighborhood Workshop Notice

12958-206-000 Alachua County Courthouse
Complex
LEMAITRE MAXIME G
230 SW 2ND AVE #206
GAINESVILLE FL 32601

Neighborhood Workshop Notice

12958-301-000 Alachua County Courthouse
Complex
MINOT PROPERTIES LLC
18920 SW 92ND CT
MIAMI FL 33157

Neighborhood Workshop Notice

12865-000-000 Alachua County Courthouse
Complex
ST FRANCIS PET CARE INC
PO BOX 358462
GAINESVILLE FL 32635-8462

Neighborhood Workshop Notice

12966-000-000 Alachua County Courthouse
Complex
PINNACLE TOWERS INC
4017 WASHINGTON RD PMB 353
MCMURRAY PA 15317

Neighborhood Workshop Notice

12958-105-000 Alachua County Courthouse
Complex
RAE & RAE TRUSTEES & RAE & RAE
200 PARADISE LN
CRESCENT CITY FL 32112

Neighborhood Workshop Notice

13451-001-000 Alachua County Courthouse
Complex
RYAN FRANKEL LLC
15 SE 1ST AVE #B
GAINESVILLE FL 32601

Neighborhood Workshop Notice

14581-000-000 Alachua County Courthouse
Complex
SCRUGGS & CARMICHAEL P A
1 SE 1ST AVE
GAINESVILLE FL 32601-6240

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

School Board
SUZANNE WYNN
3700 NE 53 AVE
GAINESVILLE, FL 32609

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

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

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

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

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

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

Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

University Village Neighborhood Assoc.
% BRUCE DELANEY
2706 NW 23 TERR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

LYNNAE DAVIS
5416 DRIFTWAY DRIVE
FORTWORTH, TX 76135

Neighborhood Workshop Notice

Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

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

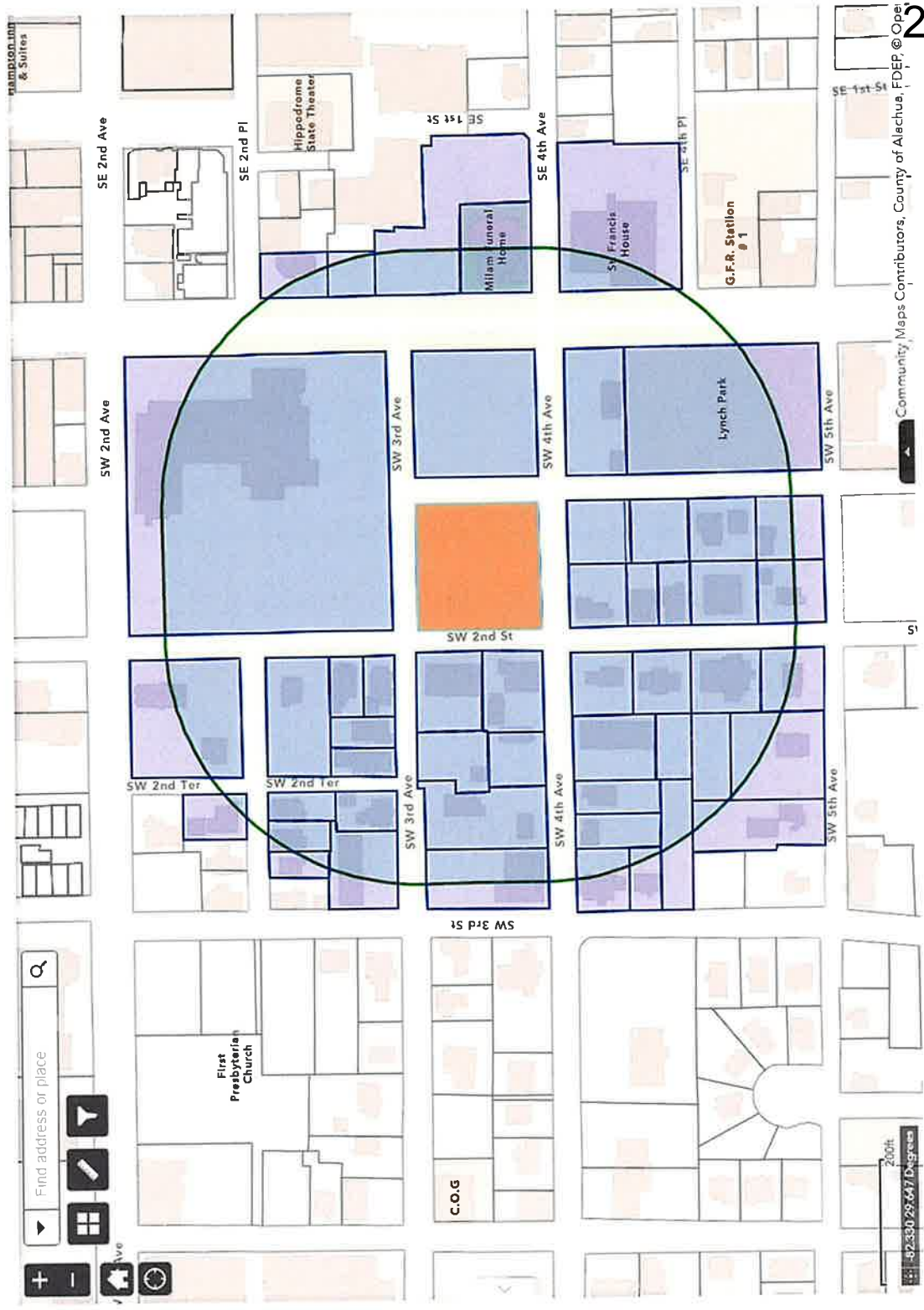
Neighborhood Workshop Notice

Porters

INA HINES

320 SW 5 AVE

GAINESVILLE, FL 32601



Select or search for a feature in the map

12994-000-000

Apply a search distance

400 Feet

Address Layer

Property Owners - Parcels

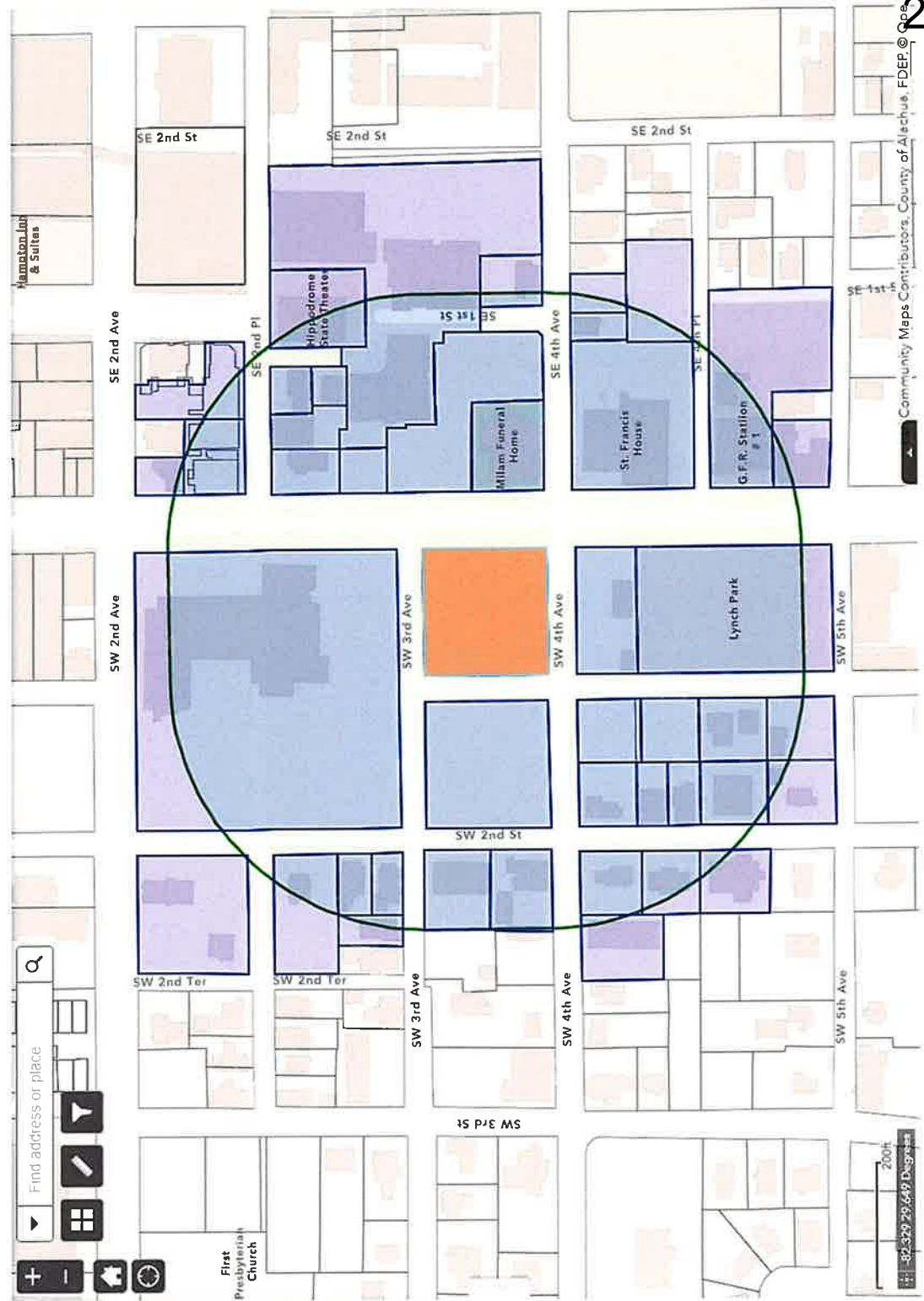
Format

Comma-separated values (CSV)

51 addressees found, do you want to continue?

Review

Download



Select or search for a feature in the map

12997-000-000

Apply a search distance 400 Feet

Addressee Layer

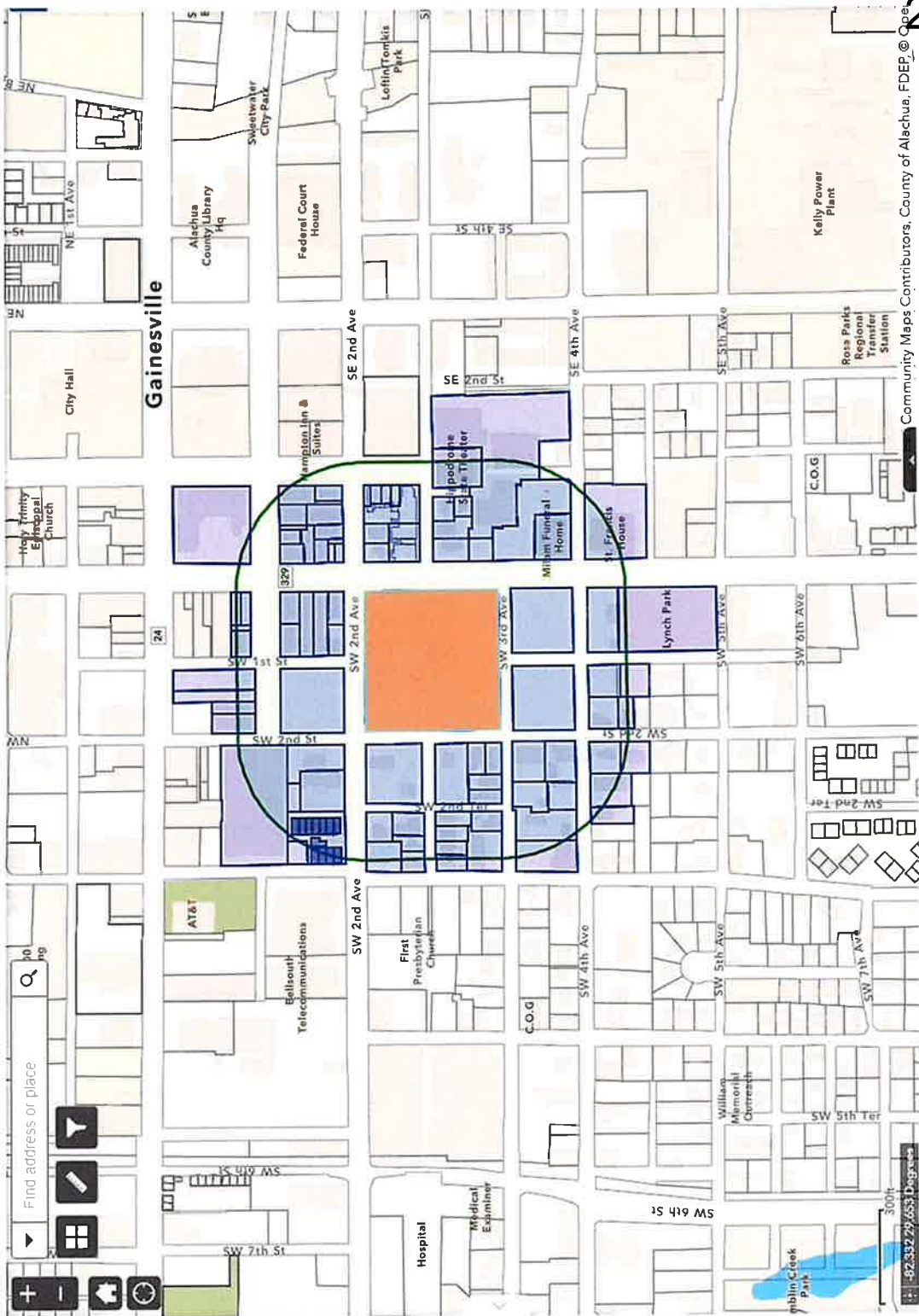
Property Owners - Parcels

Format

Comma-separated values (CSV)

44 addressees found; do you want to continue?

Review Download



Select or search for a feature in the map
 14557-000-000



Apply a search distance
 400 Feet

Addressee Layer
 Property Owners - Parcels
 Format
 Comma-separated values (CSV)

136 addressees found; do you want to continue?
 Review Download



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

22 MAY 2023 PM 4:22
GAINESVILLE FL 32601

Neighborhood Workshop Notice
13007-000-000 Alachua County Courthouse
Complex
BUCHANAN JR & GHADARJANI H/W
717 SW 4TH AVE
GAINESVILLE FL 32601

FIRST-CLASS PERMIT NO. 4221 GAINESVILLE FL 32601



US POSTAGE IMPRINTNEY BOWES
ZIP 32601
02 7H
0001330450
MAY 22 2023
\$ 000.60

32601-645717





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

JACKSONVILLE FL 320

22 MAY 2023PM 4 1

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 32601
02 7H
0001330450 MAY 22 2023
\$ 000.600

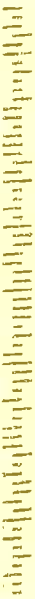
Neighborhood Workshop Notice
12967-000-000 Alachua County Courthouse
Complex
PRAXIS LLC
722 NE 2ND ST #C
GAINESVILLE FL 32601

UTF
32601>1212
32601-437975

MI XIE 522 FEB 1 0905/29/23

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32601121275 *1738-02891-22-44



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

JACKSONVILLE FL 320

22 MAY 2023PM 1 1

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 32601
02 7H
0001330450 MAY 22 2023
\$ 000.600

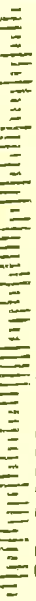
Neighborhood Workshop Notice
North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

UTF
32601>121275
32601-437975

MI XIE 522 FEB 1 0905/29/23

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32601121275 *1438-05378-22-45



Notice of Online Neighborhood Workshop

Date: Tuesday, June 6, 2023 Time: 6:00 pm

Property Address/Location of Project:

Right-of-way (ROW) between tax parcel numbers 14557-000-000, 12994-000-000 & 12997-000-000

Action Proposed: Vacation of a portion of City of Gainesville ROW along SW 3rd Avenue from SW 2nd Street to S. Main Street and a portion of City of Gainesville ROW along SW 1st Street from SW 3rd Avenue to SW 4th Avenue

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 ssutton@edafl.com for more information.





Notice of Online Neighborhood Workshop
Date: Tuesday, June 6, 2023 Time: 6:00 pm

EDAFI is pleased to announce that it will be hosting an online neighborhood workshop on Tuesday, June 6, 2023, at 6:00 pm. The purpose of this workshop is to provide an opportunity for residents to provide input on the proposed development of a new residential development located at the intersection of [redacted] and [redacted]. The workshop will be held via Zoom and will be open to all residents in the neighborhood. The meeting will be held from 6:00 pm to 7:00 pm. The meeting will be held via Zoom and will be open to all residents in the neighborhood. The meeting will be held from 6:00 pm to 7:00 pm. The meeting will be held via Zoom and will be open to all residents in the neighborhood. The meeting will be held from 6:00 pm to 7:00 pm.

eda

352-373-3541
www.edafl.com



SHERIFF
ALACHUA COUNTY

Notice of Online Neighborhood Workshop
 Date: Tuesday, June 6, 2023 Time: 6:00 pm
 eda
352-373-3541
www.edafl.com



Notice of Online Neighborhood Workshop
Date: Tuesday, June 6, 2023 **Time: 6:00 pm**

PROPERTY ADDRESS: 12345 E. PALM BLVD
 (Map of area showing location of property) (Map of area showing location of property) (Map of area showing location of property)

AGENDA: Review of report on all City of Jacksonville items regarding the Bill Review from SW 2nd Street to Main Street and a portion of City of Jacksonville ROW along SW 1st Street from SW 2nd Street to SW 4th Street.

THE MEETING WILL BE HELD AT 6:00 PM
 WWW.JACKSONVILLEFLORIDA.GOV/PLANNING
 Meeting ID: 379 241 5611
 Duration: 1 Hour 15 Minutes

Please call e-da at 352-373-3541 with any questions or email staff@edafl.com for more information.

eda
 ENVIRONMENTAL DESIGN ASSOCIATES

352-373-3541
www.edafl.com



Neighborhood Workshop Signage Affidavit

Applicant Agent eda consultants, inc.
 Project Name Alachua County Courts Complex ROW Vacation
 Tax Parcel(s) 14557-000-000, 12994-000-000 & 12997-000-000

Being duly sworn, I depose and say the following:

1. That I am the authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above.
2. That this property constitutes the property for which the above noted Neighborhood Workshop is being held.
3. That this affidavit has been executed to serve as posting of the "Notice of Neighborhood Workshop" sign(s) which describes the nature of the development request, the name of the project, and the telephone number(s) where additional information can be obtained.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled Neighborhood Workshop date.
5. That the applicant shall maintain the sign(s) as provided above until the conclusion of the Neighborhood Workshop and that the signs shall be removed within ten (10) days after the Neighborhood Workshop
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.
7. Melissa Watson Melissa Watson
 Applicant (signature) Applicant Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of May, 2023 (year), by Melissa Watson (name of person acknowledging).

[NOTARY SEAL]

Signature of Notary Public - State of Florida



Heather A. Hartman
Comm.: # HH 320137
Expires: October 10, 2026
Notary Public - State of Florida

Heather A. Hartman
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced _____



**Right-of-Way Vacation
Portion of SW 3rd Avenue
& SW 1st Street**

Neighborhood Workshop June 6, 2023

Meeting Guidelines

- This meeting is informational only
- It is required as a part of the City of Gainesville review process
- You have been muted upon entering
- If you have a question, either:
 - Unmute yourself to speak
 - Type your question in the chat box

UNMUTE/MUTE

CHAT



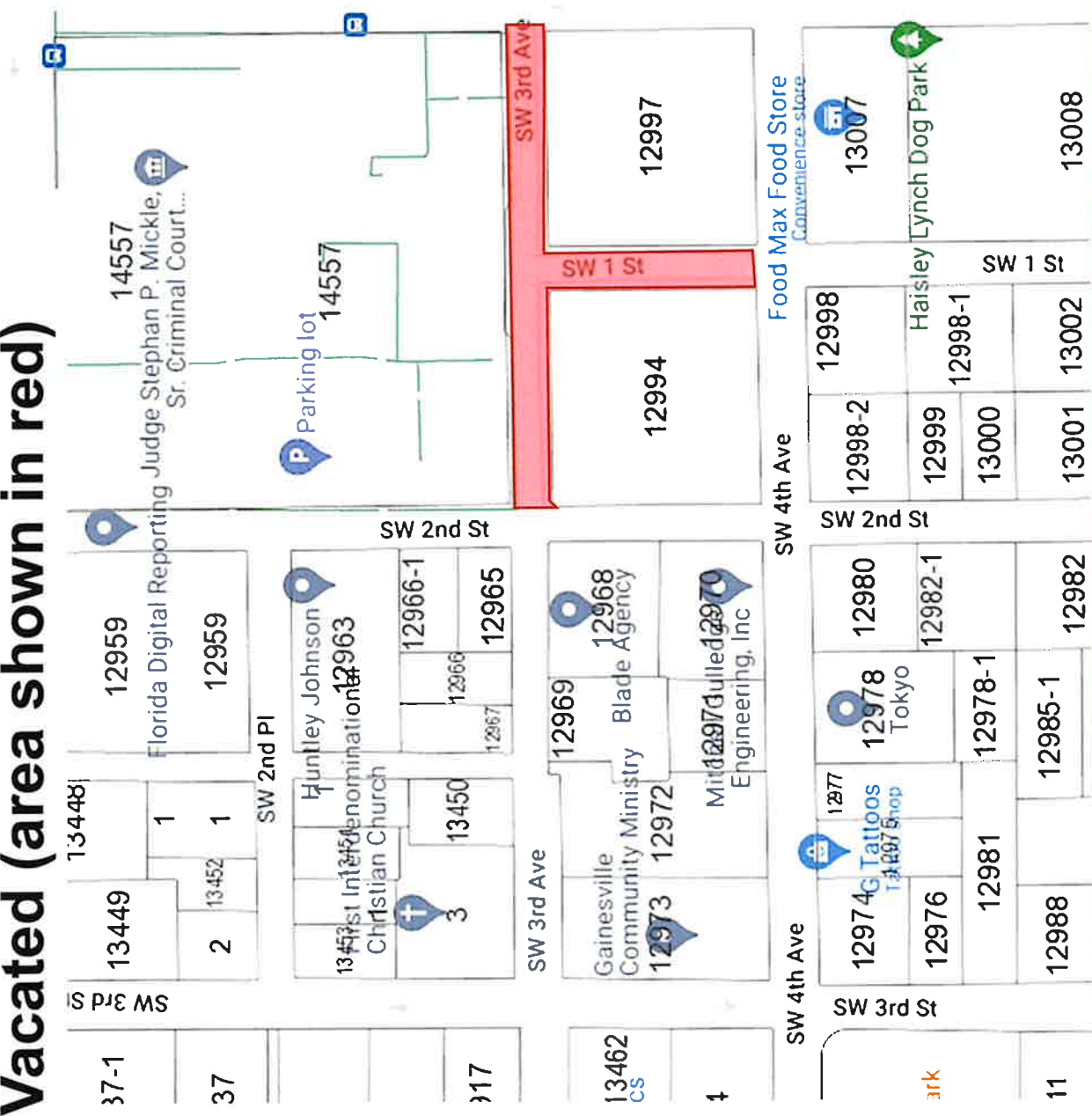
Agenda

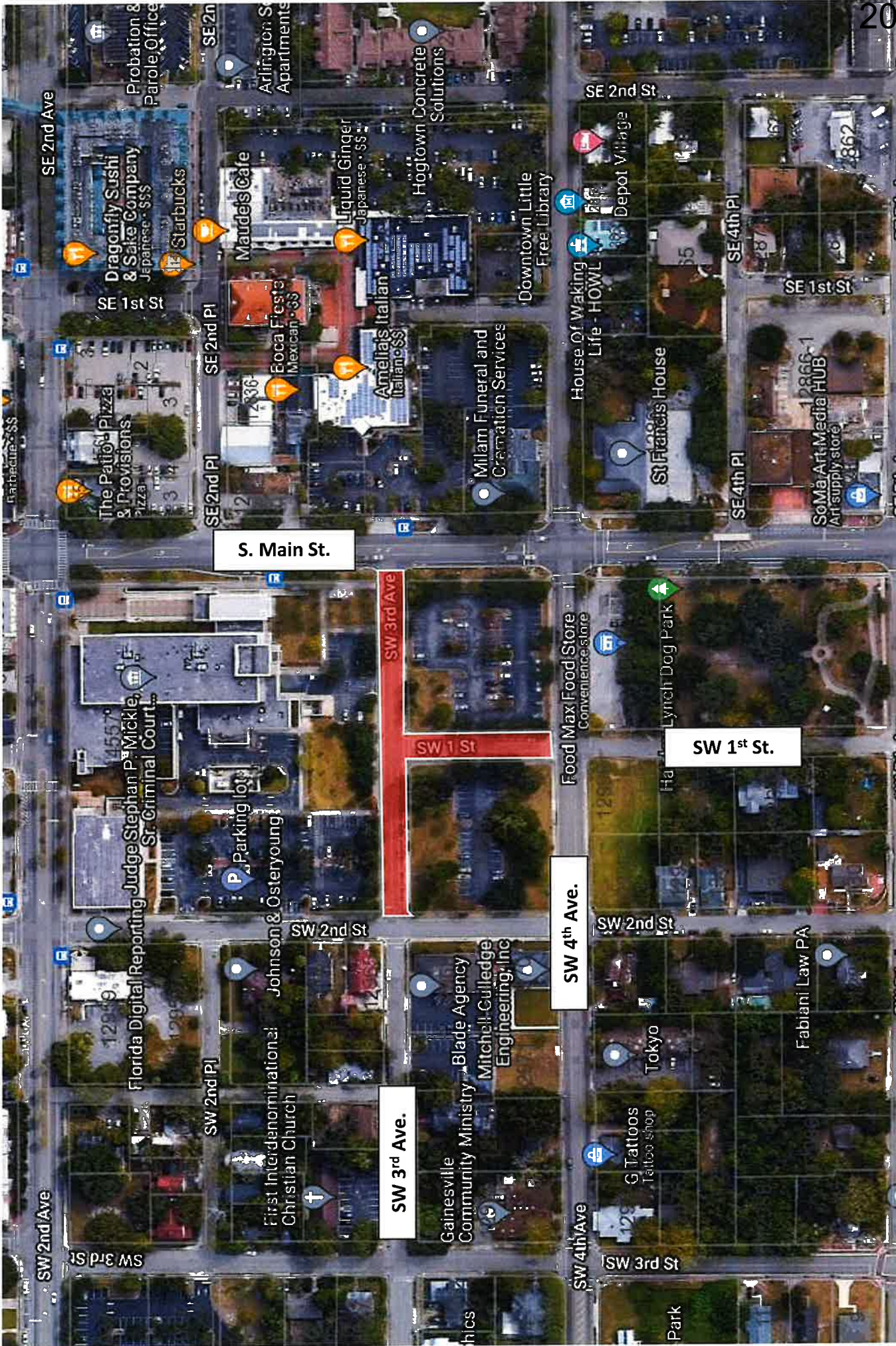
- Introductions
- Location of ROW to be vacated
- Description of ROW to be vacated
- Next Steps
- Contact Information
- Questions

Portion of SW 3rd Ave/SW 1st Street to be Vacated (area shown in red)

79 14580

14584
Meyers-Hogtown
Bar-B-Que
Zarbockus, SS





Description & Rationale

- Vacate a portion of SW 3rd Ave & SW 1st Street (0.58 +/-acre)
- ROW was proposed to be vacated as part of Ordinance 001607 in 2001
- Alachua County now has plans to redevelop the area for new buildings on the site
- An east-west urban walkway will replace SW 3rd Avenue for connectivity between SW 2nd Street and S. Main Street

Next Steps

- eda will submit the application for the ROW vacation to the City of Gainesville
- City of Gainesville will review the application
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board meeting (Aug or September 2023)
- City Commission meeting (Dec 2023 or Jan 2024)

Contact Information

- Person: Stephanie Sutton
- Phone: (352) 373-3541
- Email: ssutton@edaf1.com
- Web site: www.edaf1.com/neighborhoodworkshops

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

Questions

2023-827



***SW 3rd Avenue & SW 1st Street ROW Vacation
Justification Report***

Prepared for Submittal to:

City of Gainesville

Prepared by:

eda consultants, inc.

June 9, 2023

Amended August 1, 2023

Proposal and Background

This application proposes to vacate a portion of the SW 3rd Avenue right-of-way (ROW) between the eastern ROW line of SW 2nd Street and the western ROW line of South Main Street and a portion of SW 1st Street from SW 3rd Avenue to the north ROW line of SW 4th Avenue. These ROW areas abut 3 tax parcels (14557-000-000, 12994-000-000, and 12997-000-000) that are the location of the Alachua County Courts Complex and associated parking located at 220 South Main Street, 209 SW 2nd Street, and 151 SW 2nd Avenue. The ROW is currently paved with sidewalks along both sides of each ROW and includes some areas of on-street parking. The ROW area proposed to be vacated is approximately 0.58 +/- acres in size.

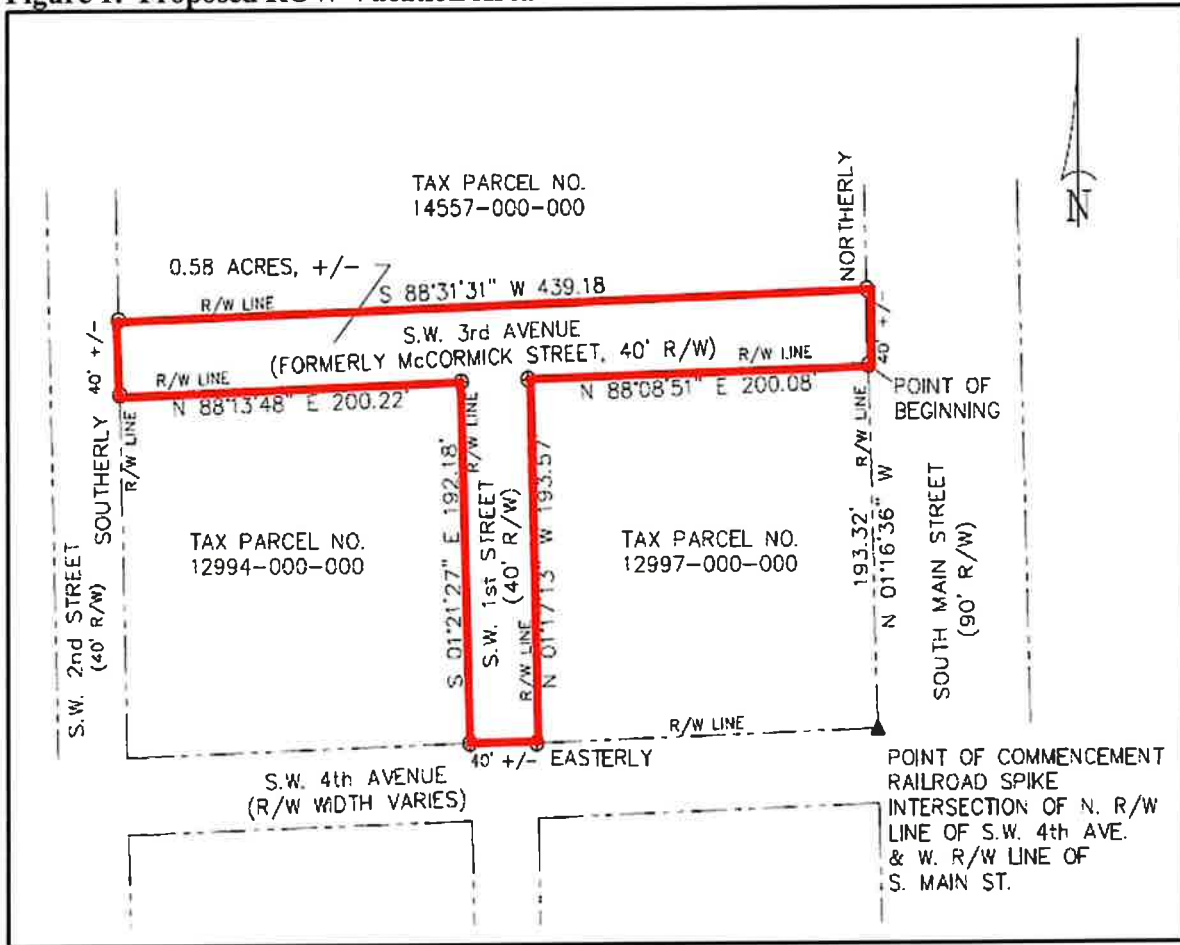
Parcels 14557-000-000, 12994-000-000 and 12997-000-000 are owned by Alachua County. Alachua County has signed the application requesting the ROW vacation and is the only property owner abutting the ROW vacations.

The aerial map below illustrates the proposed ROW area to be vacated in red outline. A legal description and sketch of the ROW area proposed to be vacated are included in the application packet. As illustrated on the map, the proposed ROW vacation will not impact access to any surrounding properties.



The sketch below further illustrates the proposed area to be vacated (SW 3rd Avenue from SW 2nd Street to South Main Street and SW 1st Street from SW 3rd Avenue to the north ROW line of SW 4th Avenue.

Figure 1: Proposed ROW Vacation Area



The Alachua County Courts Complex properties were rezoned by the City of Gainesville to Planned Development (PD) by Ordinance 001607 (adopted 9/24/01). Concurrent with that PD rezoning process, a previous ROW vacation application was made for a portion of SW 1st Street (from SW 2nd Avenue to and SW 3rd Avenue) and a portion of SW 2nd Place located between SW 2nd Street and South Main Street. That ROW vacation was approved as Ordinance 001606 (adopted 9/24/01). The 2001 PD also included a condition which contemplated the vacation of the SW 3rd Avenue and the remainder of SW 1st Street ROW (what is now proposed in this application) as part of the overall phased development of the Courthouse Complex.

At this point, Alachua County has submitted an amended PD (LD22-69) because applications for additional development at the Courthouse Complex are anticipated as soon as the PD amendment is adopted. The amended PD includes a revised condition concerning the ROW vacations. The revised PD is anticipated to be heard by the City Commission for a first reading of ordinance on July 20, 2023. The revised ROW condition (Condition 6) is shown on the following page:

6. *Prior to, or concurrent with, any development plan review application associated with this PD, the owner/developer shall apply to the City for the following street vacations (as illustrated on the PD Layout Plan):*

- a. *SW 3rd Avenue between SW 2nd Street and South Main Street*
- b. *SW 1st Street from SW 3rd Avenue to the north ROW line of SW 4th Avenue*

Prior to the time period when development or construction begins over the vacated portions of the SW 3rd Avenue and SW 1st Street rights-of-way, these areas shall remain open for pedestrian and bicycle access. At a minimum, portions of an east-west urban walkway connecting across the property from SW 2nd Street to South Main Street must be constructed as part of any development plan approval where the urban walkway will abut the development site. The urban walkway must meet the minimum standards stated in the Land Development Code.

As can be noted from PD Condition 6, application for the ROW vacations for SW 3rd Avenue and SW 1st Street can be made prior to applications for development plan review. This is the basis for this application to vacate the SW 3rd Avenue and SW 1st Street ROW areas as illustrated on Figure 1 above.

All of these ROW vacations were illustrated on the PD Layout Plan adopted in 2001 as part of Ordinance 001607 (see Figure 2 below), and the ROW vacations for SW 3rd Avenue and SW 1st Street are illustrated on the proposed PD Layout Plan to be adopted with Petition LD22-69 (see Figure 3).

Figure 2: Existing 2001 Planned Development Layout Plan / Map

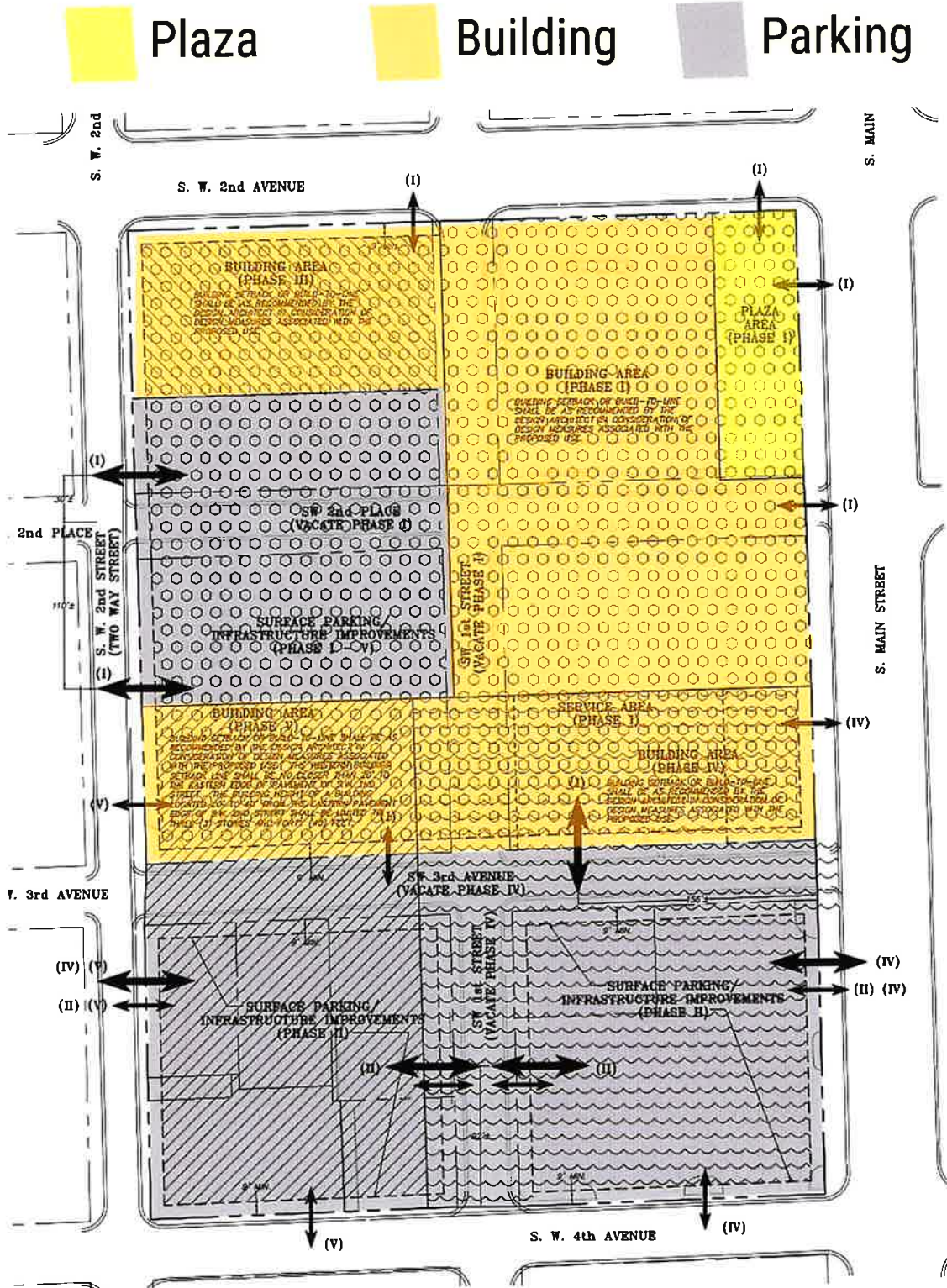
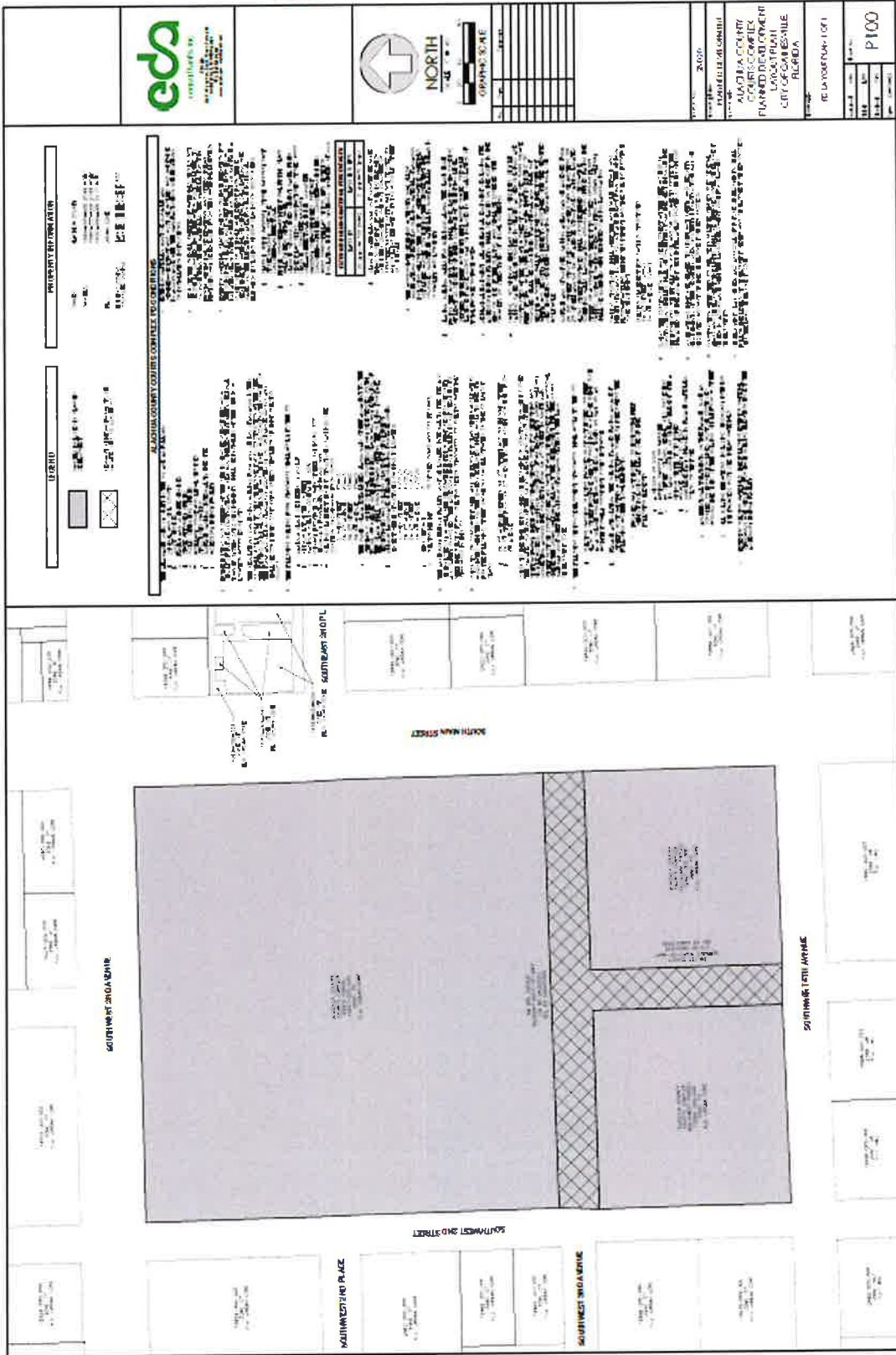
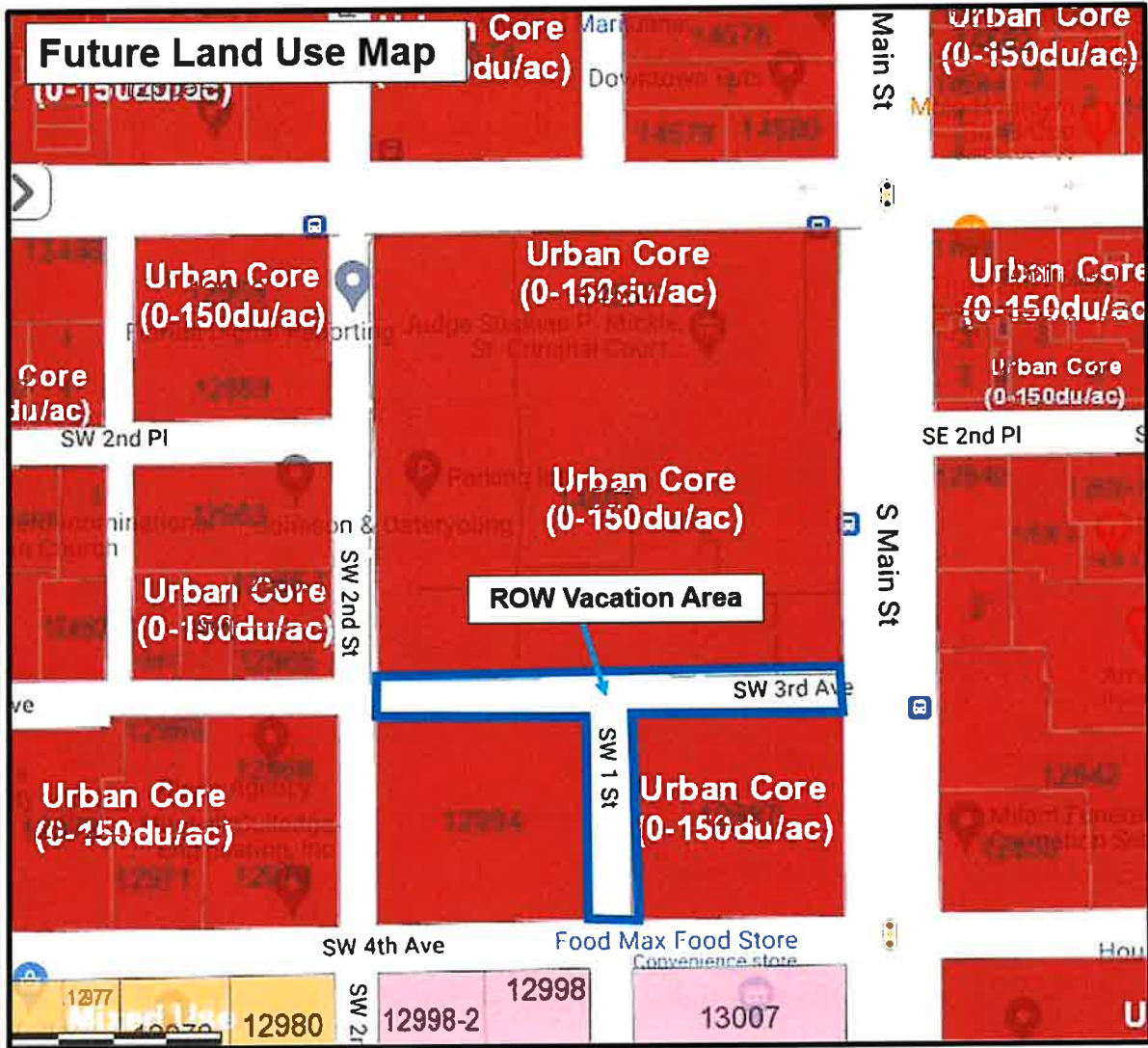


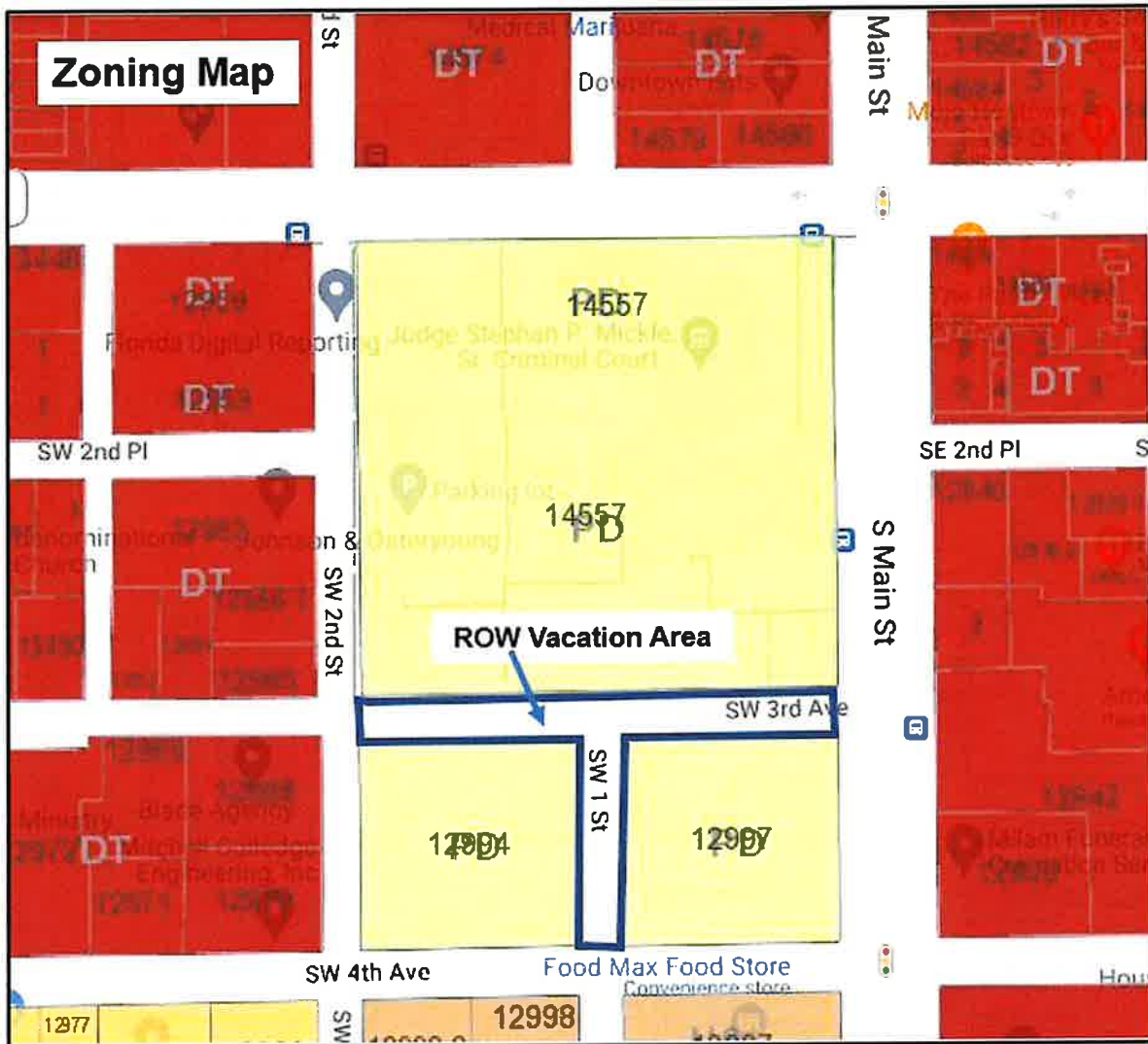
FIGURE 3 - PD LAYOUT PLAN



Parcels 14557-000-000, 12994-000-000 and 12997-000-000 are designated Urban Core on the City's Future Land Use Map, and the parcels have Planned Development (PD) zoning. The Urban Core future land use designation was adopted in 2017 as part of the large-scale changes to the Land Development Code to implement transect zoning by the City. The Planned Development Ordinance (001607) was adopted by the City Commission on September 24, 2001. An amendment to the PD is in process as LD22-69. That amendment maintains the PD zoning and adds new conditions for proposed new development at the site.

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





Justification & Review Criteria

The applicant has signed the application to vacate the subject right-of-way, as required by Section 30-3.41 of the City's Land Development Code. As indicated earlier in this report, the proposed ROW vacation areas were included in the original 2001 PD Ordinance (Ordinance 001607; see Condition 12) and annotated on the 2001 PD Layout Plan (see Figure 2). These ROW vacations are also indicated on the updated PD Layout Plan (see Figure 3) as part of the PD amendment (LD22-69).

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 portions of the subject right-of-way (ROW) proposed to be vacated were identified for future vacation as far back as 2001 when Ordinance 001607 was adopted (see Condition 12 and the PD Layout Plan in Figure 2). Therefore, there were no long-term plans for these ROW portions to be part of the City's street system. Portions of the SW 1st Street ROW have already been vacated (in 2001) as part of the overall Courthouse Complex development (see Ordinance 001606). SW 1st Street in the portion proposed to be vacated is primarily serving as access to the surface parking lot areas for the Courthouse Complex. Those surface parking areas will be redeveloped as part of future development on the site and replaced with more compact, urban development that will consolidate various county court-related functions into one centralized area which will better accommodate the public. SW 3rd Avenue currently does not extend further to the east of the Courthouse Complex site past South Main Street. The street primarily serves as access to the surface parking lots, which will be redeveloped as part of the Courthouse Complex additions being proposed by the PD amendment (LD22-69). In addition, PD amendment (LD22-69) includes Condition 6 (see page 3 of this document), which requires that an east-west urban walkway that meets the City's Code requirements be included as part of the redevelopment. This will ensure that east-west connectivity across the site will be maintained for pedestrians and bicyclists.

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.*" This proposed ROW vacation will not result in reasonable connection to transit, pedestrian and non-motorized vehicle trips and therefore, is consistent with this policy. Neither SW 3rd Avenue nor SW 1st Street in the proposed ROW vacation area carry transit trips, so there is no loss of connection for transit. Condition 6 in PD (LD22-69) includes requirements that the ROW remain open for pedestrian and bicycle access prior to when development or construction begins over the vacated portions of ROW. In addition, Condition 6 in the PD requires the construction of an urban walkway (under the standards in the Land Development Code) as part of any development plan approval where the urban walkway abuts the development site (see PD Condition 6 language as shown on page 3 of this document).

- **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.”** This proposed ROW vacation will help promote urban redevelopment as described above and therefore, is consistent with this policy. The proposed ROW vacation will allow for redevelopment of (and elimination of) the abutting surface parking lots as part of the overall Alachua County Courts Complex and replace them with master-planned compact, urban development within this block. PD Ordinance 001607 (see Condition 12 and the adopted PD Layout Plan) recognized in 2001 that these ROW areas would be developed as part of the Courts Complex overall site.
 - **Future Land Use Element Policy 1.1.6 states, “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.”** The proposed ROW vacation will facilitate the expansion of the Alachua County Courts Complex within the central core of the city and therefore, is consistent with this policy. The use of the proposed ROW vacation areas for future courthouse development was understood in 2001 when the PD for the site was adopted (see Condition 12 in Ordinance 001607).
- 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 specified in the proposed PD amendment (LD22-69) is 2,300 linear feet. With the proposed ROW vacation, the perimeter of the Alachua County Courts Complex area measures 2,190 +/- linear feet, which is well within the allowable block perimeter size stated in the proposed PD amendment (see Condition 4.a., which sets the maximum block perimeter at 2,300 linear feet). In addition, PD Condition 6 requires the construction of an east-west urban walkway which will further reduce the perimeter block size. The relevant portion of Condition 6 in the PD amendment (LD22-69) is replicated below:

At a minimum, portions of an east-west urban walkway connecting across the property from SW 2nd Street to South Main Street must be constructed as part of any development plan approval where the urban walkway will abut the development site. The urban walkway must meet the minimum standards stated in the Land Development Code.

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

Response:

The area proposed for the ROW vacation does not deny access to private property. The Alachua County Courts Complex is surrounded on 4 sides by public streets. In addition, the proposed ROW vacation areas are all internal to the site owned by the public (Alachua County).

- 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 other public safety vehicles still will be able to access the site from the surrounding public streets on four sides (SW 2nd Avenue; SW 2nd Street; SW 4th Avenue; and S. Main Street). Any new development plans for the site will be reviewed for public safety access.

- 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. Condition 6 in PD amendment (LD22-69) requires that the SW 3rd Avenue and SW 1st Street ROWs remain open to pedestrian and bicycle traffic until development or construction activity begins. When development plans are submitted for the site, an urban walkway (that meets the Land Development Code standards) connecting east-west between SW 2nd Street and S. Main Street is required. The urban walkway will provide for pedestrian and bicycle safety. Since the vehicular traffic using the proposed areas for ROW vacation is primarily to access the on-site surface parking, there will be no impacts to the safety of 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;*

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 from four surrounding public streets (SW 2nd Avenue; SW 2nd Street; SW 4th Avenue; and S Main Street). Solid waste collection will continue through the access off SW 2nd Street to parking areas north of SW 3rd Avenue. When future development plans are submitted, they will be reviewed for the provision of solid waste facilities and emergency services access.

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

Response:

GRU has confirmed that there are GRU utilities in the proposed ROW vacation area. Relocation of any utilities (public and private) will be the responsibility of the applicant, and there will be no costs to the City. There is a stormwater pipe running underground along SW 3rd Avenue. The ROW vacation ordinance will provide an easement over the

vacated areas for public utilities. When redevelopment at the site occurs, the routing of stormwater will be part of the development plan review process and any relocation of GRU utilities will be subject to review and approval.

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

Response:

As stated earlier in this report, 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.*” Vacating the ROW in this area will help facilitate the removal of surface parking lots that abut SW 3rd Avenue and SW 1st Street, which will be replaced with urban redevelopment within this block. In addition, PD amendment (LD22-69) includes provisions for urban design and urban form standards consistent with the Urban Core area in which future redevelopment will comply.

2. *If the public right-of-way is an improved 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. The PD amendment (LD22-69) contains Condition 6 as shown below. This condition ensures bicycle and pedestrian use during the interim period prior to site redevelopment and provides for an east-west urban walkway for pedestrian and bicycle use once development/construction begins.

Propose PD Condition 6:

6. *Prior to, or concurrent with, any development plan review application associated with this PD, the owner/developer shall apply to the City for the following street vacations (as illustrated on the PD Layout Plan):*
 - a. *SW 3rd Avenue between SW 2nd Street and South Main Street*
 - b. *SW 1st Street from SW 3rd Avenue to the north ROW line of SW 4th Avenue*

Prior to the time period when development or construction begins over the vacated portions of the SW 3rd Avenue and SW 1st Street rights-of-way, these areas shall remain open for pedestrian and bicycle access. At a minimum, portions of an east-west urban walkway connecting across the property from SW 2nd Street to South Main Street must be constructed as part of any development plan approval where the urban walkway will abut the development site. The urban walkway must meet the minimum standards stated in the Land Development Code.

- 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. As indicated in the response to 2.a. above, PD amendment (LD22-69) contains Condition 6 which provides for non-motorized access to adjacent land use and to the transit stop along North Main Street.

- c. *For public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for development that includes 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:

Not applicable to this request. The ROW proposed for vacation abuts property in the PD zoning district, which is not a transect or mixed-use zoning district.

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

Response:

SW 3rd Avenue and SW 1st Street in the portions proposed for ROW vacation primarily serve the surface parking lots at the Alachua County Courts Complex. As far back as 2001 (see Ordinance 001607 Condition 12 and the adopted PD Layout Plan), it was understood that SW 3rd Avenue and SW 1st Street in this area would be vacated to allow for the future redevelopment of the surface parking lots. Ordinance 001606 (adopted in 2001) vacated portions of SW 1st Street, which precludes further connection to the north. PD amendment (LD22-69) contains a requirement (see Condition 6) for an east-west urban walkway that will serve as a future transportation corridor for pedestrian and bicyclists.

The Land Development Code also contains Section 30-3.41C. concerning conditions, as shown below:

- C. *Vacation conditions. The applicant shall pay all costs associated with relocating all public facilities, infrastructure, and utilities located within the vacated public right-of-way or as otherwise required by the vacation, and shall also compensate the city with fair market value for the property as may be applicable in accordance with the city's adopted policy for the disposition of real property.*

Response:

The applicant understands that all utility relocation and infrastructure costs will be the responsibility of the applicant. Further, the applicant understands that compensation for the fair market value of the vacated ROW may be required and will comply with that requirement, if determined to be applicable by the City.

Summary

As stated in this report, the proposed ROW vacation of portions of SW 3rd Avenue and SW 1st Street will facilitate redevelopment in the Urban Core area of the City. Specifically, it will facilitate the redevelopment of surface parking lots that abut the proposed ROW vacation areas. The vacation of these ROW areas has been understood to occur since the adoption of Ordinance 001607 (see Condition 12 and the adopted PD Layout Plan) as part of the overall development plan for the Alachua County Courts Complex site. PD amendment (LD22-69) includes a requirement for an east-west urban walkway between SW 2nd Street and S. Main Street to allow for continued pedestrian and bicycle access in the area.

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.

25 notice of this ordinance's first public hearing (i.e., transmittal hearing) to be held by the City
 26 Commission; and

27 **WHEREAS**, after the first public hearing, the City of Gainesville transmitted copies of this
 28 proposed amendment to the reviewing agencies and any other local government unit or state
 29 agency that requested same; and

30 **WHEREAS**, a second advertisement no less that two columns wide by ten (10) inches long was
 31 placed in the aforesaid newspaper and provided the public with at least five (5) days' advance
 32 notice of this ordinance's second public hearing (i.e., adoption hearing) to be held by the City
 33 Commission; and

34 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
 35 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

36 **WHEREAS**, prior to adoption of this ordinance, the City Commission has considered any written
 37 comments received concerning this amendment to the Comprehensive Plan.

38 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

39 **FLORIDA:**

40 **SECTION 1.** Policy 10.2.1 of the Transportation Mobility Element of the City of Gainesville
 41 Comprehensive Plan is amended to read as follows:

42 **Policy 10.2.1** The City shall not close or vacate an improved streets except under the following
 43 conditions:

- 44
- 45 a. the loss of the street will not foreclose reasonable foreseeable future
 46 bicycle ~~or~~ or pedestrian use;
- 47
- 48 b. the loss of the street will not foreclose non-motorized access to adjacent
 49 land uses or transit stops;

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- c. for public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for development that includes 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.

SECTION 2. It is the intent of the City Commission that the provisions of Section 1 of this ordinance will become and be made a part of the City of Gainesville Comprehensive Plan and that the sections and paragraphs of the Comprehensive Plan may be renumbered in order to accomplish such intent.

SECTION 3. The City Manager or designee is authorized and directed to make the necessary changes to the City of Gainesville Comprehensive Plan in order to fully implement this ordinance. The City Manager or designee is authorized to correct any typographical errors that do not affect the intent of this ordinance.

SECTION 4. Within ten (10) working days of the transmittal (first) hearing, the City Manager or designee is authorized and directed to transmit this plan amendment and appropriate supporting data and analyses to the reviewing agencies and to any other local government or governmental agency that has filed a written request for same with the City. Within ten (10) working days of the adoption (second) hearing, the City Manager or designee is authorized and directed to transmit this plan amendment and appropriate supporting data and analyses to the state land planning agency and any other agency or local government that provide timely comments to the City.

Appendix C

Land Development Code Regulations

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 subsections 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 an improved 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.

For public right-of-way abutting any property located within the U4 through U9 transect zones or any property within a mixed-use zoning district, the loss of the street is necessary for development that includes 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

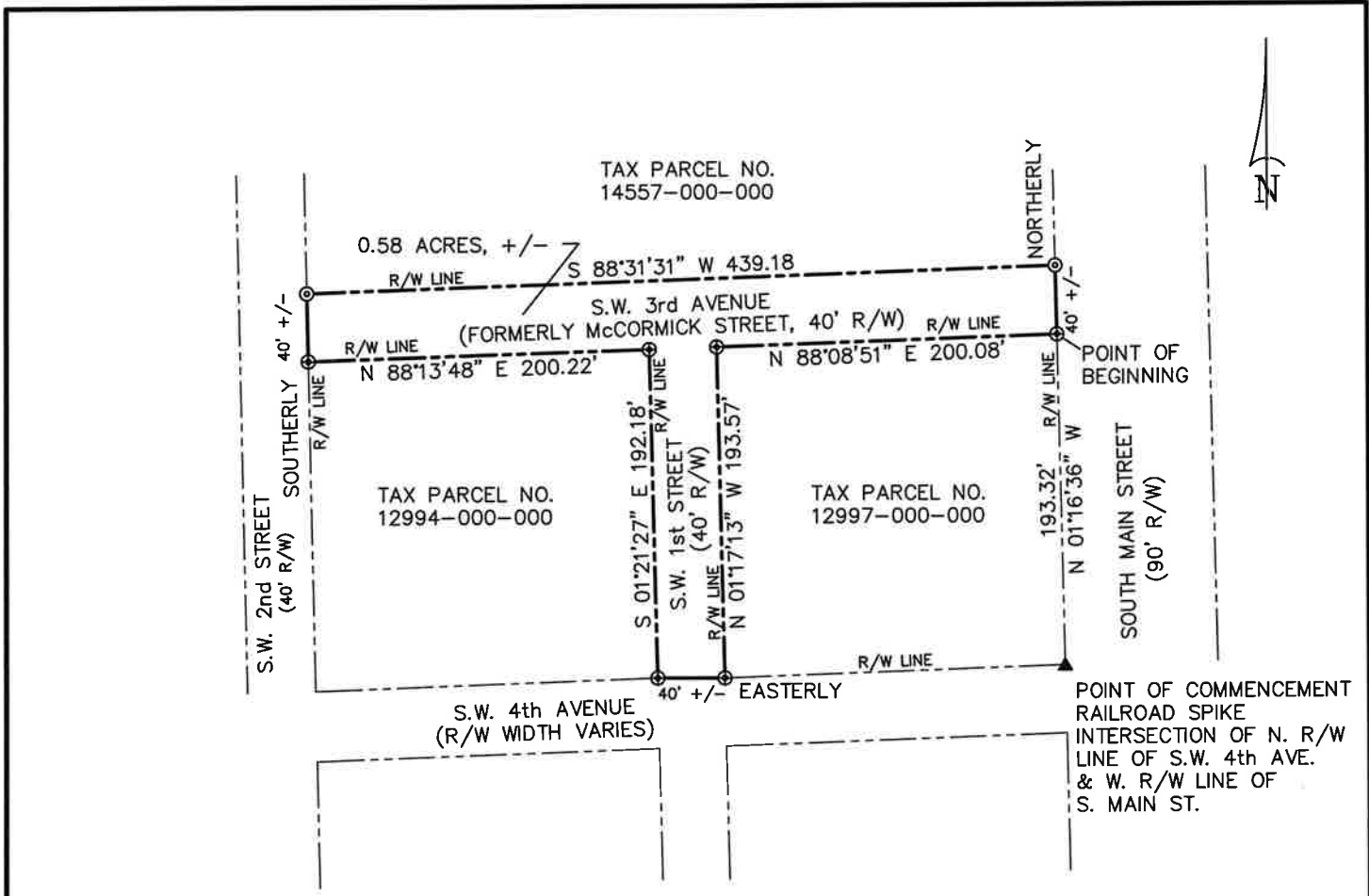
d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

C. *Vacation conditions.* The applicant shall pay all costs associated with relocating all public facilities, infrastructure, and utilities located within the vacated public right-of-way or as otherwise required by the vacation, and shall also compensate the city with fair market value for the property as may be applicable in accordance with the city's adopted policy for the disposition of real property.

(Ord. No. 200731, § 1, 9-15-22)

Appendix D

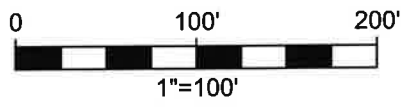
Maps



R/W = RIGHT OF WAY
 ⊙ = NAIL & DISK (PSM 5469)
 ⊕ = NAIL & DISK (PSM 6602)

**Robert W.
Graver**

Digitally signed by Robert W. Graver
 DN: cn=Robert W. Graver, o=eda consultants inc., ou,
 email=rgraver@edaf.com, c=US
 Date: 2023.07.11 10:46:01 -04'00'



THIS IS NOT A BOUNDARY SURVEY

| DRN. | CHKD. | SURVEY DATE | DWG COMP | PROJ. NO. | FIELD BK. | PAGE NO. |
|------|-------|-------------|----------|-----------|-----------|----------|
| | | 5/23/23 | 2023-020 | | | |

LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 5, TOWNSHIP 10 SOUTH
 RANGE 20 EAST, CITY OF GAINESVILLE
 ALACHUA COUNTY, FLORIDA

FOR: ALACHUA COUNTY

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 (2022), FLORIDA STATUTES.

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

Corporate Authorization
 No. LB 2389



eda consultants inc.

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 GAINESVILLE, FLORIDA 32601
 TEL. (352) 373-3541
 www.edaf.com mail@edaf.com

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LD23-000082 SVA - Alachua County Courts Complex

SW 3rd Avenue & SW 1st Street ROW Vacation

23-827

