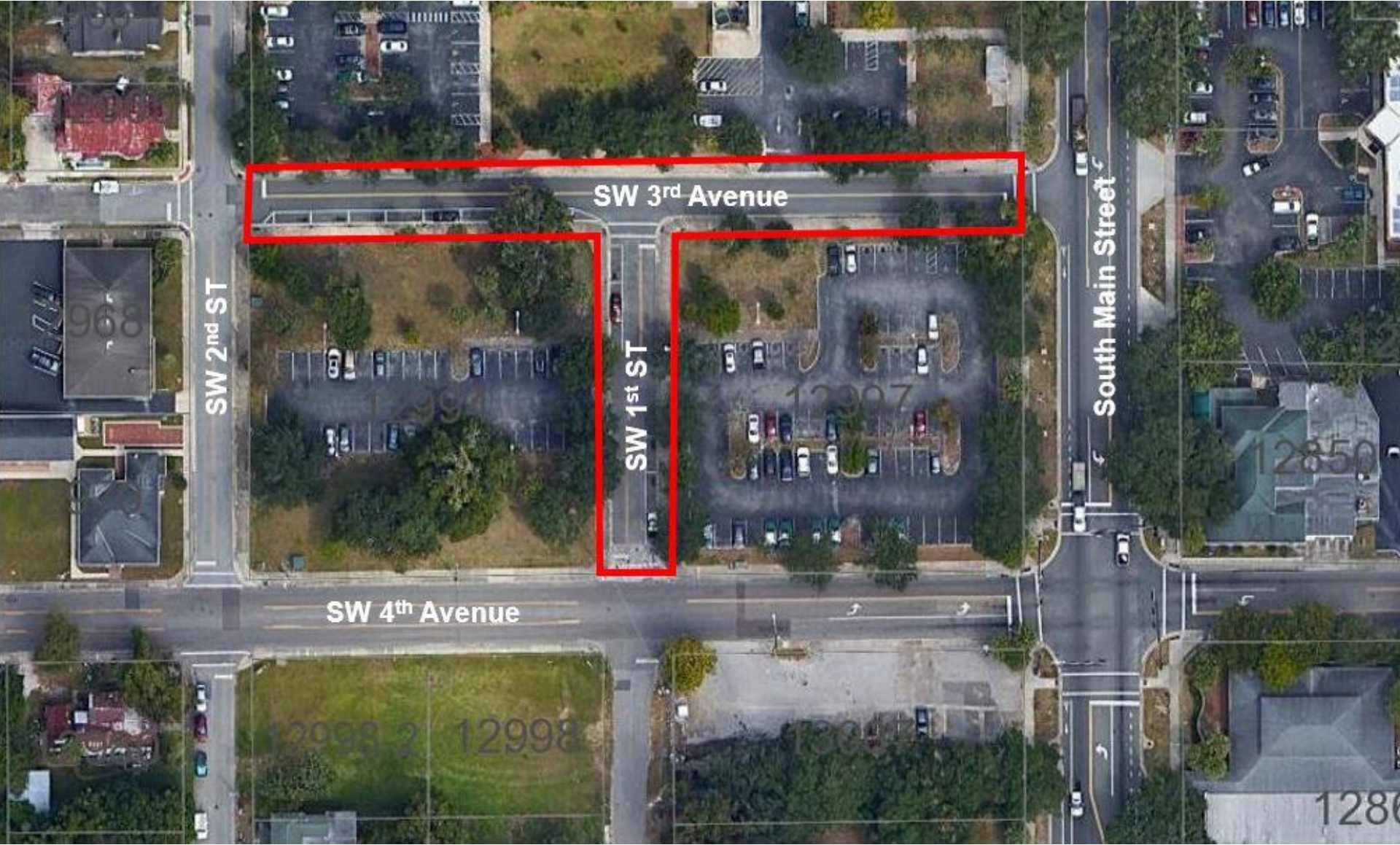




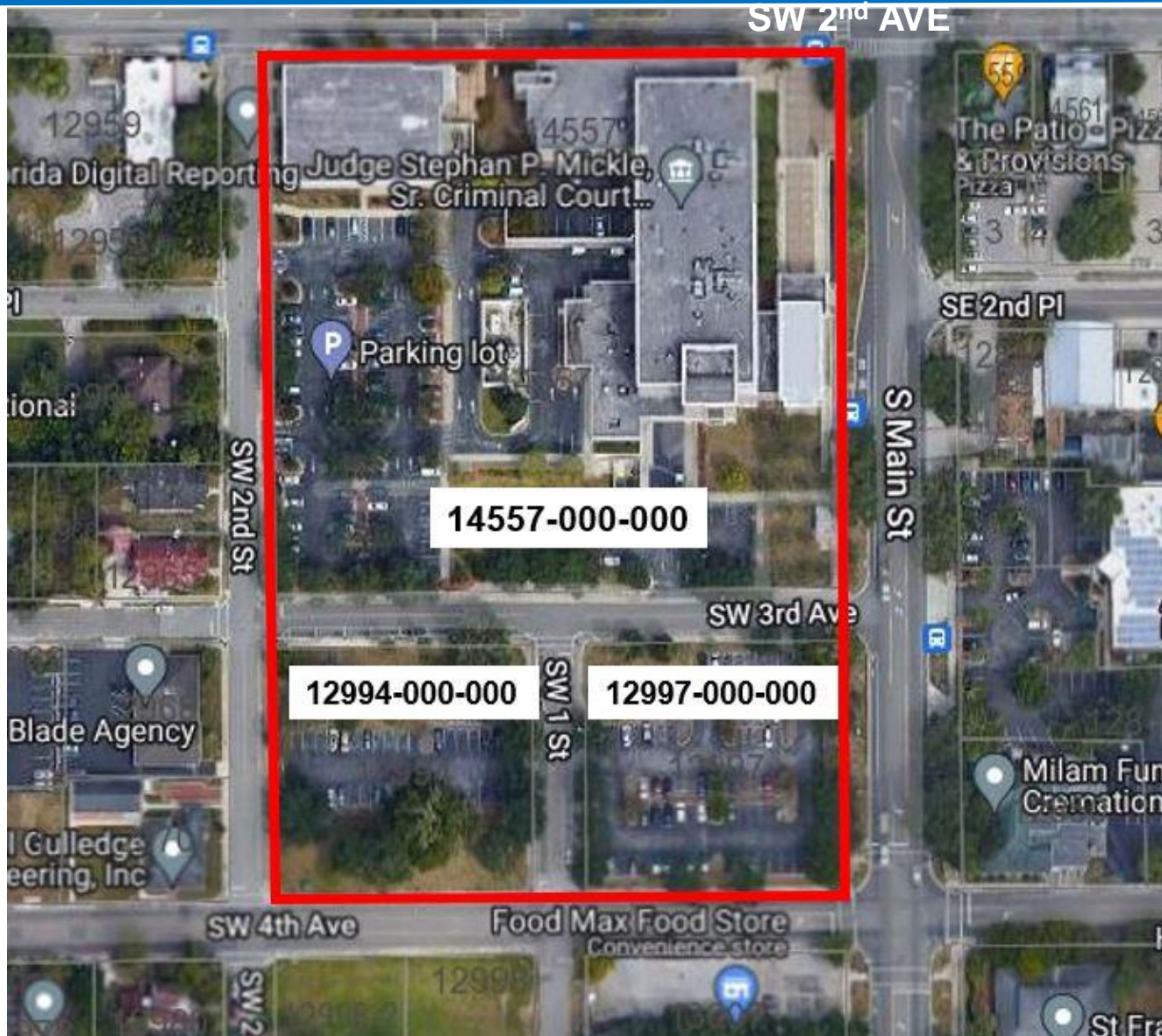
**Alachua County Courthouse ROW Vacation  
Portions of SW 3<sup>rd</sup> Avenue & SW 1<sup>st</sup> Street  
Petition LD23-82 SVA  
&  
Ordinance 2023-827**

City Commission: November 16, 2023

# Site Location: Portions of SW 3<sup>rd</sup> AVE & SW 1<sup>st</sup> ST



# Alachua County Courthouse Complex Area



# Request & Background

- Vacate portions of SW 3<sup>rd</sup> AVE & SW 1<sup>st</sup> ST ROW
- 0.58 +/- acres
- Courthouse Property surrounds the ROW
- ROW Vacation included as a condition in 2001 PD (Ord. 001607) and updated PD adopted 9/21/23 (Ord. 2022-678)
- Northern portion of SW 1<sup>st</sup> ST was vacated 9/24/01 as part of Courthouse construction

# SW 1<sup>st</sup> ST ROW (north from SW 4<sup>th</sup> AVE)

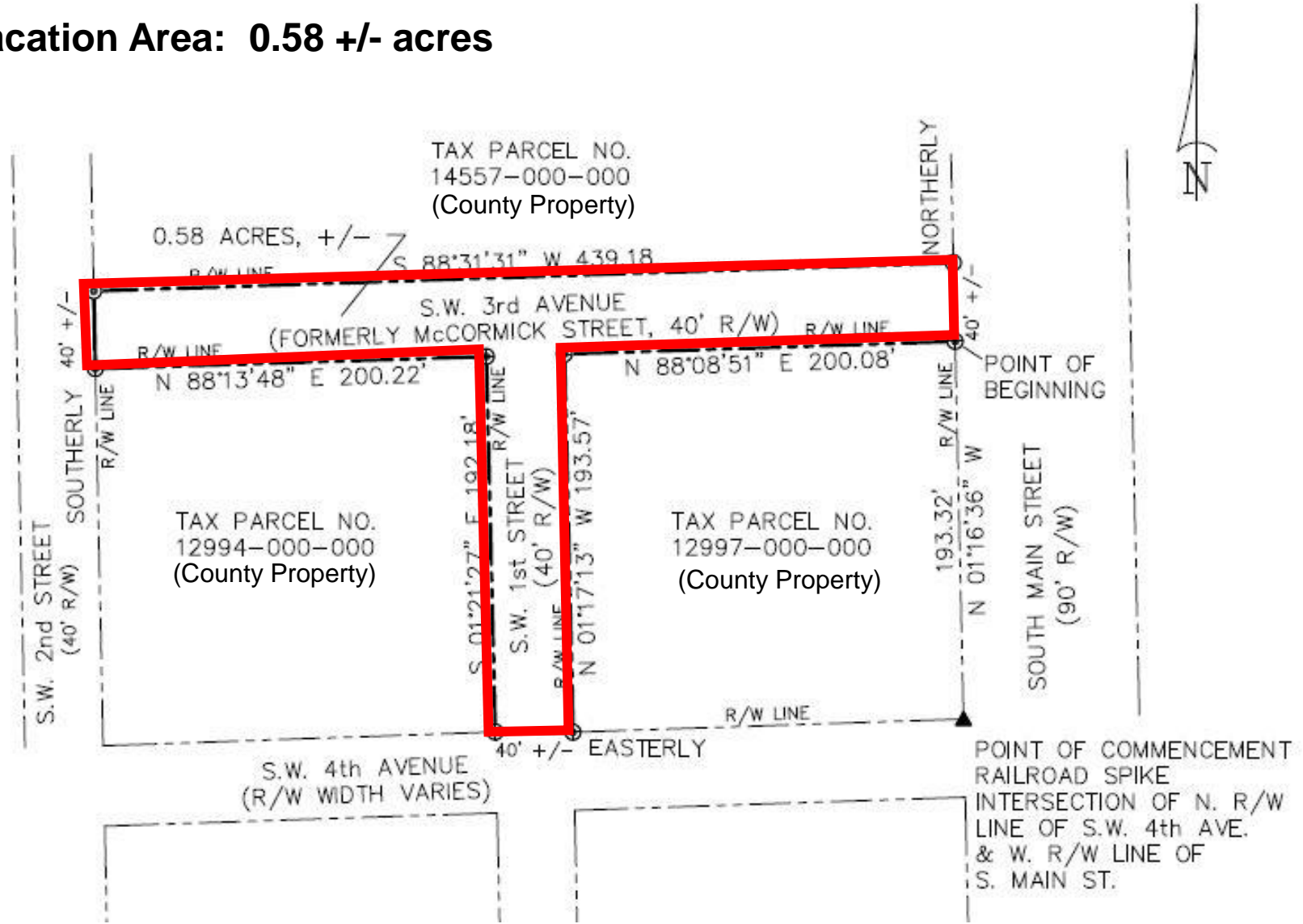


# SW 3<sup>rd</sup> AVE ROW (west from S Main ST to SW 2<sup>nd</sup> ST)

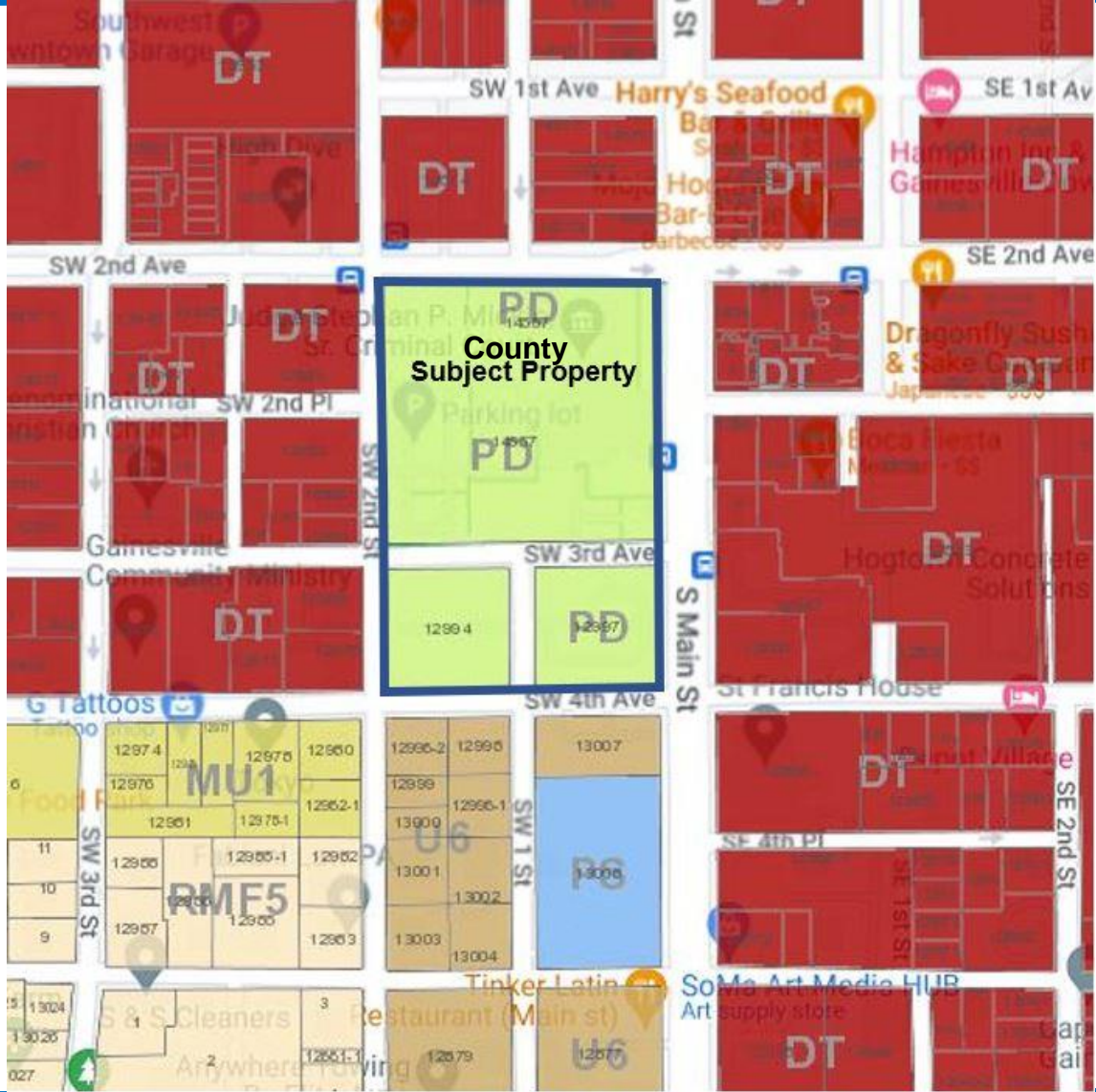


# Legal Sketch of ROW to be Vacated

ROW Vacation Area: 0.58 +/- acres



# Zoning Map





# Justification

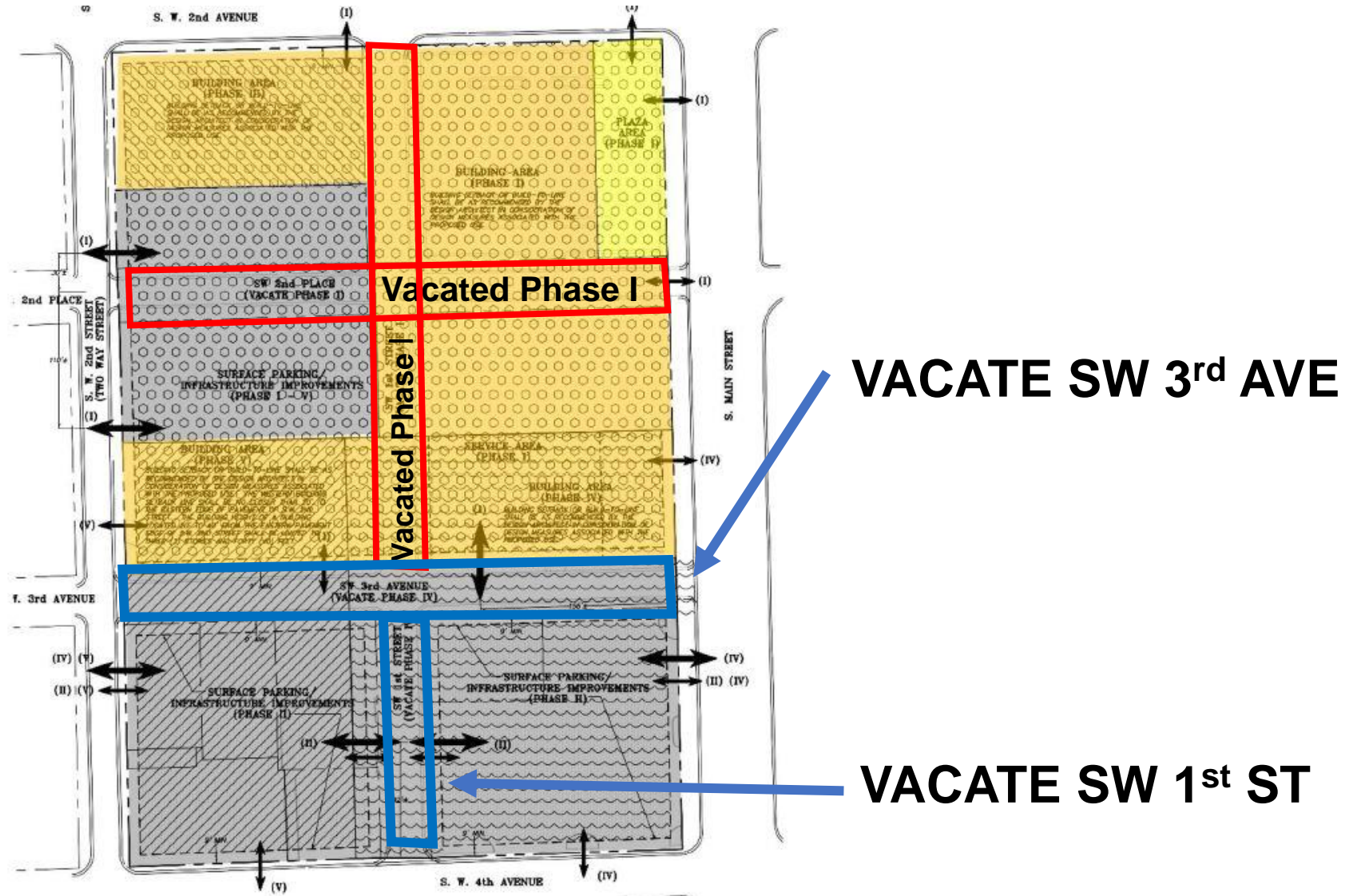
- **ROW Vacation contemplated since adoption of original PD in 2001 (Ord. 001607)**
- **ROW area is needed for redevelopment of surface parking areas for new buildings**
- **Newly adopted PD (Ord. 2022-678) Condition 6 includes:**
  - **ROW Vacation**
  - **ROW to remain open to pedestrian and bicycle access until time of site construction**
  - **Provision for an east-west Urban Walkway for connecting SW 2<sup>nd</sup> ST to Main ST**

# Urban Walkway Example

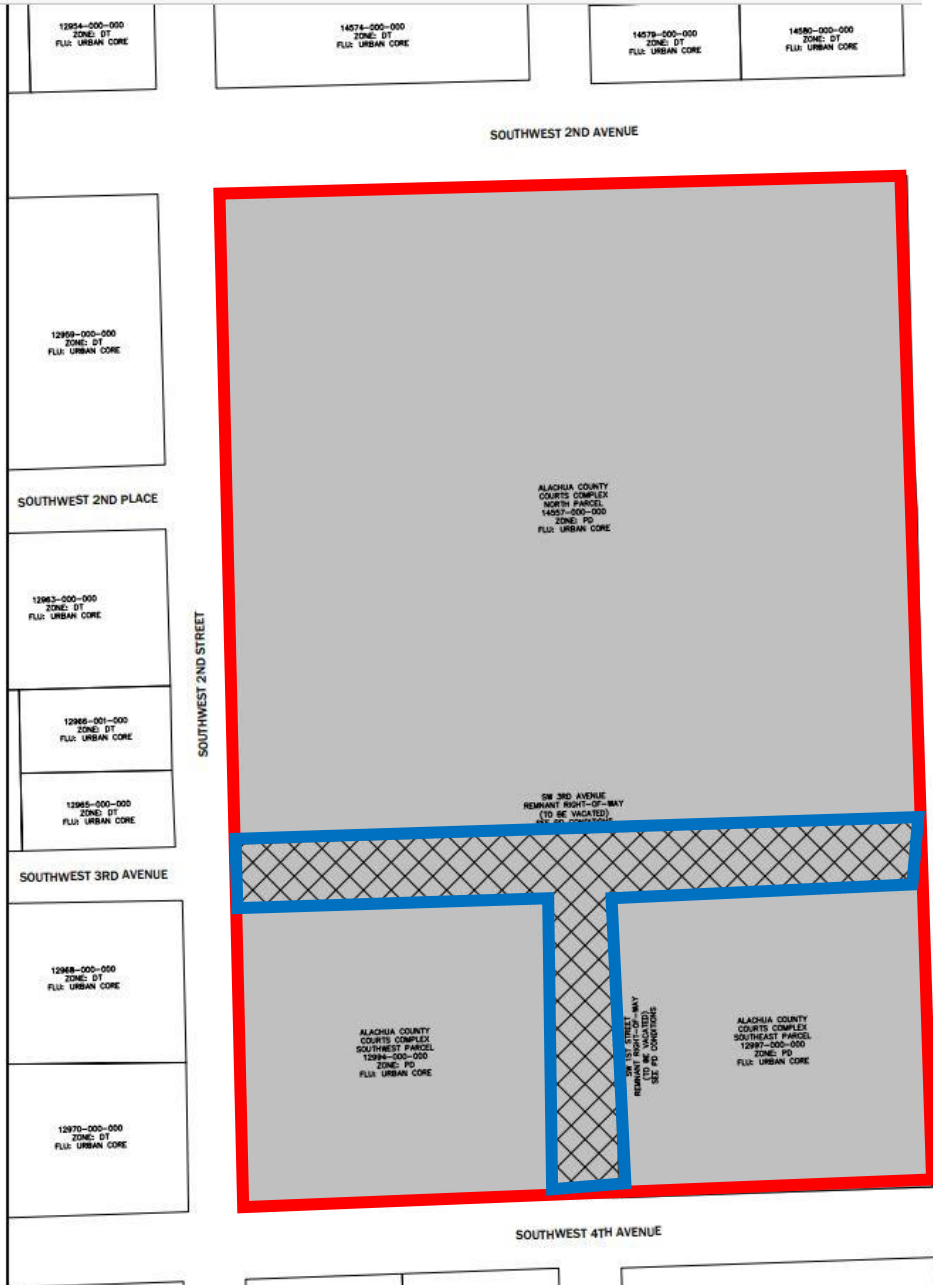
- **Minimum 10-foot wide hard surfaced path**
- **Provides for pedestrian & bicycle mobility**
- **Landscaped with shade trees on both sides**
- **May contain benches or other outdoor pedestrian/bicycle uses**



# Ordinance 001607 PD Layout Plan (2001)



# Adopted PD Layout Plan (Ord. 2022-678)



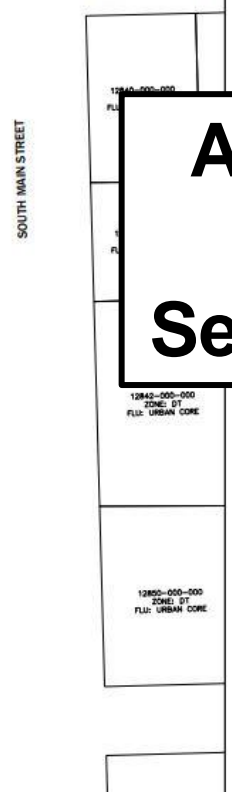
## LEGEND



PARCELS INCLUDED IN PLANNED DEVELOPMENT



REMNANT RIGHTS-OF-WAY TO BE VACATED PER PD CONDITIONS



**Approved by City Commission  
September 21, 2023**

# Summary

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- **Request is consistent with:**
  - **Comprehensive Plan**
  - **Criteria for ROW Vacation in the Land Development Code**
  - **PD Ordinance 2022-678 (adopted 9/21/23)**
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**
- **Request: Approve Petition LD23-82 SVA & Ordinance 2023-827**