

City of
Gainesville



SW 8th Road & SW 8th Lane
Right-of-Way Vacation
LD23-000167

City Commission
Jason Simmons



Right-of-Way Vacation Request

2024-130B

Location: West side of SW 9th Street, south of SW 8th Avenue, east of SW 10th Street, and north of SW Depot Avenue.

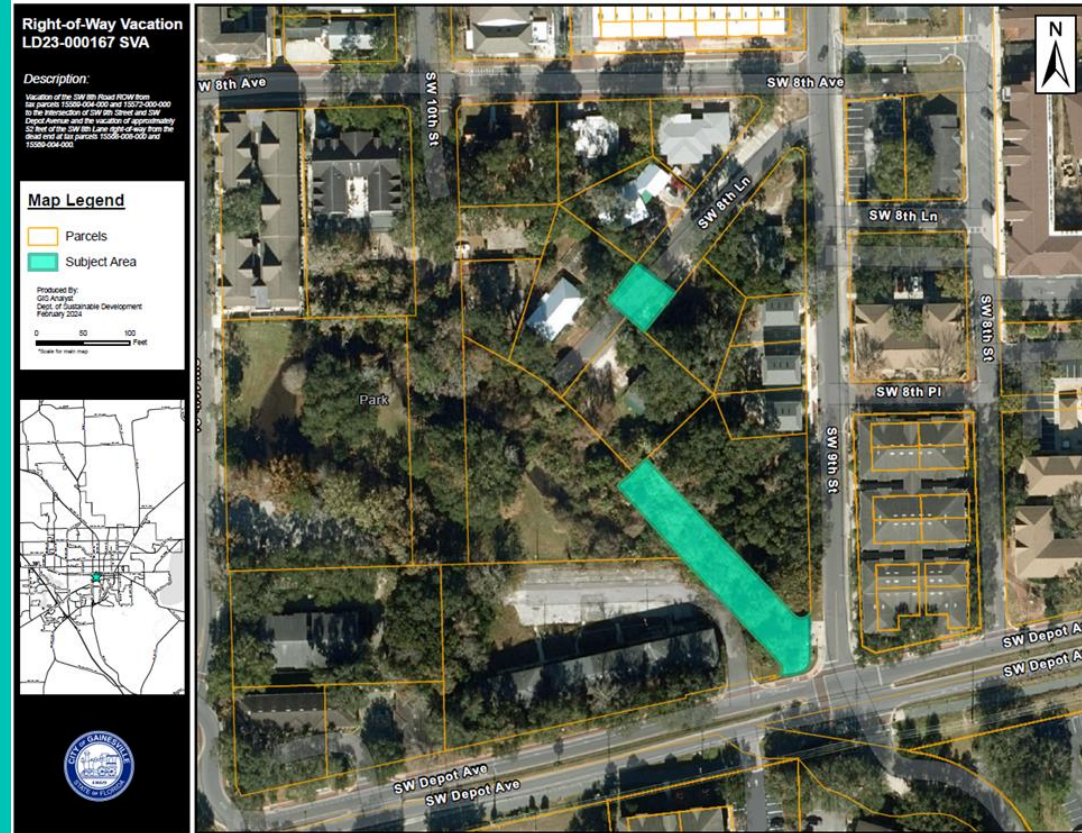
Address: NW corner of SW depot Avenue & SW 9th Street and 52 ± of SW 8th Lane.

Size: Approximately 0.35± total acres for ROW;

Land use: Urban Mixed-Use High-Intensity (UMUH), Conservation

Zoning: Urban 9(U9), Conservation

Request: Vacate the right-of-way of SW 8th Road & 52 ± feet of SW 8th Lane from the end of previous ROW vacation





SW 8th Road



SW 8th Lane



SW 8th Lane



SW 8th Road



SW 8th Road



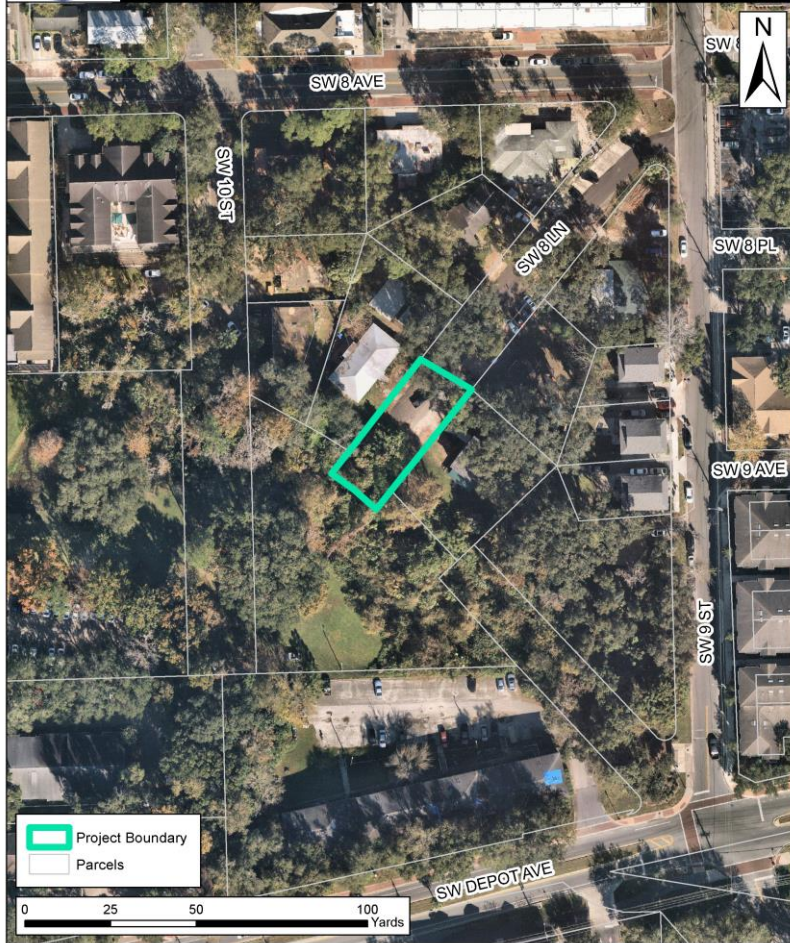
SW 8th Road



PB-21-00063 SW 8th Lane ROW Vacation / Map

A portion of SW 8th Lane was the subject of a previous right-of-way vacation in 2021.

The right-of-way vacation was privately initiated to add more land and developable area for a future multi-family development.



- Vacation of the rights-of-way will allow for additional land that can be combined with abutting & nearby properties for the creation of one unified development site to develop multiple-family residential housing.
- The location of the right-of-way segments do not allow for the possibility of a future connection.
- The SW 8th Road right-of-way currently serves as a stormwater runoff channel from the intersection of SW 9th Street and SW Depot Avenue to an adjacent retention area.

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.**

- **The staff conditions to meet prior to the final approval by staff include submittal of signed and sealed drawings from a land surveyor for review.**
- **The area to be vacated does not include the RTS bus stop on SW 9th Street.**
- **Gainesville Regional Utilities (GRU) has indicated that there are existing utilities in the right-of-way to be relocated. The ordinance to vacate the right-of-way will provide an easement over the vacated area for public utilities.**

**Right-of-Way Vacation
LD23-000167 SVA**

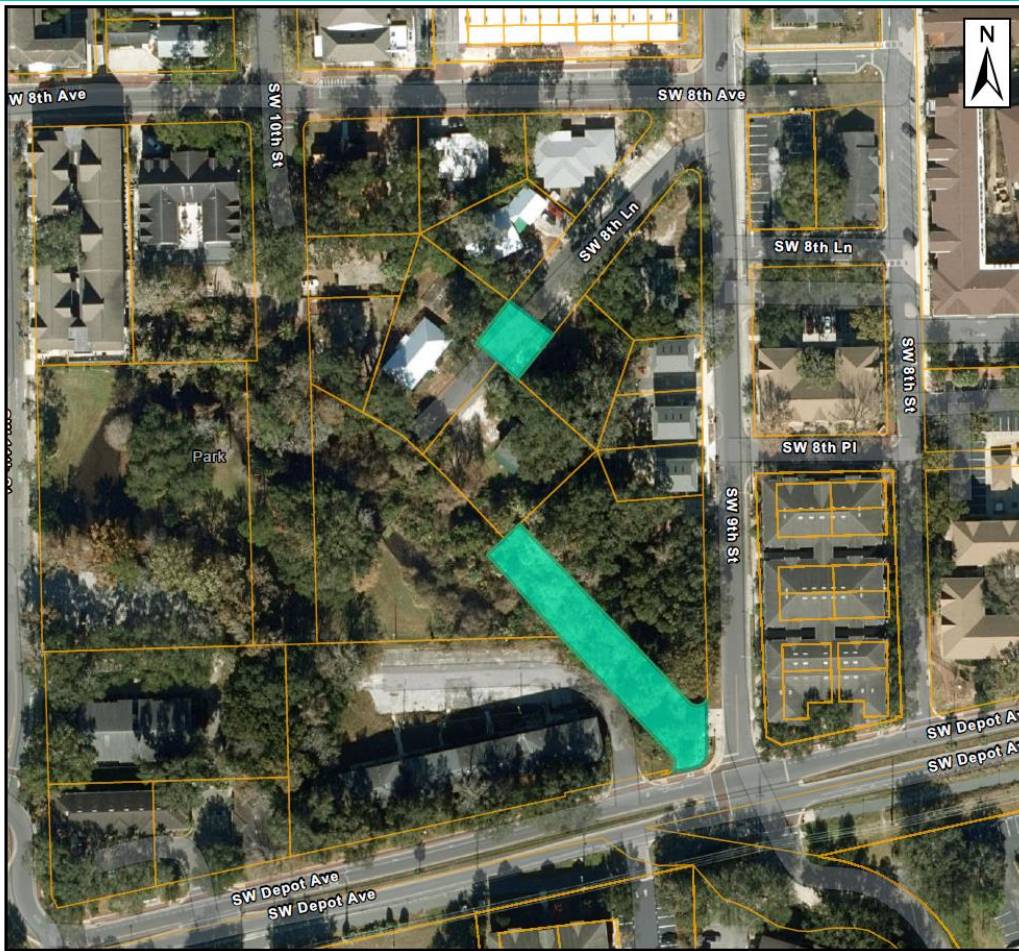
Description:

Vacation of the SW 8th Road ROW from tax parcels 15500-004-000 and 15572-000-000 to the intersection of SW 8th Street and SW Depot Avenue and the vacation of approximately 50 feet of the SW 8th Lane right-of-way from the dead end of tax parcels 15509-008-000 and 15509-004-000.

Map Legend

-  Parcels
-  Subject Area

Produced By:
GIS Analyst
Dept. of Sustainable Development
February 2024



**Staff
Recommends
Approval of
Petition LD23-
000167 with
Staff
Conditions
City Plan
Board voted
5-0 to
approve.**

Thank You