



**Planned Development Amendment
Alachua County Courthouse PD
220 South Main ST
Petition LD22-69 PDA &
Ordinance 2022-678**

City Commission August 17, 2023

Site Location: 220 South Main Street



Property Description

- 3 Tax Parcels
- 5.95 +/- acres
- Urban Core FLU Category
- Location of:
 - Criminal Courthouse
 - Public Defender Offices

Alachua County Criminal Courthouse Building



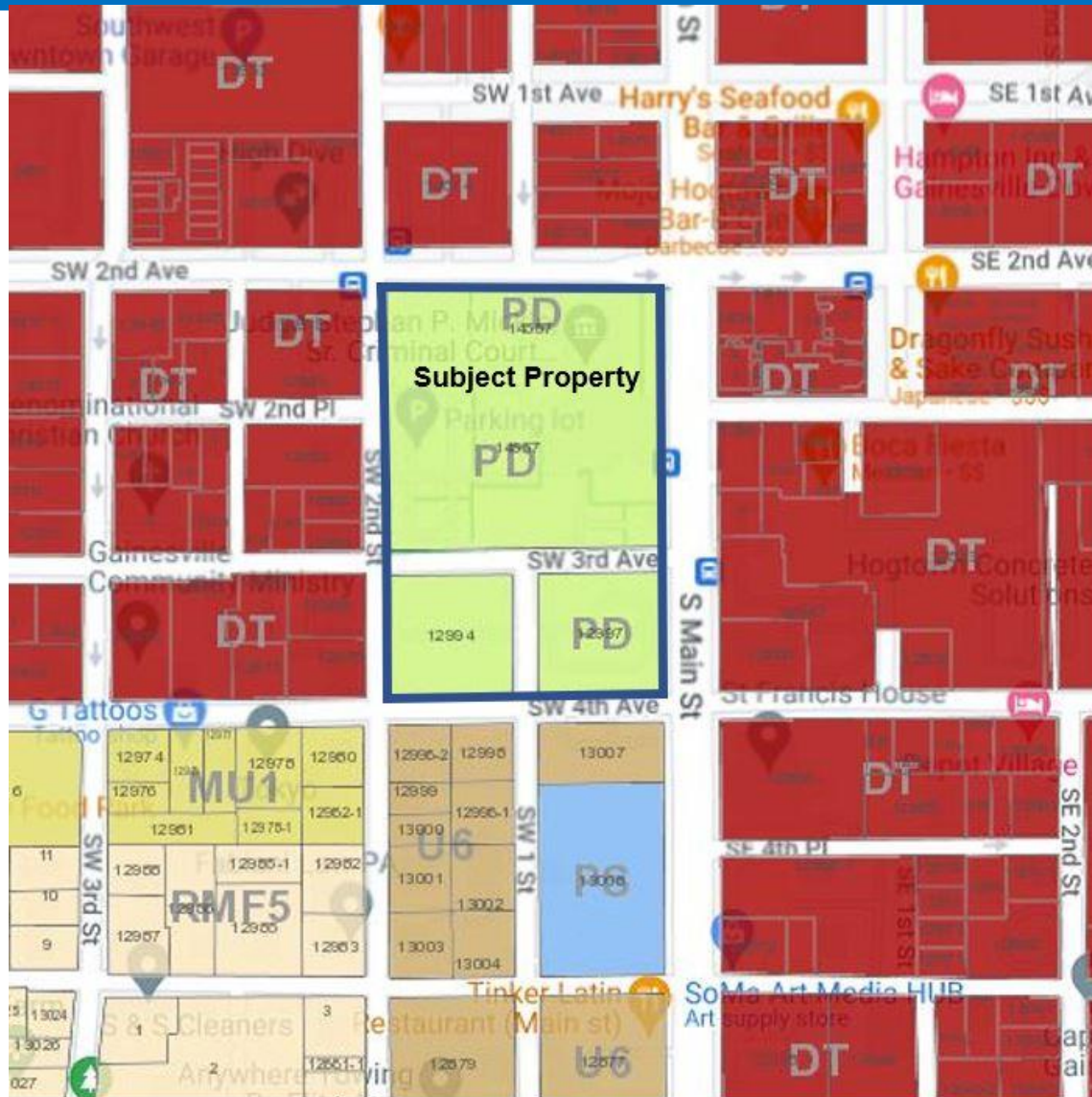
NE Corner of Property

Alachua County Public Defender Offices



NW Corner of Property

Existing & Proposed Zoning Map



Background Information

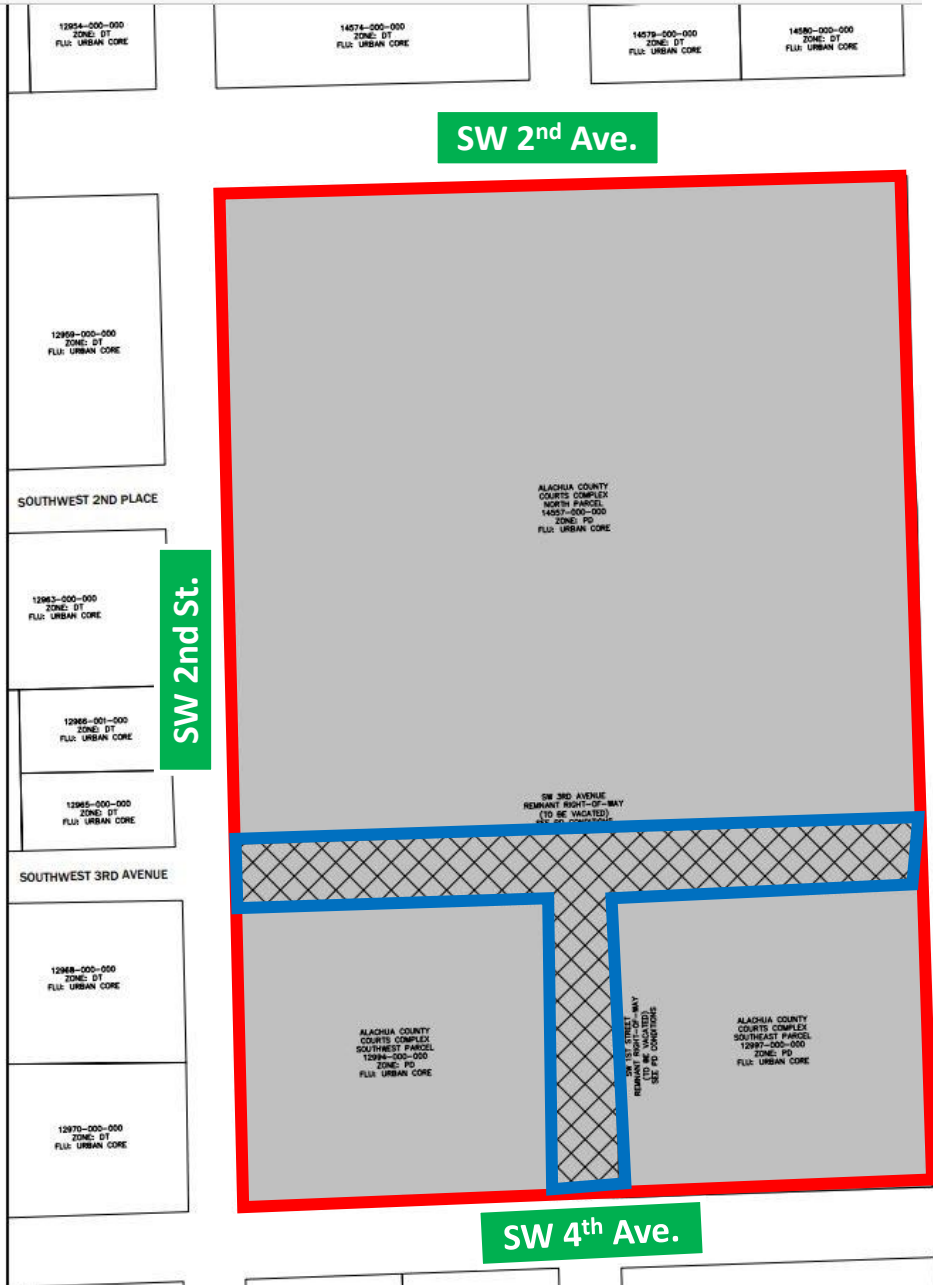
- **Property zoned PD in 2001 (Ord. 001603)**
- **Courthouse construction completed 2003**
- **Public Defender's Office completed 2016**
- **Applicant requested rezoning to DT at 10/27/22 Plan Board meeting (Petition LD22-69 ZON)**
- **Plan Board approved the application for an amended PD and updated PD Layout Plan on 4/27/23**

Applicant's Request

Amend the existing PD to:

- Update the PD Conditions to reflect current building design & form standards in the LDC similar to the DT transect zoning district
- Implement requirements for ROW vacation of portions of SW 3rd AVE and SW 1st ST
- Include requirements for an Urban Walkway for east-west connectivity between SW 2nd ST to Main ST
- Adopt an updated PD Layout Plan to reflect future site development

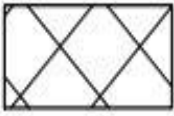
Proposed PD Layout Plan



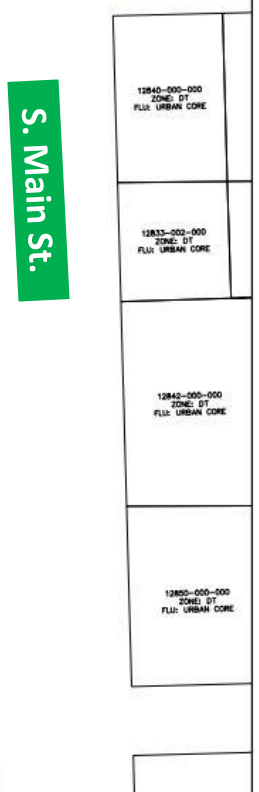
LEGEND



PARCELS INCLUDED IN PLANNED DEVELOPMENT



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



Justification

- Site has existing PD zoning
- The existing, adopted PD Conditions contain antiquated language that requires updating or deletion
- PD zoning allows limits on uses at site
- Updated PD Layout Plan to reflect future plans:
 - Civil Courthouse
 - State Attorney's Office
 - Accessory Energy Facility
 - Parking Garage

Surface Parking Areas Abutting Streets



Surface Parking along SW 4th AVE



Surface Parking area to be redeveloped under new PD regulations with new buildings consistent with Transect Zoning design standards for a better presentation to the street.

Proposed PD Conditions Amendments

- Update the conditions with current Code language & delete completed or antiquated conditions
- Add Accessory Energy Facility as a permitted use
- Provide updated building form and design standards for new development at the site (similar to the DT transect standards)
- Provide requirements for an east-west Urban Walkway as part of future site development
- Two updated PD Conditions in Ordinance post-Plan Board

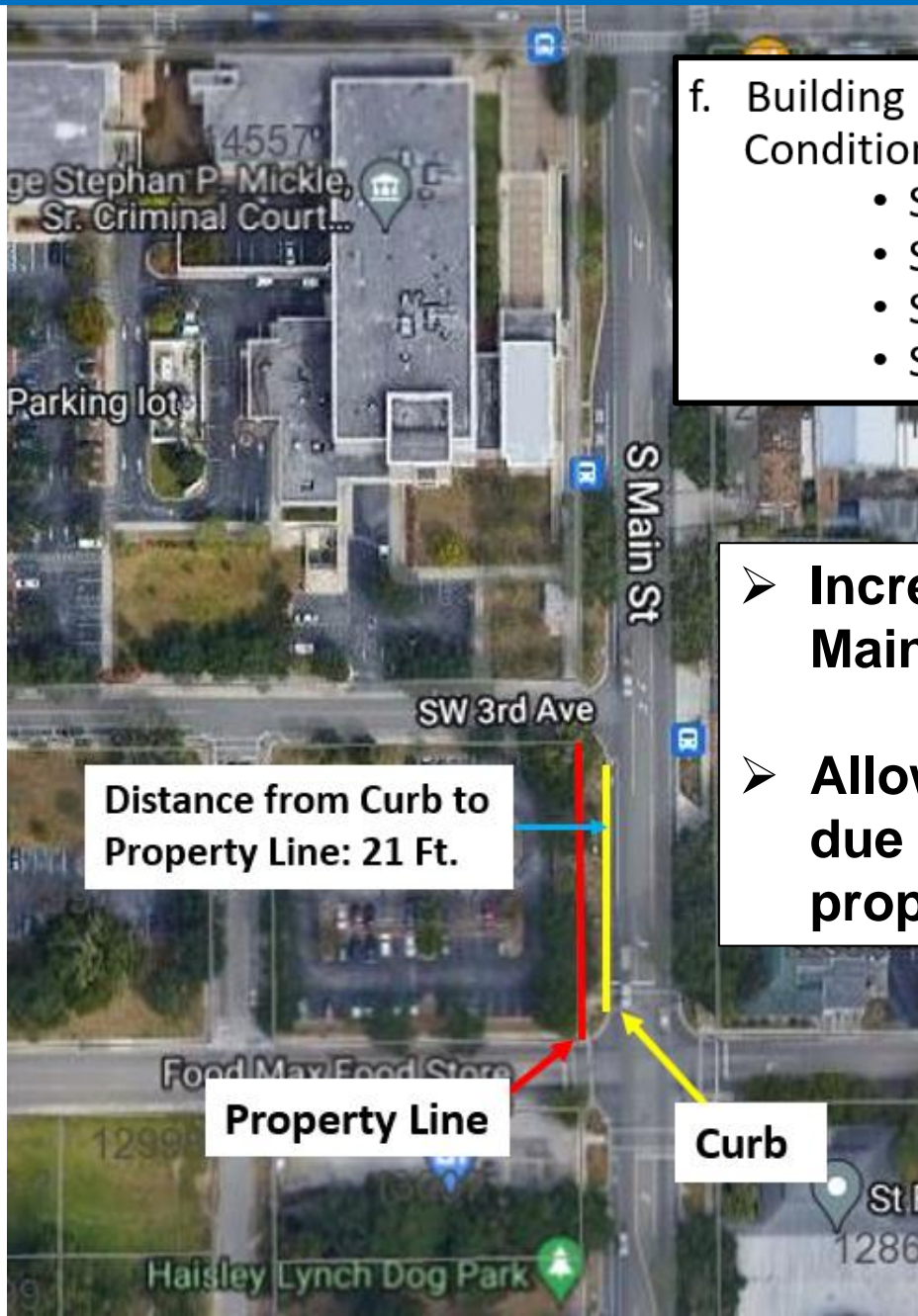
Minor PD Condition Language Changes in PD Ordinance

f. Building placement (except structured parking; see Condition 7.f.) (min-max from curb):

- S. Main Street: 20' - **30' (from 25')**
- SW 2nd Avenue: 20' - 25'
- SW 2nd Street: 17' - 25'
- SW 4th Avenue: 20' - 25'

➤ Increase maximum setback on South Main Street from 25 feet to 30 feet

➤ Allows for building placement flexibility due to the existing ROW width (curb to property line) on Main Street.



Distance from Curb to Property Line: 21 Ft.

Property Line

Curb

Minor PD Condition Language Changes in PD Ordinance

Existing Utility Easements & Utility Facilities

• Condition 9:

9. Modifications that are related to significant safety and security requirements of the permitted uses or utility infrastructure, **or that are related to conflicts with existing utilities** may be approved as part of the development review process.

New text related to conflicts with existing utilities added due to existing utility facilities and easements along SW 4th Avenue and SW 2nd Street. Need to allow flexibility for building placement locations during development plan review due to existing utilities and easements.

SW 2nd St.

SW 4th Ave.

Summary

- **Application is Consistent with the Comprehensive Plan**
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**
- **Request: Approve Petition LD22-69 PDA & Ordinance 2022-678**