



**City of Gainesville**  
**Department of Sustainable Development**  
**Planning Division**

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Gainesville, FL 32627-0490  
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**CITY PLAN BOARD STAFF REPORT**

**PUBLIC HEARING DATE:** April 27, 2023

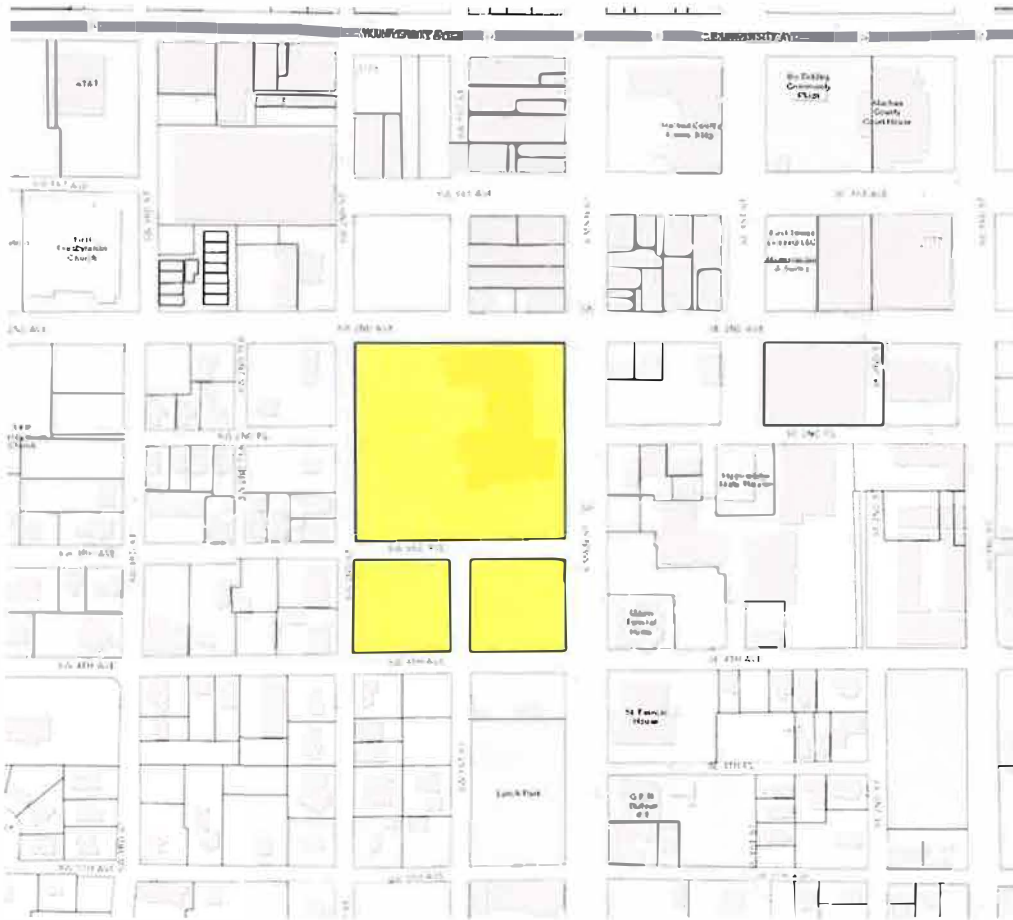
**ITEM NO:** 2022-678

**PROJECT NAME AND NUMBER:** Alachua County Courts Complex (LD22-000069)

**APPLICATION TYPE:** Planned Development Amendment (Quasi-Judicial)

**RECOMMENDATION:** Approve proposed amendments to the existing Planned Development (PD).

**CITY PROJECT CONTACT:** Jason Simmons



**Figure 1: Location Map**

**APPLICATION INFORMATION:**

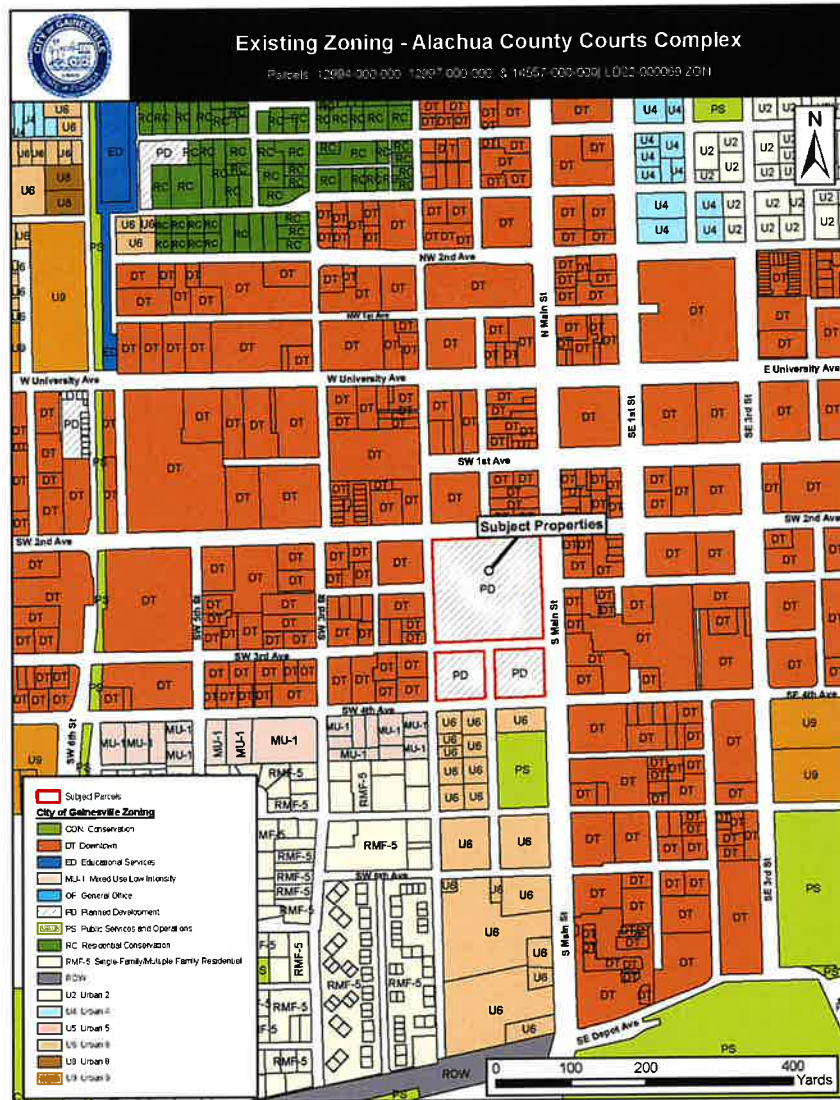
**Agent/Applicant:** Alachua County  
**Property Owner(s):** Alachua County  
**Related Petition(s):** N/A  
**Legislative History:** Planned Development Ord. 001607: Adopted on September 24, 2001  
**Neighborhood Workshop:** June 9, 2022; second neighborhood workshop: September 13, 2022;  
 third neighborhood workshop: January 3, 2023

**SITE INFORMATION:**

**Address:** 220 S. Main Street, 376 S. Main Street, & 118 SW 4<sup>th</sup> Avenue  
**Parcel Number(s):** 14557-000-000, 12997-000-000, & 12994-000-000  
**Acreage:** ± 6.53 acres  
**Existing Use(s):** Alachua County Court Complex  
**Land Use Designation(s):** City of Gainesville Urban Core (UC)  
**Zoning Designation(s):** City of Gainesville Planned Development (PD)  
**Overlay District(s):** None  
**Transportation Mobility Program Area (TMPA):** Zone A  
**Census Tract:** 5  
**Water Management District:** St. John’s River Water Management District  
**Special Feature(s):** N/A  
**Annexed:** Original City Limits  
**Code Violations:** None

**ADJACENT PROPERTY CHARACTERISTICS:**

	<b>EXISTING USE(S)</b>	<b>LAND USE DESIGNATION(S)</b>	<b>ZONING DESIGNATION(S)</b>
<b>North</b>	Parking Lot, Commercial, Institutional	City of Gainesville Urban Core (UC)	City of Gainesville Downtown (DT)
<b>South</b>	Convenience Store, Vacant Commercial	City of Gainesville Urban Mixed-use	City of Gainesville Urban 6 (U6)
<b>East</b>	Restaurant, Hotel (under construction), Commercial, Office, Funeral Home	City of Gainesville Urban Core (UC)	City of Gainesville Downtown (DT)
<b>West</b>	Office, Residential, Vacant Restaurant	City of Gainesville Urban Core (UC)	City of Gainesville Downtown (DT)



**Figure 2: Subject Properties and Adjacent Zoning Districts**

**PURPOSE AND DESCRIPTION:**

This petition is a request from Alachua County Court Services to amend the existing Planned Development (PD) zoning that was adopted in 2001. The amendment includes changing the existing layout of the site and the PD conditions. The PD allowed for the union of the various offices of the Alachua County Courts Complex including: criminal and civil courts and support court services including the State Attorney’s office, the Public Defender’s office, the court reporter, victim services, and related uses. Prior to 2001, the subject property as well as much of the adjacent properties had Central City District (CCD) zoning, with the Traditional City Overlay District. The change to a PD was initiated to

address certain security issues with the Court House. The PD layout plan adopted with the PD provided specific areas for parking and building placement that are no longer considered viable or desirable for an urban court services complex. Large areas designated for surface parking are shown along SW 4<sup>th</sup> Avenue between SW 2<sup>nd</sup> Street and S. Main Street while surface parking areas are shown along S. Main Street north of SW 4<sup>th</sup> Avenue. These surface parking areas along S. Main Street and SW 4<sup>th</sup> Avenue create dead zones that will be replaced with future buildings that will have to comply with the proposed amendments to the existing PD zoning provisions.

### **STAFF ANALYSIS AND RECOMMENDATION:**

**The City of Gainesville Land Development Code outlines criteria for reviewing rezoning requests. This petition has been reviewed according to these criteria.**

**A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.**

Ordinance 001603 was adopted in 2001 after a very public process concerning financing and siting a Courts Complex. The current location was chosen as a suitable site for the complex. The adjacent Downtown (DT) transect zone consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks. The proposed PD amendment will allow for the continuation of the existing court services at the property as well as provide an opportunity for expansion of court facilities largely in compliance with the design criteria of the DT transect zone, which can be compatible with adjacent property in the area and appropriate for a downtown urban core.

**B. The character of the district and its suitability for particular uses.**

The proposed PD amendment allows for the continuation of the court complex use, which is consistent with the historical use at the site and compatible with the area, which consists largely of commercial, office, governmental offices, and institutional land. The Urban Core (UC) land use category allows residential, office, and business uses to be concentrated in this area. The courts complex is appropriate at this location since development within the urban core shall function as a center serving the urban area. The proposed PD amendments call for the consolidation and expansion of buildings on land that is currently designated for surface parking lots, therefore ensuring that new development will have the compact, pedestrian character that is appropriate in the urban core.

**C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

The proposed PD amendment will allow for the continuation of the existing uses at the site as well as offer development possibilities for the vacant parcels that will be subject to the design criteria that is present for the transect zones. This will help ensure compatibility between existing and

future uses on the subject parcels and the adjacent DT zoned properties found throughout the central core of the city (see Figure 2).

**D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.**

The existing buildings on the property will remain and the implementation of the provisions of the PD amendment on the property will not affect the conservation of buildings and allows for the continuation of the court uses, which are appropriate for the location of the property within the City.

**E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, storm water management and housing.**

This application has been analyzed in consideration of applicable portions of the City's Land Development Code and Comprehensive Plan, as noted in this staff report. Any future development will be required to meet applicable criteria related to the particular use as well as generally applicable Land Development Code requirements. The subject property is located on the southwest corner of S. Main Street and SW 2<sup>nd</sup> Avenue, with SW 2<sup>nd</sup> Street as the western edge of the property. The southernmost parcels lie between SW 3<sup>rd</sup> Avenue and SW 4<sup>th</sup> Avenue running east / west and S. Main Street and SW 2<sup>nd</sup> Street running north / south. A traffic study may be required in conjunction with a development proposal for the site, which will determine any operational deficiencies during peak hours of travel, and if so, will include the scope of mitigation strategies that will be required to alleviate any anticipated impacts. Additionally, the property is located within Zone A of the City's Transportation Mobility Program Area (TMPA). Zone A was established to promote redevelopment and infill in the eastern portion of the City and in the area near the University of Florida (UF). The subject property is located less than a mile from the main campus of the university.

**F. The needs of the city for land areas for specific purposes to serve population and economic activities.**

The subject property has PD zoning provisions that are outdated for the current development and security needs of an urban courthouse complex. The proposed PD amendments will preserve the existing entitlements established as part of development of the property as an approved planned development. The complex will continue to accommodate and serve the needs of the citizens of the City of Gainesville and Alachua County while the vacant parcels will have the opportunity for development under updated PD provisions that closely match the City of Gainesville Land Development Code and transect zone requirements.

**G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

There have been changes in the development of areas near the property under consideration for rezoning. Currently there is a new hotel across S. Main Street from the court complex. The existing use has been in place since 2003 and there is no proposed change to the existing use. There will be the possibility of the development of the two vacant parcels that are a part of the court complex planned development. These expansion plans in addition to the redevelopment activities that have been ongoing in the downtown area will further solidify the area as the core of the City.

## **H. The goals, objectives, and policies of the Comprehensive Plan.**

The request is consistent with the goals, objectives, and policies of the Comprehensive Plan as outlined below and in Appendix A (attached).

### **Future Land Use Element**

**GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.**

**Policy 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.**

**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.**

**Finding:** The proposed PD amendment allows for the continuation of the court complex use, which is consistent with the historical use at the site and compatible with the area, which consists largely of commercial, office, governmental offices, and institutional land. The requested amendments will provide development opportunities for the vacant parcels that will be compatible with development on adjacent properties in accordance with the Land Development Code and the transect zone design requirements, strengthening the area as the urban core of the City.

**Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.**

**Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.**



**Finding:** The proposed PD amendment will establish development standards that will encourage a more efficient and sustainable urban form by allowing the range of courthouse related uses and services in a compact, pedestrian-friendly environment. The design standards will ensure continued compatibility between the existing courthouse use, additional development on the vacant parcels and the adjacent residential development.

**I. The facts, testimony, and reports presented at public hearings.**

The facts, testimony, and reports of this petition will be presented at the City Plan Board meeting as well as subsequent City Commission meetings. The public will have the opportunity to examine the petition and the Board and Commission will make a determination as to whether this petition meets the stated criteria in the Land Development Code and Comprehensive Plan.

**J. Applications to rezone to a transect zone shall meet the following additional criteria:**

The property is not proposed to be rezoned to a transect zone.

**Proposed New PD Conditions**

1. The allowable uses by right in the PD are as follows:
  - a. Criminal and Civil Courts
  - b. Court Services
  - c. Family and Juvenile Services
  - d. State Attorney Offices
  - e. Public Defenders Offices
  - f. Ancillary Court and Legal Services
  - g. Structured Parking
  - h. Surface Parking (internal to the site)
  - i. Accessory Energy Facility.
2. If the existing bus shelter at the site is removed/demolished as a result of future construction, a new bus shelter that meets Regional Transit System (RTS) requirements shall be installed at the site in a location approved by RTS.
3. The regulations concerning building form and design standards in this PD shall apply only to new development and construction at the site. The existing Criminal Courthouse was designed and constructed based on the form and design standards adopted by PD Ordinance 001607 and shall be considered conforming unless demolition of that building occurs.
4. The following building form standards shall apply to the PD:
  - a. Maximum block perimeter: 2,300 feet
  - b. Minimum lot width: 18 feet
  - c. Maximum building coverage: 100%

- d. Primary frontage (S. Main Street) (minimum): 80%
  - e. Secondary frontages (minimum): 60%
  - f. Building placement (min-max from curb):
    - S. Main Street: 20'-25'
    - SW 2nd Avenue: 20'-25'
    - SW 2nd Street: 15'-25'
    - SW 4th Avenue: 20'-25'
  - g. The public plaza established along Main Street adjacent to the Stephan P. Mickle Criminal Courthouse may be extended south to SW 4th Avenue. Both the existing plaza and any extension of the plaza shall count toward meeting the building frontage percentages and building placement requirement.
  - h. Minimum Landscape/Sidewalk/Building frontage zones:
    - S Main Street: 4'/10'/5'
    - SW 2nd Avenue: 4'/10'/5'
    - SW 2nd Street: 4'/6'/5'; the minimum sidewalk width shall be 8' when on-street parking is directly adjacent to the sidewalk to encourage back-in on-street parking along SW 2nd ST and to accommodate a substantial GRU electric feed running along the western edge of the Courts Complex.
    - SW 4th Avenue: 4'/10'/5'
  - i. Rear Setback: 0'
  - j. Building height: 12 stories (max) and 172 ft (max)
5. The Accessory Energy Facility must be located internal to the site and be enclosed by a wall with decorative exterior features for security and safety purposes. The Accessory Energy Facility is not required to meet the building form, building design standards, or building materials standards in this PD.
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.

7. The following design/development standards shall apply to this PD:
- a. Building massing. Building facades must not exceed 100 feet along a street frontage without providing a volume break such as a volume projection or recess, a tower or bay, or an architecturally prominent public entrance.



- b. Facade articulation. The building facades facing adjacent streets must maintain a pedestrian scale by integrating the following architectural elements:
  1. Facades may not exceed 20 horizontal feet without including at least one of the following elements:
    - a. A window or door.
    - b. Awning, canopy or marquee
    - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
    - d. Arcade, gallery or stoop.
    - e. Complementary changes in facade materials, color, or texture.
  2. Architectural treatments on the facade, such as cornices or expression lines, must be continued around the sides of the building visible from a street.
  3. All building elevations (including secondary/interior side facades) must use similar materials.
- c. Exterior building materials. The following exterior material standards are required for each building elevation except the Accessory Energy Facility:
  1. Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions.
  2. Because the overall palette of materials should not be overly complex, each elevation must be limited to no more than three materials. The material for trim, fascia, mechanical penetrations, and other similar features may be excluded from this material limitation.
  3. Exterior material classifications on each elevation for the principal building must meet the percentages as indicated below. Interior elevations that do not face a public street or sidewalk are exempt from these requirements. Material percentage calculations are based on the elevation area for each individual elevation excluding window glazing or door areas.
    - a. Class I: Brick masonry; stone masonry; cast stone masonry; precast concrete architectural finish; concrete-architectural finish; glass wall system; metal panel.
    - b. Class II: Stucco; fiber cement panel; fiber cement lap siding; manufactured stone; wood.
    - c. Class III: Concrete masonry unit-architectural finish; concrete masonry unit unfinished; precast concrete-unfinished; concrete-unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.

Exterior Building Material Percentages:  
Class I: 30% (min) – 100% (max)  
Class II & III: 0% (min) – 70% (max)

  - d. Class III materials may not constitute more than 30 percent of any building elevation. Unfinished concrete, precast concrete or concrete masonry units may not be used on any building elevation facing a public street or sidewalk.- 4. The appropriate reviewing authority may allow modifications of exterior building material standards, including allowing the use of alternative materials not listed above, considering

the degree that the proposed substitute material is substantially similar in durability and longevity.

- d. Glazing. Building walls for buildings along the block edge facing the adjacent streets shall have glazed area covering at least 50 percent of their surface at pedestrian level (between three feet and eight feet above grade). Operable glazed entrance doors may be included in the calculation of total facade surface area.
- e. Mechanical equipment. All mechanical equipment (excluding the Accessory Energy Facility) shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.
- f. Parking. No minimum vehicular parking is required. Bicycle parking spaces will be provided in phases as new buildings are constructed at the site at a rate of 1 space per 5,000 square feet of PD GFA. Any surface parking area that is existing or proposed shall be considered transitional and shall not require a screen wall in consideration of the significant safety and security requirements associated with the permitted uses. However, perimeter landscaping standards would be applicable.

Surface and structured parking areas can be accessed from SW 2nd Street. Structured parking areas can be abutting SW 2nd Street and/or SW 4th Avenue. Structured parking located along street frontages shall provide either decorative screening walls, landscaping, ground floor offices facing the street, or a combination thereof to screen ground floor parking. Surface parking areas abutting an urban walkway shall be screened with perimeter parking landscaping.

Parking structures shall meet the applicable setback and height standards in the PD, but are exempt from the minimum floor-to-ceiling height requirement and the building frontage zone requirement.

8. During the construction of any development at the site, access by construction vehicles shall be prohibited from the west through the neighborhood, specifically SW 2nd PI and SW 3rd Ave. to protect the character of the adjacent residential areas (Porter's neighborhood).
9. Modifications that are related to significant safety and security requirements of the permitted uses or utility infrastructure may be requested as part of the development review process.
10. Construction within this PD will be in multiple phases over several years and development time limits shall be deferred until development review in accordance with the Land Development Code for planned developments.
11. Development plan review and approval of future developments shall follow the Levels of Development Review and Development Review Process per the Land Development Code. Please see the attached Exhibit A for the Proposed New Planned Development Layout Plan Summary The purposed amendment will allow future developments of the Courts Complex

to be consistent with goals of the City for urban form. The proposed PD amendments will allow future development to migrate surface parking lots to the interior of the block; provide a building form that will frame the streets, allow on-street public parking, and add pedestrian walkways that will allow the public to move through the site.

## CONCLUSION AND RECOMMENDATION

Staff has evaluated the PD amendment request in accordance with the criteria outlined in the Land Development Code and finds that the provisions are generally consistent with the design requirements of the transect zones within the Land Development Code. Staff recommends approval of Petition LD22-000069.

## LIST OF APPENDICES:

<b><u>Appendix A</u></b>	<b>Comprehensive Plan Goals, Objectives and Policies</b>
<b><u>Appendix B</u></b>	<b>Existing Zoning Map</b>
<b><u>Appendix C</u></b>	<b>Permitted Use Table</b> PD Ordinance 001607 Exhibit B, page 6, Statistical Information
<b><u>Appendix D</u></b>	<b>Application Documents</b> Application, Justification Report, Neighborhood Workshop Materials, PD Ordinance 001607

**Appendix A: Comprehensive Plan Goals, Objectives and Policies**

**Future Land Use Element:**

**GOAL 1** IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

**Policy 1.1.1** To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the residents.

**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 4.1** The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility and institutional uses at appropriate locations to meet the needs of the proposed population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

**Policy 4.1.1** Land Use Categories on the Future Land Use Map shall be defined as follows

Urban Core (UC); up to 150 units per acre; and up to 25 additional units per acre by Special Use Permit

This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted

with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

**Transportation Mobility Element:**

**GOAL 2 DEVELOP AND MAINTAIN A SAFE, CONVENIENT, AND ENERGY EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM TO ACCOMMODATE THE SPECIAL NEEDS OF THE SERVICE POPULATION AND THE TRANSPORTATION DISADVANTAGED THAT PROVIDES ACCESS TO MAJOR TRIP GENERATORS AND ATTRACTORS.**

Objective 2.1 Create an environment that promotes transportation choices, compact development, and a livable city.

**GOAL 10 IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES:**

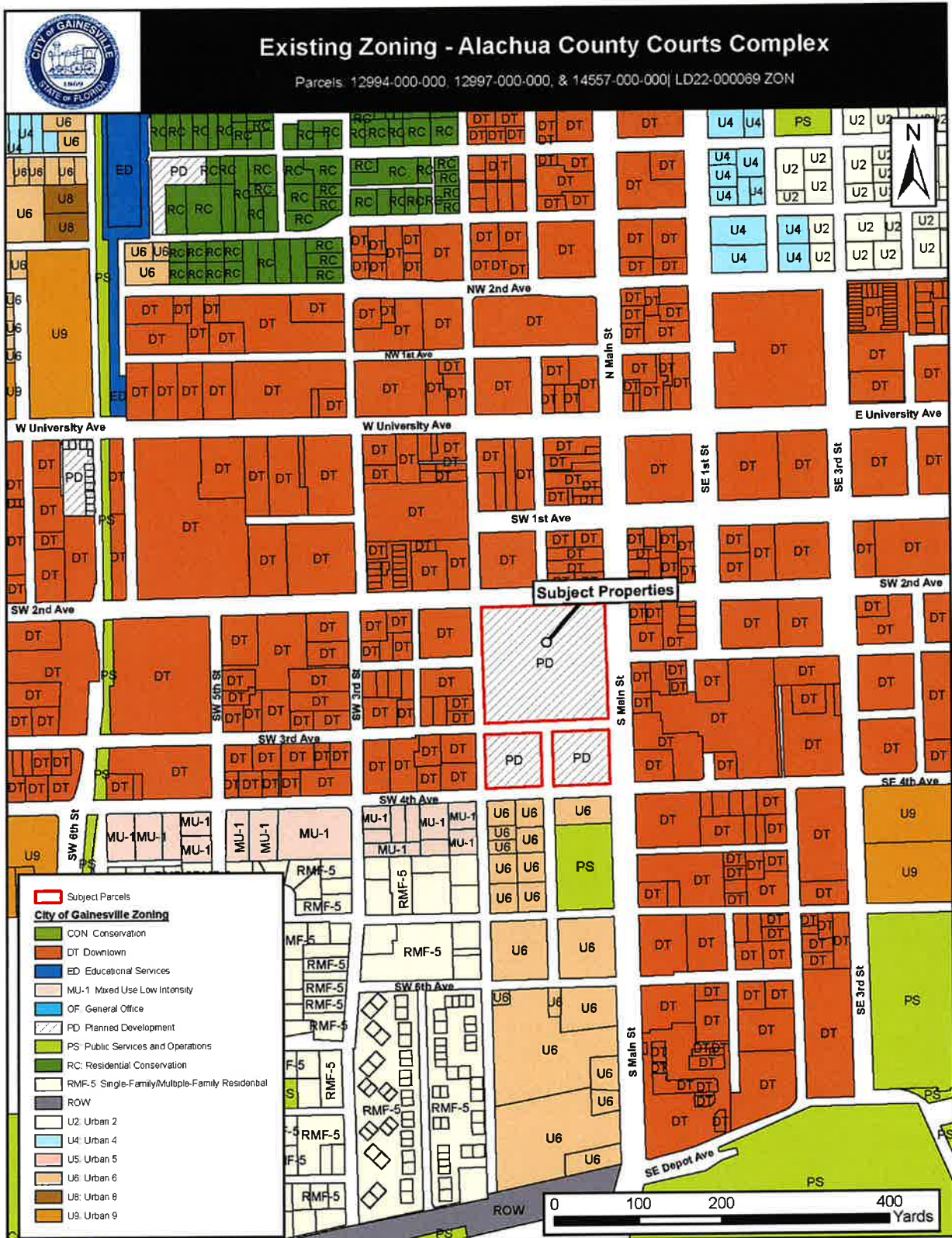
- A. URBAN REDEVELOPMENT;**
- B. INFILL DEVELOPMENT;**
- C. A VARIETY OF TRANSPORTATION CHOICES AND OPPORTUNITIES INCLUDING AUTOMOTIVE, PEDESTRIAN, BICYCLE AND TRANSIT;**
- D. THE CITY'S ECONOMIC VIABILITY;**
- E. DESIRABLE URBAN DESIGN AND FORM;**
- F. A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES;**
- G. STREETSCAPING/LANDSCAPING OF ROADWAYS WITHIN THE CITY; AND**
- H. PEDESTRIAN AND BICYCLIST COMFORT, SAFETY AND CONVENIENCE.**

Objective 10.1 The Gainesville Transportation Mobility Program Area (TMPA) shall include all property within city limits (although the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category) and shall be subdivided into designated Zones A, B, C, D, E and M as mapped in the Transportation Mobility Element Data and Analysis Report and in the Geographic Information System (GIS) Map Library located on the City's Planning and Development Services Department website.

- Policy 10.1.1 All property within city limits is included in the Gainesville Transportation Mobility Program Area (TMPA); however, the TMPA shall not apply to annexed properties that do not yet have an adopted City land use category. When annexed properties are designated with a City land use category, they shall be assigned to the most physically proximate TMPA zone as mapped in the Transportation Mobility Element Data and Analysis Report and in the GIS Map Library on the City's Planning and Development Services Department website.
- Policy 10.1.2 All land uses and development located in the TMPA shall meet the TMPA policies specified in this Element.
- Policy 10.1.3 Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.
- Policy 10.1.4 For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.
- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
  - b. Cross-access connections/easements or joint driveways, where available and economically feasible;
  - c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
  - d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code; and
  - e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.



**Appendix B Existing Zoning Map**





**Appendix C: Permitted Use Table**

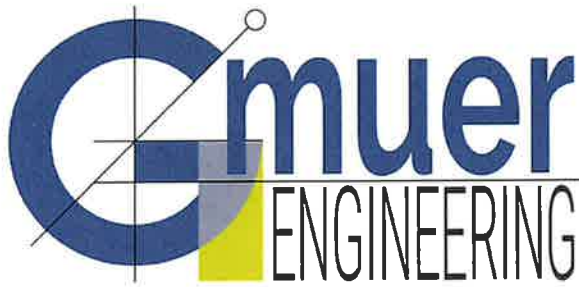
PD Ordinance 001607 Exhibit B, page6, Statistical  
Information

### Statistical Information

<u>Description</u>	<u>Information</u>	
Total Acreage of site	6.53 acres total. (6 city blocks or 5.19 acres, plus vacated streets or 1.34 acres.	
Maximum Building Coverage	80%	
Maximum Impervious Ground Coverage	90%	
Minimum on-site open/landscape space	10%	
The maximum number of Residential Dwelling Units	0	
Non-residential Land uses by type and size (gross floor area) allowed	<u>Uses:</u> Criminal Courthouse Civil Courthouse Courts Services Family/Juvenile/Other Court related functions State Attorney Offices Public Defenders Offices Related Judicial Services	<u>Size:</u> The building area and height for each use is not restricted. The total building area and height shall be limited by a maximum or allowed floor area ratio (FAR) of 10.00. The building height is only restricted in the location along SW 2 <sup>nd</sup> Street and south of SW 2 <sup>nd</sup> Place. In this location the building height is limited to three (3) stories and a forty (40) foot maximum height. The height limitations only apply to buildings located between 20 to 40 feet from the edge of pavement of SW 2 <sup>nd</sup> Street.
The Maximum acreage of each use area:	All the uses will be combined onto the single combined 6.53-acre site.	

## **Appendix D: Application Documents**

Application Submittal Documents, Neighborhood  
Workshop Materials, Justification Report, PD Ordinance  
001607



2603 NW 13th St, Box 314  
Gainesville, FL 32609  
Ph. (352) 281-4928

[gmuereng.com](http://gmuereng.com)

January 13, 2023

City of Gainesville Department of Doing

Re: Alachua County Courts Complex  
Rezoning to Planned Development (PD)

This package is submitted as a Planned Development (PD) rezoning application for the Alachua County Courts Complex. The ±6.53 acres consist of three blocks located in downtown Gainesville at 220 S Main ST and proposes rezoning from a PD approved in 2001 to the a revised Planned Development (PD) zoning district to better reflect the form of adjacent zoning districts in consideration of the court uses and to remove conditions of the 2001 PD that have been satisfied. Please see the list below of items included with this application.

**Attachments:**

- Additional Fee \$1,145.88
- Rezoning Application
- Legal Description (8.5x11)
- Deeds (3 Blocks : North Block, SW Block, & SE Block)
- Property Owner Affidavit
- Neighborhood Workshop Material
  - Mailed Notice
  - Mailing Labels
  - Posted Signs and Affidavit
  - Workshop Sign-in Sheet
  - Workshop Minutes
- Justification Report
- 2001 PD Ordinance 001607 and PD Map

Please let us know if you need any additional information for your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A. Gmuer', is written over a faint blue line.

Christopher A. Gmuer, P.E., President  
Gmuer Engineering, LLC



Planning Division  
 PO Box 490, Station 11  
 Gainesville, FL 32627  
 Ph: 352-334-5023  
 Email: [planning@gainesvillefl.gov](mailto:planning@gainesvillefl.gov)

## Land Use Amendment/Zoning Map Change Application

<b>Project Name:</b> Alachua County Courts Complex		<b>Tax Parcel Number:</b> 12994,12997,14557	
<b>Property Address:</b> 200 - 400 block of South Main Street			
<b>*Size of Property (acres):</b> +/- 6.53			
<b>**First Step Meeting Date:</b> 5/26/2022		<b>Neighborhood Workshop Date:</b> 01/03/2023	

\*All requests for a land use or zoning change for a property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more **must** be accompanied by a market analysis report.

\*\*Anyone intending to file a petition for amendments to the future land use or zoning map should attend a first step meeting with city staff prior to submittal to discuss the proposed amendment and petition process.

**Legal Description** (attach as separate document, using the following guidelines):

- a. Submit separate from any other information.
- b. May not be included as part of a purchase agreement, contract for sale, lease agreement, transfer of title, warranty deed, notice of ad valorem taxes, print-outs from property appraiser office, etc.
- c. Must correctly describe the property being submitted for the petition.
- d. Must fully describe directions, distances, and angles.

Owner(s) of Record	
Name(s): Alachua County (Ramon Gavarrete , Public Works Director)	
Mailing Address: 5620 NW 120 Ln, Gainesville, FL 32653	
Phone: (352) 548-1214	Email: <a href="mailto:rgavarrete@alachuacounty.us">rgavarrete@alachuacounty.us</a>

Applicant/Project Coordinator	
Name: Christopher Gmuer	Company: Gmuer Engineering, LLC
Mailing Address: 12603 NW 13th ST Box 314, Gainesville, FL 32609	
Phone: (352) 281-4928	E-mail: <a href="mailto:chrisg@gmuereng.com">chrisg@gmuereng.com</a>
Additional users to be granted access for e-plan review:	
Name:	E-mail:
Name:	E-mail:

Request		
Check applicable request(s) below:		
<input type="checkbox"/> <b>Future Land Use Map</b>	<input checked="" type="checkbox"/> <b>Zoning Map</b>	<input type="checkbox"/> <b>Master Flood Control Map</b>
Present designation:	Present Designation: PD	<input type="checkbox"/> <b>Other – Specify:</b>
Requested designation:	Requested Designation: PD Amend	

Surrounding Property Information	
	Existing land use:
<b>North</b>	Alachua County Planning and Zoning, Office and Retail
<b>South</b>	Vacant Land and Convenience Store
<b>East</b>	Mixed Use Businesses
<b>West</b>	General Retail, Hotel and Office uses

1. Are there other properties or vacant buildings within 1/2 mile of the site that have the proper land use and/or zoning for your intended use of this site?

**No**  **Yes** (If yes, please explain why the other properties cannot accommodate the proposed use?)

The zoning change will not change the existing use that has been planned for the site. The site was specifically purchase by the Community through a special tax on the citizens of Alachua County.

2.

<p>If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:</p> <p><b>Residential streets:</b> The proposed change does not involve nonresidential development adjacent to existing or future residential. There are no residential streets in the area. While there is the possibility that there are some mixed use buildings in the area that contain residential units and there maybe future development with residential units the impacts will be commensured with living in a downtown.</p> <p><b>Noise and lighting:</b> The use of the property as a Courts Complex will not generate noise levels beyond that of a general office building in a downtown. Lighting on the site must comply with the City's Land Development Code that regulate light and glare, and noise.</p>
--

3. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

**No**  **Yes** (If yes, please explain below)

The City's environmental maps do not identify any environmental factors on the property that will be affected.

4. Does this request involve either or both of the following?

a. Property in a historic district or property containing historic structures?

**No**  **Yes**

b. Property with archaeological resources deemed significant by the State?

**No**  **Yes**

5.

<b>Which of the following best describes the type of development pattern your development will promote?</b>	
<input type="checkbox"/> Redevelopment	<input checked="" type="checkbox"/> Urban Infill
<input type="checkbox"/> Activity Center	<input type="checkbox"/> Urban Fringe
<input type="checkbox"/> Commercial	<input type="checkbox"/> Traditional Neighborhood

6. Please explain the impact of the proposed change on the community:

The site when fully developed in the Downtown will provide a regional serving complex in the core of the City that matches the urban form that the community desires.

7. What are the long-term economic benefits (wages, jobs & tax base)?

It is anticipated that the expansion of the Court House may add additional employees to the downtown area. The completion of the complex will bring more people to the core of the city needing goods and services.

8.

What impact will the proposed change have on level of service standards?
<b>Roadways:</b> The proposed zoning will not reduce the level of service on adjacent roadways below the City's adopted level of service of E for all roads within City Limits. The downtown core is fully serviced by mass transit.
<b>Recreation:</b> Given that residential development is not anticipated, the development will not generate a population increase that will reduce the level of service or increase the need for additional parks. There is ample space for employees to seek relief: Depot Park, Lynch Park, Roper Park and the Thomas Center Gardens.
<b>Water &amp; Wastewater:</b> The development of the property will not negatively affect the water and wastewater level of service for this infill site within the city's core. Gainesville Regional Utilities has the capacity to serve potential development that may occur on this site.
<b>Solid Waste:</b> Generally, based on collection rates the development of the site with the permitted Court uses will not negatively affect the solid waste LOS.
<b>Mass Transit:</b> There are several RTS Routes within area along Main Street, there is a RTS Bus Shelter adjacent to the site, and the RTS transfer station is also within walking distance of the site.

9. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

No  Yes (please explain)

This site has ample sidewalks and streets that allow for pedestrian and bicyclist to access the site from different locations around the City. The Rosa Parks Transfer Station is also within walking distance of the Court House Property.

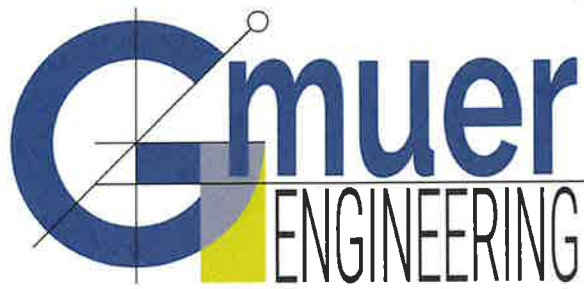
To the Applicant:

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) are the true and proper identification of the area for which the petition is being submitted.

Applicant Signature: 

Date: Jan 13, 2023





2603 NW 13th St, Box 314  
Gainesville, FL 32609  
Ph. (352) 281-4928

[gmuereng.com](http://gmuereng.com)

### Legal Description

Alachua County Courts Complex  
Rezoning to Downtown (DT)

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#### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, THAT IS BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 2ND AVENUE; ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 2ND STREET; ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 4TH AVENUE; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.53 ACRES, MORE OR LESS.

This Instrument Prepared by:  
Sam Bridges, Land Rights Coordinator  
City of Gainesville – Public Works #58  
Post Office Box 490  
Gainesville, Florida 32602-0490

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1783079 3 PGS  
2001 SEP 20 09:05 AM BK 2387 PG 1516  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK1 Receipt#067152

Tax Parcel # 14557-000-000  
Section 5, Township 10 South, Range 20 East

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made the 1st day of October, 2001, by the **City of Gainesville, Florida**, a municipal corporation existing under the laws of the State of Florida, with its permanent post office address at Post Office Box 490, Gainesville, Florida 32602-0490, **GRANTOR**, to **Alachua County**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 2877, Gainesville, Florida 32602-2877, **GRANTEE**:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires)*

**WITNESSETH:** That Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and lying in the County of Alachua, State of Florida, to wit:

See attached "*Exhibit A*"

**SUBJECT** to valid and enforceable zoning restrictions imposed by governmental authority, valid and enforceable easements and restrictions of record.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantee, by accepting delivery of this deed, agrees that the real property described on Exhibit "A" attached shall be used exclusively as the Alachua County Judicial Complex and ancillary uses (including, but not limited to, parking facilities and ancillary facilities) and that if the real property described on Exhibit "A" attached shall be used for purposes other than those permitted by this deed, the conveyance herein granted shall automatically revert to Grantor if construction of the Judicial Complex is not commenced on or before January 1, 2005, or if the real property is not used as a Judicial Complex.

Grantor reserves a blanket easement over, under, upon, across, and through the real property as described in Exhibit "A" for existing utilities and subject to any previously issued Use Permits. The blanket easement will be for such period of time as necessary for Grantee to relocate the existing utilities. The Grantee further agrees to, unless mutually agreed upon, to bear the expense of the relocation fees of such utilities.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

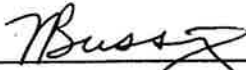
**AND** the Grantor hereby covenants with said Grantee, except as set forth herein, that at the time of delivery of this deed the land was free from all encumbrances made by it, and that it will warrant and defend the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

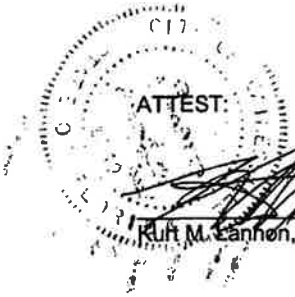

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal the day and year first above written.

Tax Parcel 14557-000-000  
Section 5, Township 10 South, Range 20 East

Page 2

CITY OF GAINESVILLE, FLORIDA  
A Florida Municipal Corporation

  
\_\_\_\_\_  
Thomas D. Bussing, Mayor

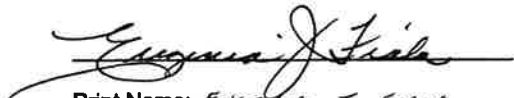
  
ATTEST:  
  
\_\_\_\_\_  
Kurt M. Cannon, Clerk of the Commission

Approved as to form and legality:

  
\_\_\_\_\_  
City Attorney

**STATE OF FLORIDA  
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2001,  
by Thomas B. Bussing and Kurt M. Lannon, the Mayor and Clerk of the Commission,  
respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally  
known to me and duly sworn, and acknowledged that as such officers, and pursuant to authority  
from said corporation, as its act and deed, and for the uses and purposes set forth and  
contained in said instrument.

  
\_\_\_\_\_  
Print Name: EUGENIA J. FIALA  
Notary Public, State of Florida 20499183  
My Commission Expires: MARCH 14, 2005

Tax Parcel 14557-000-000  
Section 5, Township 10 South, Range 20 East

Page 3

**EXHIBIT "A"**

Block Number Two (2), in Range Number One (1), according to the original survey of the Town (now City) of Gainesville, Florida, as per map thereof recorded upon the public records of Alachua County Florida, at page 383 of Deed book "H".

RECORDED IN OFFICIAL RECORDS

INSTRUMENT # 1771116 4 PGS

2001 JUL 30 11:32 AM BK 2375 PG 628

IN THE CIRCUIT COURT, EIGHTH JUDICIAL CIRCUIT IN AND FOR  
ALACHUA COUNTY, FLORIDA, CIVIL DIVISION

J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK1 Receipt#060871

ALACHUA COUNTY, a charter county  
and political subdivision of the  
State of Florida,

Case Number: 01-01-CA-1942-I

Plaintiff,

Division: K

vs,

SIDNEY J. THOMAS, JR.;  
LOUISE K. THOMAS AND SIDNEY J. THOMAS;  
THE WHITE APRON CATERING, INC.;  
NAJI SAMIR SEMRANI;  
DANA G. LAND;  
MONOGRAM CREDIT CARD BANK OF GEORGIA;  
ELIE BEDRAN;  
SOUAD SALLOUM;  
RISING ENTERTAINMENT, INC.;  
B&H PLUMBING COMPANY;  
RAYMOND E. REWIS;  
JOHN P. WEIDNER;  
ALTHA J. BROWN;  
UNKNOWN LESSEES OF RAYMOND E. REWIS;  
ROBERT THOBURN, M.D. AND CAROLYN S. THOBURN;  
BARNETT BANK OF GAINESVILLE, N.A.;  
MCMLI CUST (CLOVERFIELD) C/O GULF GROUP;  
GRACY A. AND PUTHENPURACKAL THOMAS;  
MARVIN L. KOKOMOOR AND FRANKLIN W.  
KOKOMOOR, II, AS CO-TRUSTEES FOR  
MABEL M. KOKOMOOR TESTAMENTARY TRUST;  
GARY C. RICHARDS

Defendants.

01 JUL 27 PM 3:59  
CLERK OF CIRCUIT COURT  
& COUNTY COURT  
ALACHUA COUNTY, FL.

ORDER OF TAKING

THIS CAUSE came on to be heard upon plaintiff's application for an Order of Taking and it appearing that proper notice was first given to all defendants, and to all persons having or claiming any equity, lien, title or other interest in or to the real property described in the petition, and the Court being fully advised in the premises, upon consideration it is therefore,

ORDERED AND ADJUDGED:

1. That this Court has jurisdiction of the subject matter and of the parties to this cause.
2. That the pleadings in this cause are sufficient.
3. That the plaintiff is properly exercising its delegated authority.
4. That the property is being acquired for a public purpose.
5. That the estimate of value as to the subject property in this cause by plaintiff was made in good faith and based upon a valid appraisal.

6. That plaintiff's request for fee simple title to the subject property is granted, see the legal description attached hereto as Exhibit A, and upon the payment into the registry of the Court, of the amount hereafter specified; and that said amount of money will fully secure and fully compensate the persons lawfully entitled to compensation, as will be ultimately determined by a final judgment of this Court; and which said sum of money to be deposited is in no instance less than the value of the parcel of land, as fixed by the estimate of value, as set by the plaintiff.

7. That the sum of money in the total amount of \$73,000.00 shall be deposited by plaintiff into the registry of this Court within 20 days after the date of this Order, and that upon making such deposit the title or interest specified in the petition shall be immediately vested in plaintiff, and the said lands shall be deemed to be condemned and taken for the use of the plaintiff, and the right to compensation for the same shall vest in the persons entitled thereto.

8. That defendant, Gary C. Richards shall enter into a lease with County and remain in possession through Sept 16, 2001 after which date, all possessory interest shall vest in County. However, plaintiff, its agents and invitees shall have unrestricted access to the property on July 30, 2001 and on August 6, 2001, from 9:00 a.m. until 5:00 p.m. for the purpose of conducting an open house. Furthermore, plaintiff, its agents and invitees shall be given access to the property upon 48 hours notice.

DONE AND ORDERED in Chambers at Gainesville, Alachua County, Florida, this  
27 day of July, 2001.

  
Nath Doughlic  
Circuit Court Judge

**Copies To:**

**Fred C. Isaac  
2468 Atlantic Blvd.  
Jacksonville, FL 32207**

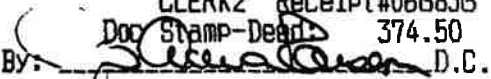
**Office of the County Attorney  
Robert Livingston IV  
P.O. Box 2877  
Gainesville, FL, 32602-2877**



Tax Parcel # 12995

Commencing at Northeast (NE) corner of the lot of land in Gainesville, Florida, described in a deed from E. M. Haile and husband to Ola Matheson, dated November 11th, 1875, and recorded in Deed Book "I", page 625 of the public records of Alachua County, Florida, and running West along the Southern Boundary of McCormick Street (now SW 3rd Avenue) 108 feet to the point of beginning, thence run West 92 feet, thence South 70 feet, thence East 92 feet, thence North 70 feet to the point of beginning.

This Instrument prepared without benefit of abstract or title exam by:  
David E. Menet, Esq.  
P.O. Drawer 1589  
Gainesville, Florida 32602-1589

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 1782477 2 PGS  
2001 SEP 17 02:58 PM BK 2386 PG 2568  
J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK2 Receipt#066836  
Doc Stamp-Deeds 374.50  
BY:  D.C.

Tax Parcel # 12991-000-000

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### WARRANTY DEED

THIS INDENTURE, made on SEPTEMBER 14, 2001 between THOBURN REAL ESTATE LIMITED PARTNERSHIP, a Florida limited partnership, whose post office address is 901 NW 57<sup>th</sup> Street, Gainesville, Florida 32605, Grantor, and RAYMOND EUGENE REWIS, whose post office address is 117 SW 3<sup>rd</sup> Avenue, Gainesville, Florida, Grantee,

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

Commence 260 feet South of the Southwest corner of Block 1, Range 1, of the Original Survey of the Town of Gainesville, and run East 60 feet to the Point of Beginning; thence run South 110 feet; thence run East 60 feet; thence run North 110 feet; thence run West 60 feet to the Point of Beginning, all lying and being in Section Five (5), Township Ten (10) South, Range Twenty (20) East, Alachua County, Florida.

Grantor executes this Deed in full satisfaction of that certain Contract for Deed dated July 2, 1993 and recorded July 9, 1993 at O.R. Book 1915, Page 534; and as assigned to Grantor by that certain Assignment of Contract for Deed and Deed of Property dated March 25, 1999 and recorded September 24, 1999 at O.R. Book 2255, Page 1628, all of the Public Records of Alachua County Florida.

SUBJECT TO and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2001 and all subsequent years.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

THOBURN REAL ESTATE  
LIMITED PARTNERSHIP, a Florida  
limited partnership

General Partner: Thoburn Irrevocable  
Management Trust dated  
November 19, 1998

*DAVID E MENET*

Witness  
Print: DAVID E MENET

*Gwen Jones*

Witness  
Print: Gwen Jones

By: *Robert Thoburn, MD*  
Robert Thoburn as Trustee

By: *Carolyn S Thoburn*  
Carolyn S. Thoburn as Trustee

STATE OF FLORIDA  
COUNTY OF ALACHUA

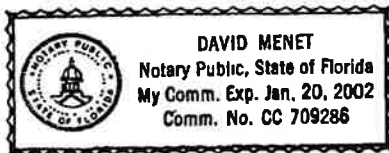
The foregoing instrument was acknowledged before me on  
SEPTEMBER 14, 2001 by ROBERT THOBURN and CAROLYN S. THOBURN,  
as Trustees of the Thoburn Irrevocable Management Trust dated November 19, 1998, General  
Partner of the Thoburn Real Estate Limited Partnership, a Florida limited partnership, on behalf of  
said trust and partnership. They are  personally known to me or  produced  
\_\_\_\_\_ as identification.

Notary Public - State of Florida

Sign: *DAVID E MENET*

My Commission Expires

Print: DAVID E MENET




F:\DEM\Ltigation\Miscellaneous\Thoburn\WarrantyDeed.wpd

# PROPERTY OWNER AFFIDAVIT

Owner Name: Alachua County			
Address: 5620 NW 120 Ln Gainesville, FL 32653		Phone: (352) 548-1214	
Agent Name: Gmuier Engineering, LLC			
Address: 2603 NW 13th ST Box 314 Gainesville, FL 32609		Phone: (352) 281-4928	
Parcel No.: 14557-000-000, 12997-000-000, 12994-000-000			
Acreage: +/- 6.53		S: 5	T: 10S R: 20E
Requested Action: Rezoning			

**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.


Property owner signature: 

Printed name: Ramon D. Gavarrete, Public Works Director, Alachua County

Date: 07/05/2022

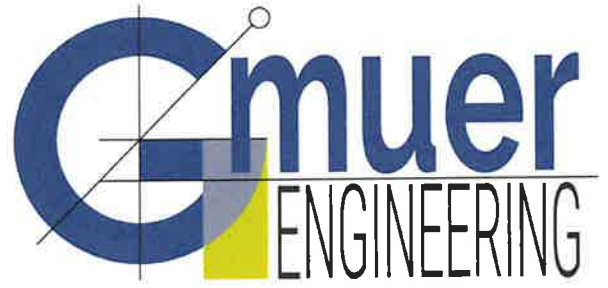
The foregoing affidavit is acknowledged before me this 5 day of July, 2022, by Ramon D. Gavarrete, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.



NOTARY SEAL 

Signature of Notary Public, State of FL

# Notification of Neighborhood Workshop



A neighborhood workshop will be held to discuss a rezoning of the Alachua County Courts Complex to replace the existing Planned Development that was established in 2001 with a substantially revised Planned Development that will incorporate many standards of the Urban Transect zoning in addition to standards applicable to the court uses allowed on the property. Additionally, a proposed development plan and associated vacation of SW 1<sup>st</sup> ST will be discussed for a new court services building. The property is located at 220 S Main ST, Gainesville, FL 32601 and consists of three parcels, TP#14557-000-000, TP#12997-000-000, and TP#12994-000-000 as shown in the zoning maps below along with the date, time, and location of the meeting.

This is not a public hearing.

The purpose of this meeting is to inform you, the neighboring property owners, of the proposal and to seek your comments.

### Contact:

Gmuer Engineering, LLC  
Christopher Gmuer  
chrsg@gmuereng.com  
(352) 281-4928

### Date / Time:

Tuesday  
January 3, 2023  
at 6:00pm

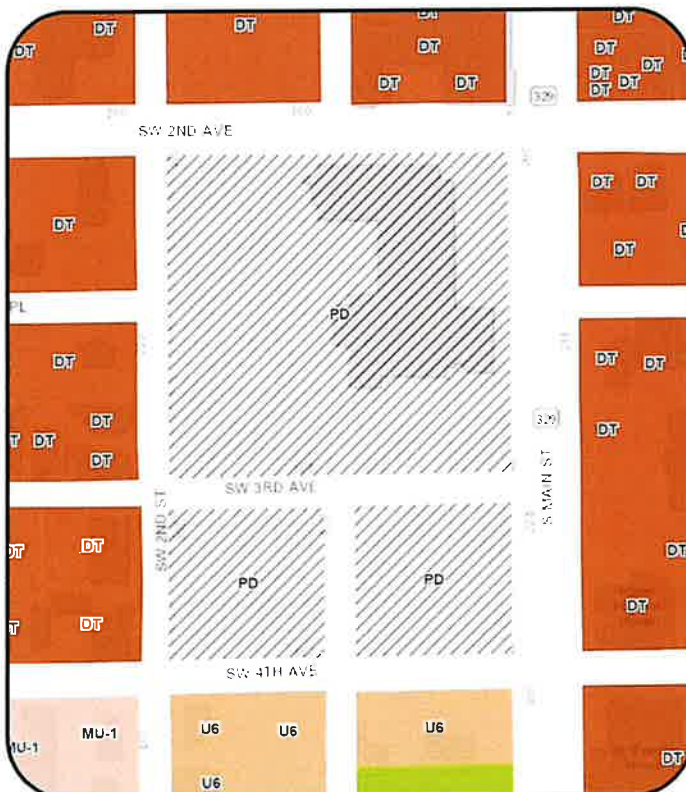
### Location:

Alachua County  
Headquarters Library  
Meeting Room A  
401 East University Ave  
Gainesville, FL 32601

Maps of the proposed zoning change.

Existing Zoning

Proposed Zoning



**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

14580-000-000 Alachua Courts Complex  
ALACHUA CO  
12 SE 1ST ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12994-000-000 Alachua Courts Complex  
ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE FL 32602

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12958-207-000 Alachua Courts Complex  
AZIJ PROPERTOES LLC  
3290 BANYON HOLLOW LOOP  
NORTH FORT MYERS FL 33903

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

13007-000-000 Alachua Courts Complex  
BUCHANAN JR & GHAMDARIJANI H/W  
717 SW 4TH AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

14613-000-000 Alachua Courts Complex  
CHICK WILLIAM C HEIRS  
925 NW 56TH TER #C  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

14584-002-000 Alachua Courts Complex  
CITY OF GAINESVILLE  
PO BOX 490 MS 58  
GAINESVILLE FL 32627

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12976-000-000 Alachua Courts Complex  
COOPER GRANT J & STACIE  
2000 NW 27TH TER  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

12980-000-000 Alachua Courts Complex  
COOPER GRANT JAY  
2000 NW 27TH TER  
GAINESVILLE FL 32605

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

14584-000-000 Alachua Courts Complex  
DIXON BOBBY  
19388 SW 46TH AVE  
NEWBERRY FL 32669

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12959-000-000 Alachua Courts Complex  
GAINESVILLE HISTORIC PROPRTI  
321 SW 13TH ST  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12955-000-000 Alachua Courts Complex  
GILLESPIE JOHN & SANDRA  
207 PORPOISE POINT DR  
ST AUGUSTINE FL 32084

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12998-002-000 Alachua Courts Complex  
HAMANN & HAMANN  
406 NW 28TH TER  
GAINESVILLE FL 32607

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12981-000-000 Alachua Courts Complex  
HUDSON & COMPANY INC & JOHN W  
211 SW 4TH #5-3  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12955-001-000 Alachua Courts Complex  
GILLESPIE JOHN B & SANDRA M  
207 PORPOISE POINT DR  
ST AUGUSTINE FL 32084

**Neighborhood Workshop Notice**

12958-307-000 Alachua Courts Complex  
GNV CITY CENTER LLC  
845 NE 79TH ST  
MIAMI FL 33138

**Neighborhood Workshop Notice**

12965-000-000 Alachua Courts Complex  
HAMILTON LAWRENCE J  
212 NW 3RD AVE  
GAINESVILLE FL 32601-5256

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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



**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12999-000-000 Alachua Courts Complex  
O'STEEN JERRY D  
1724 NE 55TH BLVD  
GAINESVILLE FL 32641

**Neighborhood Workshop Notice**

14587-402-000 Alachua Courts Complex  
PECK & PECK  
3395 WHITE SULPHUR RD  
GAINESVILLE GA 30501

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

14561-000-000 Alachua Courts Complex  
R A RUSH ENTERPRISES INC  
11 SE 2ND AVE  
GAINESVILLE FL 32601

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

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

**Neighborhood Workshop Notice**

12975-000-000 Alachua Courts Complex  
STEADHAM C V JR  
203 SW 3RD AVE  
GAINESVILLE FL 32601-6519

**Neighborhood Workshop Notice**

12969-000-000 Alachua Courts Complex  
STEADHAM CHARLES V JR  
203 SW 3RD AVE  
GAINESVILLE FL 32601-6519

**Neighborhood Workshop Notice**

12968-000-000 Alachua Courts Complex  
STEADHAM CHARLES V JR & MARY  
203 SW 3RD AVE  
GAINESVILLE FL 32601-6519

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Azalea Trails  
MARIE SMALL  
1265 SE 12 AVE  
GAINESVILLE, FL 32601

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

Kensington Park  
MAXINE HINGE  
5040 NW 50 TER  
GAINESVILLE, FL 32606

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

Golfview  
CHRIS MONAHAN  
222 SW 27 ST  
GAINESVILLE, FL 32607

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

KAREN BILLINGS  
2123 NW 72 PL  
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

BELLINGTON'S CUSTOM SERVICE  
BRAXTON LINTON  
1907 SE HAWTHORNE RD  
GAINESVILLE, FL 32641

Neighborhood Workshop Notice

University Village  
BRUCE DELANEY  
1710 NW 23 ST  
GAINESVILLE, FL 32605

Neighborhood Workshop Notice

Pineridge  
BERNADINA TUCKER  
721 NW 20 AVENUE  
GAINESVILLE, FL 32609

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

Neighborhood Workshop Notice

University Park  
ROBERT MOUNTS  
1639 NW 11 RD  
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

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

Neighborhood Workshop Notice

Appletree  
CHRIS GARCIA  
5451 NW 35 DR  
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

LYNNAE DAVIS  
5416 DRIFTWAY DRIVE  
FORTWORTH, TX 76135

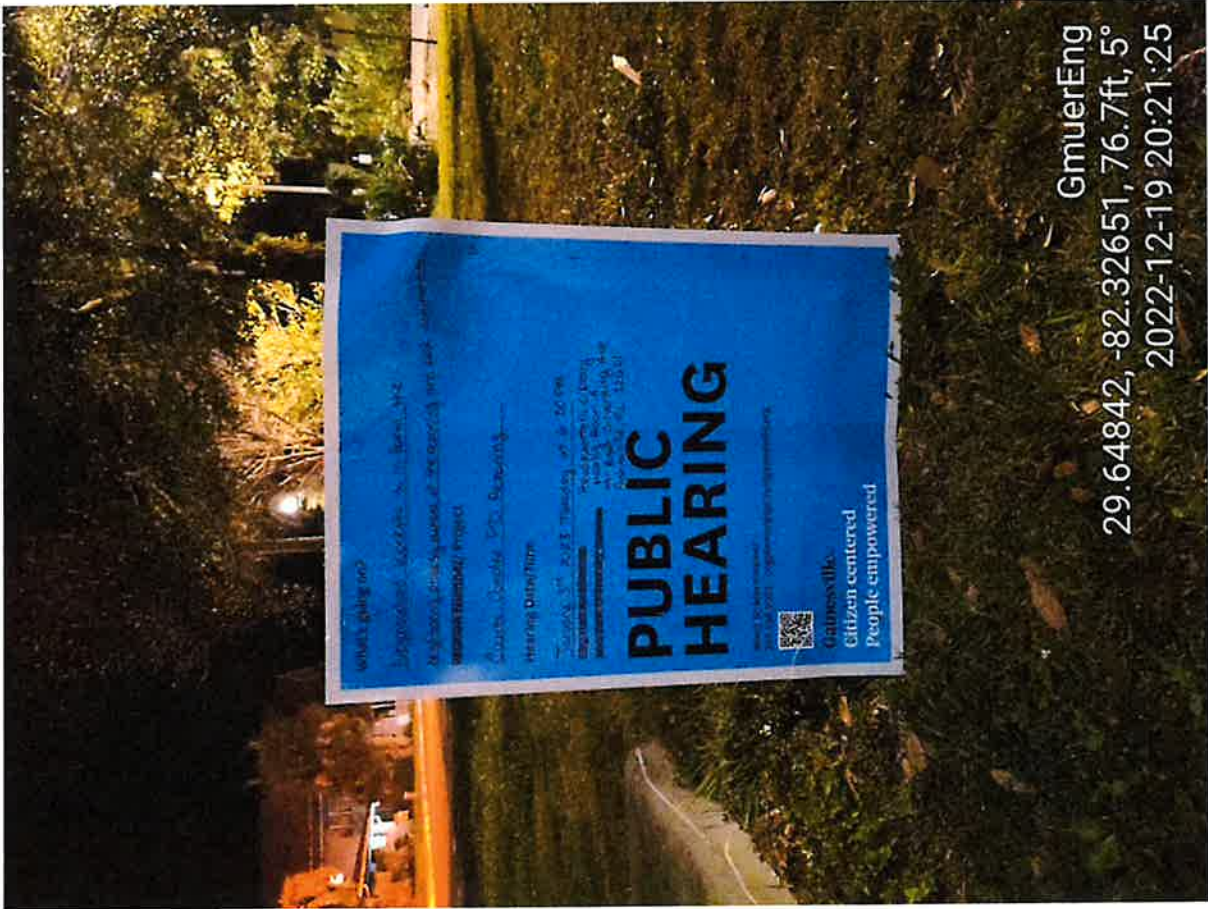
Neighborhood Workshop Notice

MAC McEACHERN  
1020 SW 11 TER  
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

School Board  
VICK McGRATH  
3700 NE 53 AVE  
GAINESVILLE, FL 32609





Gmueng  
29.64842, -82.32651, 76.7ft, 5°  
2022-12-19 20:21:25



Gmueng  
29.65014, -82.32508, 93.6ft, 232°  
2022-12-19 20:29:06

**PUBLIC NOTICE SIGNAGE AFFIDAVIT**

Petition Name Alachua County Courts Complex PD Rezoning

Applicant (Owner or Agent) Alachua County

Tax parcel(s) 14587-0-0, 12997-0-0, 12994-0-0

Being duly sworn, I depose and say the following: NHWS Signs Posted on Dec 17, 2022


1. That I am the owner or 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 petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. [Signature]

Christopher Gmuer  
Applicant (print name)

8. Applicant (signature)

STATE OF FLORIDA,  
COUNTY OF ALACHUA  
Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 13<sup>th</sup> day of January, 2023, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.  
[Signature] Notary  
Public  
My Commission expires: JUNE 27, 2025

RECORDING SPACE  


Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY  
Petition Number \_\_\_\_\_ Planner \_\_\_\_\_




**Alachua County  
Courts Complex**

**Rezoning**

**Neighborhood  
Workshop**

**Jan 3, 2023  
@ 6pm**



**Agenda**

1. Introductions
2. History of the Courts Complex
  - a. 2001 Planned Development
  - b. Existing Site Layout
3. Proposed Rezoning to PD
  - a. Why is the change needed
  - b. Conceptual Site Plan
4. Public Participation (Rezoning)
  - a. Neighborhood Workshop
  - b. Plan Board Hearing
  - c. City Commission Hearing
5. Public Participation (Site Plan)
  - a. Development Review Board Hearing if any Variance from the PD Zoning Requirements are needed
6. Comments and Questions

Thank You

1

**Introductions**



**Ralph Hilliard**  
Planning and Development Consultant  
rhilliard@gmuereng.com

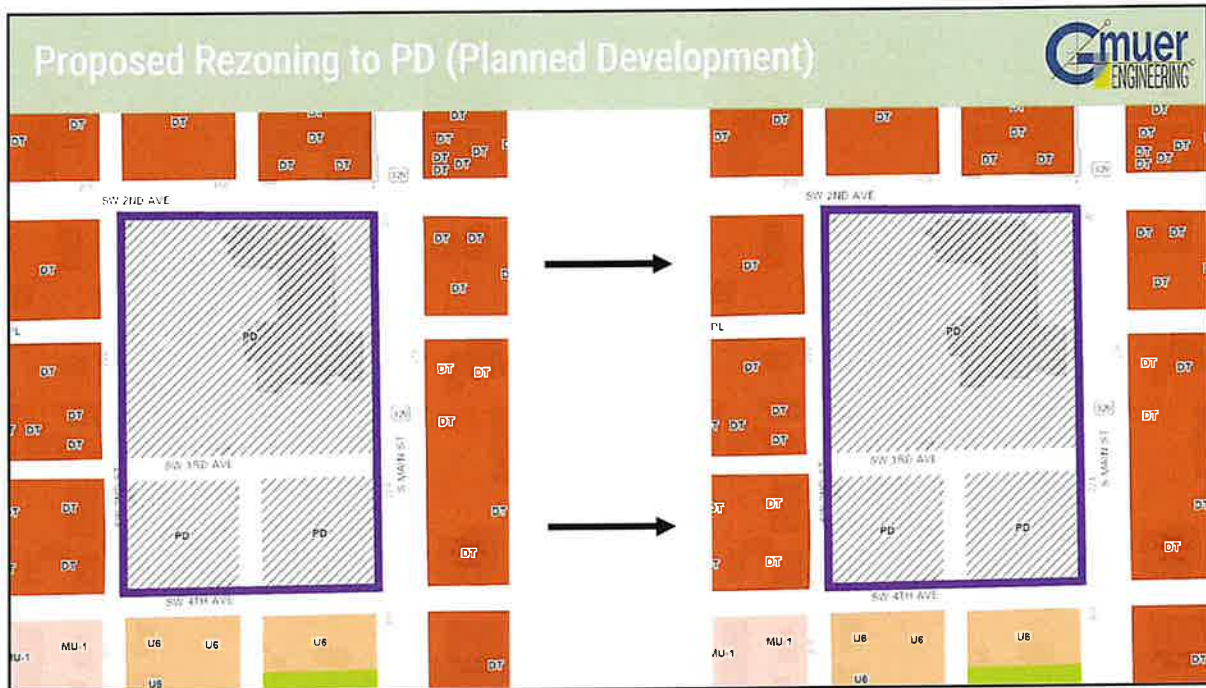


**Christopher Gmuer**  
Professional Engineer & President  
chrisg@gmuereng.com

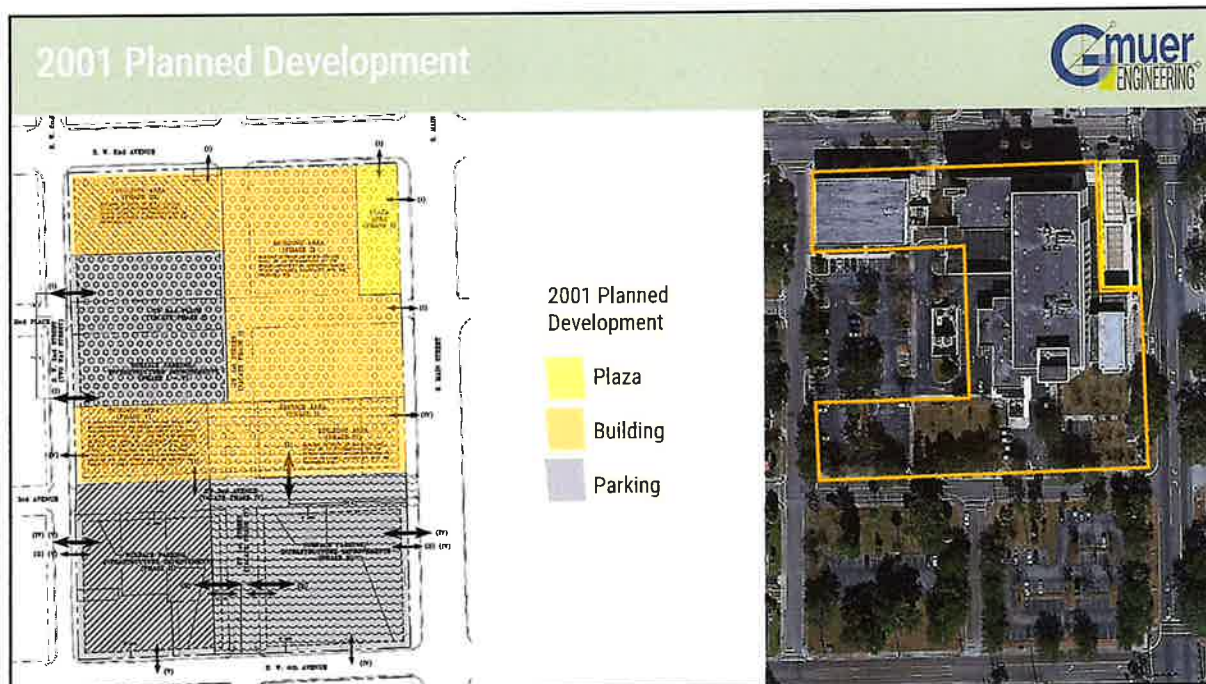


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4



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### Compatibility with DT Zoning

**Features of the Planned Development - PD**


- Limited Uses to Court Related Uses
- Buildings located at perimeter of block
- Staged interior road vacations
- Wide sidewalks along streets
- New On-street Public Parking

The slide includes a list of features for a Planned Development (PD) and an aerial site plan image showing building footprints and tree icons. The Gmuer ENGINEERING logo is in the top right corner.

6



## Public Participation: Neighborhood Workshop



**Notification of Neighborhood Workshop**



A neighborhood workshop will be held to discuss a rezoning of the Alachua County Courthouse Complex to replace the existing Planned Development (PD) with a residential use. The workshop will be held on Tuesday, January 10, 2023, at 6:00 PM. The workshop will be held at the Alachua County Courthouse, 421 East University Ave, Gainesville, FL 32601. The purpose of this meeting is to inform you, the neighboring property owners, of the proposed rezoning and to hear your comments.

**Contact:**  
Gmuer Engineering LLC  
Christopher Gmuer  
cmg@gmuereng.com  
(352) 284-4404

**Date / Time:**  
Tuesday  
January 10, 2023  
at 6:00pm


**Location:**  
Alachua County  
Hood James Library  
Meeting Room A  
421 East University Ave  
Gainesville, FL 32601

**Map of the proposed rezoning area:**



7

## Public Participation: Rezoning Hearings



**City of Gainesville Plan Board Hearing** → **City of Gainesville City Commission**

8

Public Participation: Site Plan Variance Hearing 

**City of  
Gainesville  
Development  
Review Board**

9

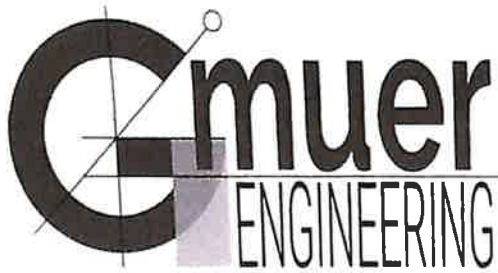
**Comments & Questions** 

**Agenda**

1. Introductions
2. History of the Courts Complex
  - a. 2001 Planned Development
  - b. Existing Site Layout
3. Proposed Rezoning to DT (Downtown)
  - a. Why is the change needed
  - b. Conceptual Site Plan
  - c. Compatibility with DT Zoning
4. Public Participation (Rezoning)
  - a. Neighborhood Workshop
  - b. Plan Board Hearing
  - c. City Commission Hearing
5. Public Participation (Site Plan)
  - a. Development Review Board Hearing if any Variance from the DT Zoning Requirements are needed
6. Comments and Questions

Thank You

10



2603 NW 13th St, Box 314  
Gainesville, FL 32609  
Ph (352) 281-4928

gmuereng.com

**Meeting Sign-in Sheet**

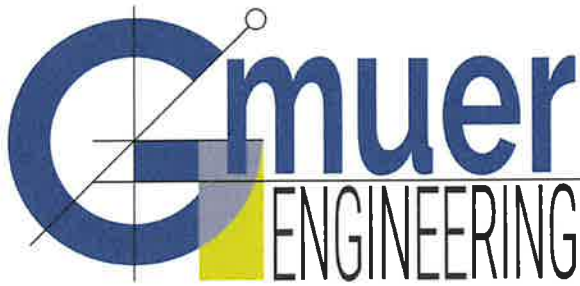
Re: Alachua County Courts Complex Rezoning and Site Plan – Neighborhood Workshop

Date Time: Tuesday, January 3, 2023 at 6:00pm

NAME	Signature
John Jackson	
CHARLES STEADMAN	
Ralph Hilliard	Ralph Hilliard

Alachua County Courts Complex  
Neighborhood Workshop Meeting Minutes  
January 3, 2023 (6:00 PM)

The neighborhood meeting was held at the Downtown Branch of the Alachua County Library. Two members of the public attended the meeting, John Hudson and Charles Steadnam. Planning Consultant Ralph Hilliard explained that the zoning map would keep the Planned Development (PD) zoning designation. He explained the proposal is actually an amendment to the PD that would allow surface parking lots designated on the existing PD Layout Plan to be changed to Building lots. Maps and diagrams were shown to identify the location of the planned Support Services building and a potential Civil Court building. Mr. Hudson and Mr. Steadnam explained that their main concern was addressed by not changing the zoning on the property. Mr. Steadnam asked whether the County would build a Parking Garage, it is not known at this time whether the County would ever get the funding for a Parking Garage. The meeting ended with support for keeping the site limited to Alachua County Court Services.



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Gainesville, FL 32609  
Ph. (352) 281-4928

[gmuereng.com](http://gmuereng.com)

# Planned Development Rezoning Justification Report

for

## Alachua County Courts Complex

220 S Main ST, Gainesville, FL 32601  
TP#14557-000-000, TP#12997-000-000, and TP#12994-000-000

Prepared for:  
Alachua County

Date:  
March 9, 2023

Prepared by:  
Gmuer Engineering, LLC  
Ralph Hilliard, Planning and  
Development Consultant  
[rhilliard@gmuereng.com](mailto:rhilliard@gmuereng.com)  
2603 NW 13th ST Box 314  
Gainesville, FL 32609  
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(352) 593-3134

## Introduction

This request for a Planned Development Amendment is submitted to amend the existing PD (Planned Development) zoning regulations that were implemented in 2001. The City of Gainesville process for changing the existing layout and conditions of a PD requires a new PD zoning application. The proposed application does not change the actual zoning map designation of PD. The existing PD (see attached ordinance 001603) allowed for the consolidation of the Alachua County Courts Complex including: criminal and civil courts, and support court services (State Attorney's office, Public Defender's office, court reporter, victim services and related uses). The proposed uses of the PD will not change; the primary change will be to incorporate the form of the adjacent Downtown (DT) Transect zoning district features in consideration of the special court and related uses while also removing conditions of the 2001 PD that have been satisfied to date. See the proposed PD conditions for details.

The 2001 PD Layout Plan (see attached) provided specific areas for parking and building placement that have either been satisfied or are not compatible with an Urban Court Services Complex. The PD plan designates large area of surface parking areas along SW 4<sup>th</sup> Avenue between SW 2<sup>nd</sup> Street to the east and South Main Street to the west. The 2001 plan shows surface parking areas along Main Street north of SW 4<sup>th</sup> Avenue. These surface parking areas along SW 4<sup>th</sup> Avenue and Main Street create dead zones that will be replaced with future buildings by the proposed amendments to the PD zoning requirements.

## Review Criteria

The Land Development Code requires the City Plan Board and the City Commission to evaluate PD applications based on the general review criteria for rezoning Sec. 30-3.14 and Sec. 30-3.17 as the PD review criteria. Each of these sections will be discussed below. The Land Use Amendment and Zoning Map Change Application requires a market analysis report on all proposals of 3 acres or more. The amendment is neither a Land Use Amendment nor a Zoning Map change. As an institutional/civic/governmental use, in this case a Court Services use, the determination of need is based on the original Judicial Order for the development.

### 30-3.17 PD Criteria

#### A. Consistent with Comprehensive Plan

The proposed PD amendment that implements the Court Complex is consistent with the designated Urban Core (UC) land use of the Comprehensive Plan. The Comprehensive Plan specifically calls for community serving facilities to be developed within the City's central core (Downtown). This PD amendment encourages development downtown with buildings that put "eyes on the street".

#### **Future Land Use Element**

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.



Policy 1.2.6 The City should encourage or require buildings to put "eyes on the street" with front facade windows and doors.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:  
**Urban Core (UC); up to 150 units per acre; and up to 25 additional units per acre by Special Use Permit**

This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted with provisions to add up to 25 additional units per acre by Special Use Permit as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus system as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

#### B. Conformance to PD purpose

The main purpose of a PD as stated in section 30-3.15 is to recognize unique conditions, allow design flexibility, and to achieve overall coordinated building and facility relationship that encourages infill development. The Courts Complex is an existing facility and the proposed amendment will complete the infill of the site with buildings framing the streets instead of parking lots. The Community as a whole agreed to the development of this site as a Courts Complex so that there would be a coordinated site for future relocations and establishment of Court related services.

#### C. Internal compatibility

The criteria for this section states that, "all uses proposed within a PD shall be compatible with other proposed uses; that is, no use may have any undue adverse impact on any neighboring use, based on the streetscape, treatment of pedestrian ways and circulation, motor vehicle circulation, and the separation and buffering of parking areas and sections of parking areas". The uses within the PD will be compatible with each other because they are all related uses and supportive of each other.

#### D. External compatibility

An evaluation of the external compatibility of a PD should be based on the following factors: adjacent existing and proposed uses, design of the development, traffic circulation, and density and intensity. The uses will not have an adverse impact on neighboring uses given that the zoning on adjacent properties allows much more intensive use than the uses proposed on the Court Services site. Design of the development will follow the existing style that is currently in place while also incorporating many of the form based requirements of the Downtown (DT) Transect district and will likely be developed at a lower density and intensity than the surrounding zoning allows. The traffic circulation will not be changed from what was required in the current 2001 PD zoning regulations.

Table of adjacent existing uses to the site.

Location	Existing Use	Zoning
North	Alachua County Planning & Zoning, General Office and Retail Buildings	DT
South	Vacant Land and Convenience Store	U6
West	Mixed Use Buildings	DT
East	General Business uses and a new Hotel	DT

**E. Intensity of development**

This review criterion relates to residential density and intensity of a proposed PD; this PD does not include residential development.

**F. Usable open spaces, plazas, and recreation areas**

Given that residential development is not proposed, the development will not generate a population increase that will reduce the level of service or increase the need for additional parks. Additionally, employees have many choices for public open spaces in the neighborhood such as Depot Park, Lynch Park, Roper Park and the Thomas Center Gardens.

**G. Environmental constraints.**

The property is a developed infill site; all environmental concerns have been addressed with the previous development on the site. There are no wetlands or floodplain issues.

**H. External transportation access**

The PD is an existing development with access provided by the Downtown urban street network.

**I. Internal transportation access**

This criteria states, "every dwelling unit or other use permitted in a PD shall have access to a public street directly or by way of a private road, pedestrian way, court or other area that is either dedicated to public use or is a common area guaranteeing access." The development will have direct access to public streets adjacent to the development.

**J. Provision for the range of transportation choices**

Sufficient off-street and on-street parking for bicycles and other vehicles, as well as cars, shall be provided in accordance with the Land Development Code. The site has an existing covered Bus Stop located along Main Street and appropriate sidewalks shall be provide with each development plan review.

**Sec. 30-3.14. - Rezoning criteria.**

Applications to rezone property shall be reviewed according to the following criteria:

**A. *Compatibility of permitted uses and allowed intensity and density with surrounding existing development.***

This PD amendment brings the property into compliance with the intent of the Urban Core Land Use and is consistent with the allowed intensity and density of the surrounding uses. The map below shows that the Courts Complex property surrounded on three sides by the Downtown (DT) Transect zoning district. To the south of the Courts Complex property, along 4<sup>th</sup> Avenue the property is designated Urban 6 (U6) Transect, which allows Office and Public Administration Buildings. The U6

directly across the street from the Courts Complex property along SW 4<sup>th</sup> Ave provides the perfect buffer/step down zoning along with the southwestern MU-1 zoning for the Porter’s Neighborhood.

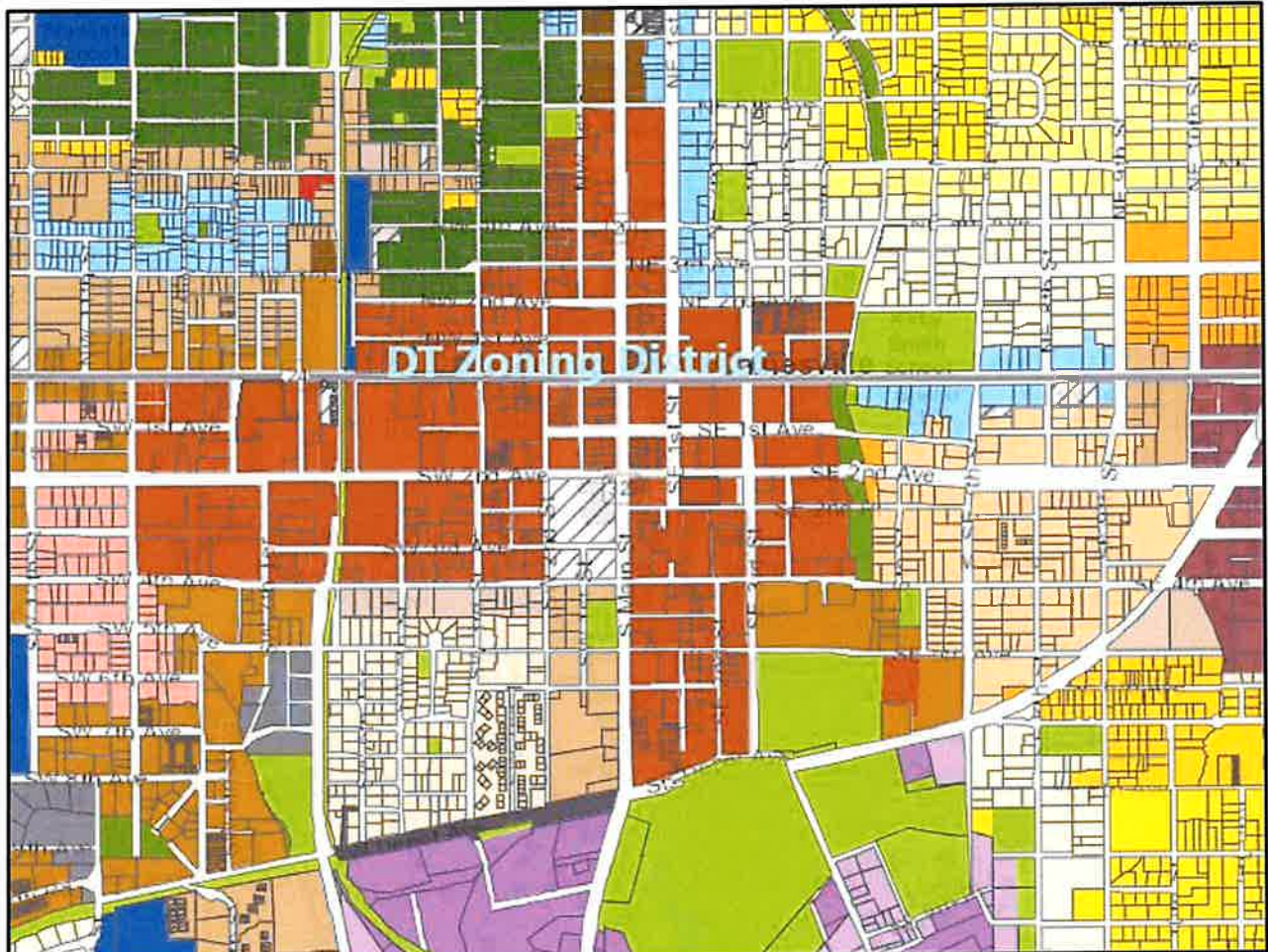


Figure 1. Existing Zoning Map

**B. The character of the district and its suitability for particular uses.**

The Courts Complex (Civic Use) already exists on the site. The Stephen P. Mickle Sr. Criminal Court is a cornerstone of the community and has blended well with the other civic buildings in the area. The character of the area will be greatly enhanced by the consolidation and expansion of buildings on areas currently designated for surface parking lots. The Community determined that this property was suitable for a Courts Complex with the approval of the PD in 2001.

**C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.**

The surrounding properties on the North, East and West of the property are all developed properties in the Downtown (DT) Transect, with a new hotel being completed on the east side (Main Street) near the existing Courthouse. To the south of the property are underutilized properties consisting of a convenience store and some vacant parcels.

D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.

There are no existing buildings on the property that will be impacted by the PD amendment. The Comprehensive Plan encourages the location of Public and Community Serving uses in the central core of the city (downtown).

E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.

The proposed PD amendment is consistent with all applicable portions of the City Comprehensive Plan and Land Development Code as discussed throughout this report and this application.

F. The needs of the city for land areas for specific purposes to serve population and economic activities.

The property is located on an infill parcel with an approved PD zoning. The amendment is needed to better-utilized land that is currently designated for parking use.

G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

A new hotel was recently constructed directly across the street to the east of the Courthouse. Since the Courthouse was built, significant development in the area has included the complete redesign of South Main Street, the Southwest Downtown Parking Garage, Demo of Alachua General Hospital, Innovation Square and the Innovation District, Multi-story Apartments with Parking Garages (Jefferson on 2<sup>nd</sup>, The Continuum, The Palms), the Rosa Parks Transfer Station, the Cade Museum, Depot Park, and the Form Based Code. The combination of all these activities and the expansion plans of the Courthouse will help to strengthen the downtown as the core of Gainesville.

H. The goals, objectives, and policies of the Comprehensive Plan.

The proposed amendment to the PD zoning is consistent with the designated Urban Core (UC) land use of the Comprehensive Plan.

### Future Land Use Element

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.

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I. The facts, testimony, and reports presented at public hearings

The PD amendment will be presented at public hearings as outline in the zoning application.

J. Applications to rezone to a transect zone shall meet the certain criteria.

The property is not being rezoned to a transect zone.

Phasing and Development Time Limits

The development of the property was started over 20 years ago with the completion of the Criminal Courthouse. The Public Defender Office was completed approximately 5 years ago. The next planned project will be the Court Services Building. Future phases may include another courthouse along main street, other court support offices, and a parking structure. Given the unique nature of funding for these types of civic uses, establishing a development time limit is not predictable. Per Section 30-3.20, time limits shall be deferred until development review.

**Existing 2001 Planned Development Conditions**

The existing 2001 PD conditions and the associated existing 2001 PD Layout Plan / Map are proposed to be voided and replaced in their entirety with the proposed New PD conditions listed in the section above. The list of existing conditions being replaced are below followed accompanied by commentary on how components were incorporated into the proposed new conditions or how the condition was satisfied by one of the completed development projects to date.

Existing Conditions from 2001 PD Ordinance

- ~~1. Future Phased development plans require site plan approval from the Plan Board and the City Commission.~~  
**This existing condition is addressed by proposed Condition 1.**
- ~~2. A final concurrency application must be filed concurrently with the Final Site Plan application.~~
- ~~3. The County shall construct an artificially lighted, custom-built "Bus Shelter" utilizing Phase I Courthouse materials and design that must be included on the finalized site plans for the Phase I~~



~~Criminal Courthouse. The seating within the shelter shall be designed in such a manner that dissuades sleeping on the benches.~~

**The bus shelter requirement is continued in proposed Condition 2.**

- ~~4. The building setback along SW 2nd Street and south of SW 2nd Place is 20 feet from the eastern edge of pavement. The maximum building height allowed along Southwest 2nd Street, south of Southwest 2nd Place, is limited to three (3) stories with a forty (40) foot maximum building height limitation. These height limitations apply to all buildings or structures located between 20 to 40 feet from the edge of pavement of SW 2nd Street and south of SW 2nd Place.~~

**This existing condition is addressed by proposed Condition 4.**

- ~~5. In addition to the steps and porch as the sole focal point of the building facing Main Street at Southeast 2nd Place, an area located west of the porch entrance that is aligned with the centerline with 2nd Place shall be identified on the finalized site plan as a possible location for the placement of art in public places.~~

**The public art was constructed with the Criminal Courthouse thus satisfying this existing condition.**

- ~~6. Applicant shall develop a health and safety plan that addresses specific site conditions such as known groundwater and potential soil contamination that may be encountered during site construction activities. The plan shall consider environmental risks as well as proper procedures for handling and disposal of any potentially contaminated media removed from the site.~~

**The concerns that existed at the time of 2001 PD was researched and addressed during the construction of the Criminal Courthouse. The Alachua County Environmental Protection Department has confirmed that Parcel ID #12997-000-000 was the location of a petroleum cleanup site many years ago that was clustered with two other cleanup sites that share the same intersection at S. Main Street and 4th Ave. This parcel was awarded a No Further Action (NFA) status on 1/15/2004.**

- ~~7. Any on-site stormwater management systems will be limited to non-soil/groundwater recharge type treatment systems to minimize potential impacts to potential groundwater contamination that may be located in the vicinity of the site.~~

**Stormwater attenuation and treatment is handled by the Depot Park regional stormwater treatment pond and is conveyed to the pond through an existing stormwater pipe network. The Depot Park Phase I regional stormwater treatment pond was designed and permitted to accommodate up to 90% impervious area coverage of the Alachua County Courts Complex (SJRWMD ERP Permit No. 40-001-111266). This condition was satisfied.**

- ~~8. Orange tree barriers should be utilized to protect all trees not approved for removal during a particular phase of construction.~~

**This existing condition is addressed by proposed Condition 2.**

- ~~9. Existing trees shall not be removed from staging areas, except as needed and approved by the City Manager or designee during the site plan review process.~~

**This was a unique condition that sought to preserve trees within the transitional parking areas located within the southern portion of the site. This condition was satisfied.**

10. ~~It is understood that the County intends to file a formal request with the City to convert Southwest 2nd Street from one-way traffic circulation to a two-way traffic circulation pattern to be implemented prior to the time a CO (Certificate of Occupancy) is granted for the Phase I Criminal Courthouse building.~~  
**The two-way traffic conversion was completed thus satisfying this existing condition.**
11. ~~During construction of Phase I, Criminal Courthouse building, the primary access for construction vehicles is limited to Southwest 4th Avenue with more restricted limited access allowed from Southwest 2nd Avenue and South Main Street for the delivery and unloading of very large building materials or machinery. No access of construction vehicles shall be allowed from Southwest 2nd Street or through the neighborhood to the west to protect the character of the adjacent residential areas (Porter's neighborhood).~~  
**This existing condition is addressed by proposed Condition 8.**
12. ~~Southwest 3rd Avenue and the remainder of Southwest 1<sup>st</sup> Street, located between 3rd Avenue and 4th Avenue, shall not be vacated by the City until the County has submitted a revised development plan for a future phased expansion of the Courthouse Complex, and formally requests the City to commence the vacation process.~~  
**This existing condition is addressed by proposed Condition 6.**
13. ~~Unsecured parking spaces, designated for the general employees of the Court House Complex, should be made available, if possible, to the public, after regular operating hours.~~  
**Future projects will have need to provide on-street public parking for normal facility operations as they interact with the public. Any of these public parking areas will be available to the public after hours by the nature of their placement along public streets. However, on-site parking will have the need for additional security with limited access.**
14. ~~The final development plans for the Phase II surface parking lots must be approved by the City prior to the issuance of the CO (Certificate of Occupancy) for the Phase I Criminal Courthouse building. Construction of the parking lots should be completed within six months of the issuance of the CO.~~  
**The Phase II Surface Parking Lots were constructed thus satisfying this existing condition.**
15. ~~Except as expressly provided herein, the use, regulations and development of the property shall be governed as if this land were zoned "CCD: Up to 150 units/acre central city district", with the minimum development standards of the Traditional City Area of the Land Development Code.~~  
**The proposed PD conditions address the form of the proposed development.**

#### Existing Conditions from 2001 PD Report

1. ~~Permitted uses: The PD permitted uses are limited to the courts and their related uses (criminal/civil courts, courts services, family and juvenile services, State Attorney, Public Defender, ...)~~  
**This existing condition is addressed by proposed Condition 1.**
2. ~~Dimensional requirements: The building setback or build-to-line will be determined by the design Architect in consideration of design measures associated with the proposed use. The building height~~

~~is only restricted in the location along SW 2nd Street and south of SW 2nd Place. In this location the building height is limited to three (3) stories and a forty (40) foot maximum height. The height limitations only apply to buildings located between 20 to 40 feet from the edge of pavement of SW 2nd Street. Perimeter buffers of 9' minimum will be required for on-site vehicle use areas.~~  
**This existing condition is addressed by proposed Condition 4 and 7.**

- ~~3. Parking requirements: The standard LDC requirements for parking will not be applicable. However, as a practical matter the need for parking is recognized for the court services complex. Accordingly, on-site parking will be provided and is permitted to meet reasonable demand issues and to provide required secured parking. Onsite joint use parking garages will be utilized to meet parking demands. In addition, temporary surface parking lots will be permitted to meet parking demands for the County Government until future site buildings are constructed and parking garage structures are available to meet the parking demand.~~

**This existing condition is addressed by proposed Condition 7.f.**

- ~~4. Landscape: The on-site surface parking facilities will be landscaped to meet the City of Gainesville LDC requirements. Street tree and shade tree requirements will be satisfied, as well as the spacing and dimensional requirements for landscape islands. Appropriate tree barricades shall be constructed and maintained during site construction to protect all trees located in the construction area and not approved for removal for a particular phase of construction. Existing trees shall not be removed from construction staging areas, except as noted on the approved site plan and approved by City Staff during the site plan review process.~~

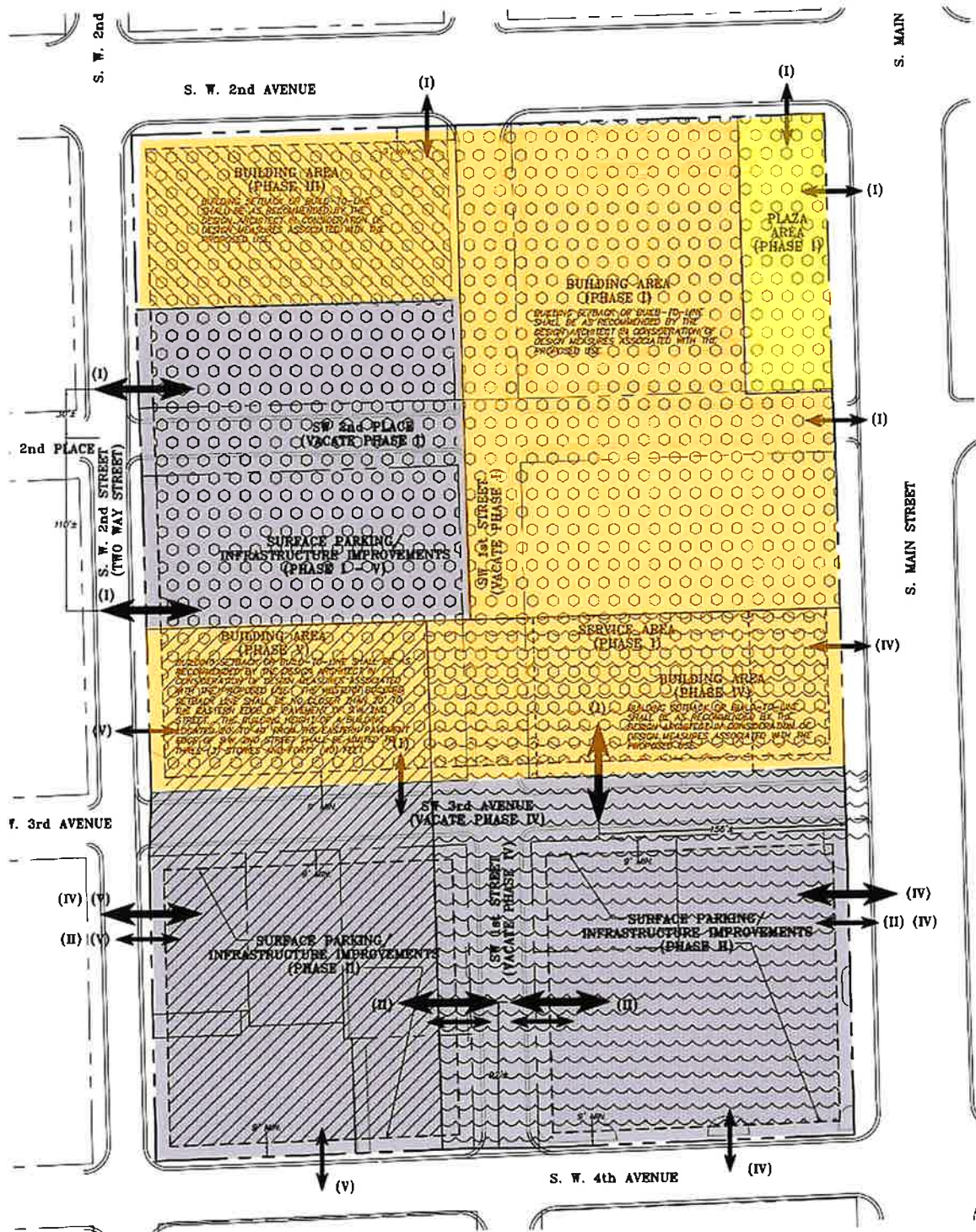
**This existing condition is addressed by proposed Condition 4.h.**

#### Existing Overlay Alternatives from 2001 PD Report

- ~~1. Trash receptacles: Trash receptacles must be screened from the public view and shall be located at least 20' from a street sidewalk.~~  
**This existing condition is addressed by proposed Condition 4 and 7.**
- ~~2. Sidewalks: Sidewalks will be required along the street edge of all adjacent streets on the side contiguous to the property. The minimum widths of sidewalks along SW 2nd Street, SW 4th Avenue, SW 3rd Avenue, and SW 1st Street will be 7'. The minimum widths of sidewalks along SW 2nd Avenue and South Main Street will be 12'. During each phase of construction, all buildings and parking lots or structures must be interconnected by sidewalks and crosswalks that are a minimum of 5 feet in width.~~  
**This existing condition is addressed by proposed Condition 4 and 7.**
- ~~3. Mechanical Equipment: Mechanical equipment will be placed on the roof or rear/side of the building where it must be screened from the public view.~~  
**This existing condition is addressed by proposed Condition 5 and 7.d.**
- ~~4. Lighting: Site lighting will be provided to satisfy the general City of Gainesville LDC requirements.~~  
**This existing condition is addressed by proposed Condition 4 and 7.**



**Figure 2: Existing 2001 Planned Development Layout Plan / Map**



## Proposed New PD Conditions

1. The allowable uses by right in the PD are as follows:
  - a. Criminal and Civil Courts
  - b. Court Services
  - c. Family and Juvenile Services
  - d. State Attorney Offices
  - e. Public Defenders Offices
  - f. Ancillary Court and Legal Services
  - g. Structured Parking
  - h. Surface Parking (internal to the site)
  - i. Accessory Energy Facility.
2. If the existing bus shelter at the site is removed/demolished as a result of future construction, a new bus shelter that meets Regional Transit System (RTS) requirements shall be installed at the site in a location approved by RTS.
3. The regulations concerning building form and design standards in this PD shall apply only to new development and construction at the site. The existing Criminal Courthouse was designed and constructed based on the form and design standards adopted by PD Ordinance 001607 and shall be considered conforming unless demolition of that building occurs.
4. The following building form standards shall apply to the PD:
  - a. Maximum block perimeter: 2,300
  - b. Minimum lot width: 18 feet
  - c. Maximum building coverage: 100%
  - d. Primary frontage (S. Main Street) (minimum): 80%
  - e. Secondary frontages (minimum): 60%
  - f. Building placement (min-max from curb):
    - S. Main Street: 20'-25'
    - SW 2nd Avenue: 20'-25'
    - SW 2nd Street: 15'-25'
    - SW 4th Avenue: 20'-25'
  - g. The public plaza established along Main Street adjacent to the Stephan P. Mickle Criminal Courthouse may be extended south to SW 4th Avenue. Both the existing plaza and any extension of the plaza shall count toward meeting the building frontage percentages and building placement requirement.
  - h. Minimum Landscape/Sidewalk/Building frontage zones:
    - S Main Street: 4'/10'/5'
    - SW 2nd Avenue: 4'/10'/5'
    - SW 2nd Street: 4'/6'/5'; the minimum sidewalk width shall be 8' when on-street parking is directly adjacent to the sidewalk to encourage back-in on-street parking along SW 2nd ST and to accommodate a substantial GRU electric feed running along the western edge of the Courts Complex.
    - SW 4th Avenue: 4'/10'/5'

- i. Rear Setback: 0'
  - j. Building height: 12 stories (max) and 172ft (max)
5. The Accessory Energy Facility must be located internal to the site and be enclosed by a wall with decorative exterior features for security and safety purposes. The Accessory Energy Facility is not required to meet the building form, building design standards, or building materials standards in this PD.
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.

7. The following design/development standards shall apply to this PD:
- a. Building massing. Building facades must not exceed 100 feet along a street frontage without providing a volume break such as a volume projection or recess, a tower or bay, or an architecturally prominent public entrance.
  - b. Facade articulation. The building facades facing adjacent streets must maintain a pedestrian scale by integrating the following architectural elements:
    - 1. Façades may not exceed 20 horizontal feet without including at least one of the following elements:
      - a. A window or door.
      - b. Awning, canopy or marquee
      - c. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six inches.
      - d. Arcade, gallery or stoop.
      - e. Complementary changes in façade materials, color, or texture.
    - 2. Architectural treatments on the façade, such as cornices or expression lines, must be continued around the sides of the building visible from a street.
    - 3. All building elevations (including secondary/interior side façades) must use similar materials.

- c. Exterior building materials. The following exterior material standards are required for each building elevation except the Accessory Energy Facility:
1. Exterior materials must be durable and weather-resistant and must be applied and maintained in accordance with the manufacturer's specifications or installation instructions.
  2. Because the overall palette of materials should not be overly complex, each elevation must be limited to no more than three materials. The material for trim, fascia, mechanical penetrations, and other similar features may be excluded from this material limitation.
  3. Exterior material classifications on each elevation for the principal building must meet the percentages as indicated below. Interior elevations that do not face a public street or sidewalk are exempt from these requirements. Material percentage calculations are based on the elevation area for each individual elevation excluding window glazing or door areas.
    - a. Class I: Brick masonry; stone masonry; cast stone masonry; precast concrete-architectural finish; concrete-architectural finish; glass wall system; metal panel.
    - b. Class II: Stucco; fiber cement panel; fiber cement lap siding; manufactured stone; wood.
    - c. Class III: Concrete masonry unit-architectural finish; concrete masonry unit-unfinished; precast concrete-unfinished; concrete-unfinished; wood composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic stucco.

Exterior Building Material Percentages:

Class I: 30% (min) – 100% (max)

Class II & III: 0% (min) – 70% (max)

- d. Class III materials may not constitute more than 30 percent of any building elevation. Unfinished concrete, precast concrete or concrete masonry units may not be used on any building elevation facing a public street or sidewalk.
  4. The appropriate reviewing authority may allow modifications of exterior building material standards, including allowing the use of alternative materials not listed above, considering the degree that the proposed substitute material is substantially similar in durability and longevity.
- d. Glazing. Building walls for buildings along the block edge facing the adjacent streets shall have glazed area covering at least 50 percent of their surface at pedestrian level (between three feet and eight feet above grade). Operable glazed entrance doors may be included in the calculation of total facade surface area.
- e. Mechanical equipment. All mechanical equipment (excluding the Accessory Energy Facility) shall be placed on the roof, in the rear or side of the building, and shall be screened with parapets or other types of visual screening.
- f. Parking. No minimum vehicular parking is required. Bicycle parking spaces will be provided in phases as new buildings are constructed at the site at a rate of 1 space per 5,000 square feet of

GFA. Any surface parking area that is existing or proposed shall be considered transitional and shall not require a screen wall in consideration of the significant safety and security requirements associated with the permitted uses. However, perimeter landscaping standards would be applicable.

Surface and structured parking areas can be accessed from SW 2nd Street. Structured parking areas can be abutting SW 2nd Street and/or SW 4th Avenue. Structured parking located along street frontages shall provide either decorative screening walls, landscaping, ground floor offices facing the street, or a combination thereof to screen ground floor parking. Surface parking areas abutting an urban walkway shall be screened with perimeter parking landscaping.

Parking structures shall meet the applicable setback and height standards in the PD, but are exempt from the minimum floor-to-ceiling height requirement and the building frontage zone requirement.

8. During the construction of any development at the site, access by construction vehicles shall be prohibited from the west through the neighborhood, specifically SW 2nd Pl and SW 3rd Ave. to protect the character of the adjacent residential areas (Porter's neighborhood).
9. Modifications that are related to significant safety and security requirements of the permitted uses or utility infrastructure may be requested as part of the development review process.
10. Construction within this PD will be in multiple phases over several years and development time limits shall be deferred until development review in accordance with the Land Development Code for planned developments.
11. Development plan review and approval of future developments shall follow the Levels of Development Review and Development Review Process per the Land Development Code.

Please see the attached **Exhibit A** for the Proposed New Planned Development Layout Plan

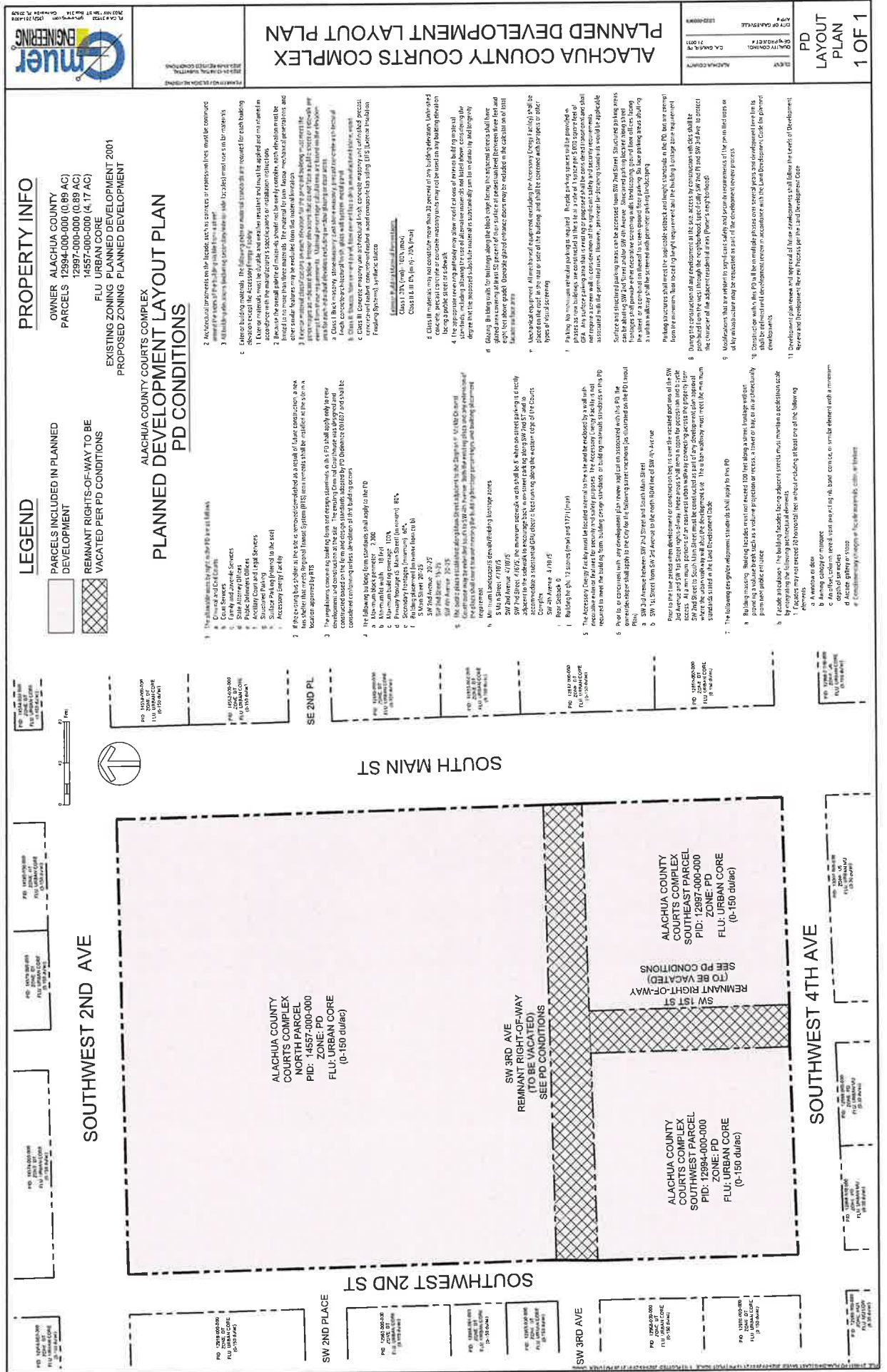
## Summary

The proposed amendment will allow future developments of the Courts Complex to be consistent with goals of the City for urban form. The proposed PD amendments will allow future development to migrate surface parking lots to the interior of the block; provide a building form that will frame the streets, allow on-street public parking, and add pedestrian walkways that will allow the public to move through the site.

Please let us know if you need any additional information for your review.



# Exhibit A



## PROPERTY INFO

OWNER: ALACHUA COUNTY  
 PARCELS: 12994-000-000 (0.89 AC)  
 12997-000-000 (0.89 AC)  
 14557-000-000 (0.17 AC)  
 ZONING: FLU: URBAN CORE  
 EXISTING ZONING: PLANNED DEVELOPMENT 2001  
 PROPOSED ZONING: PLANNED DEVELOPMENT

## LEGEND

- PARCELS INCLUDED IN PLANNED DEVELOPMENT
- REMANANT RIGHTS-OF-WAY TO BE VACATED PER PD CONDITIONS

## ALACHUA COUNTY COURTS COMPLEX PLANNED DEVELOPMENT LAYOUT PLAN PD CONDITIONS

1. No additional improvements on the parcels, such as streets or easements, are required for this project.
2. All building improvements on the parcels, such as streets or easements, are required for this project.
3. All building improvements on the parcels, such as streets or easements, are required for this project.
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18. All building improvements on the parcels, such as streets or easements, are required for this project.
19. All building improvements on the parcels, such as streets or easements, are required for this project.
20. All building improvements on the parcels, such as streets or easements, are required for this project.

## PLANNED DEVELOPMENT LAYOUT PLAN





1           **WHEREAS**, Public Hearings were held pursuant to the published and mailed notices  
2 described at which hearings the parties in interest and all others had an opportunity to be and were,  
3 in fact, heard.

4           **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**  
5 **CITY OF GAINESVILLE, FLORIDA:**

6           **Section 1.** The following described property is rezoned from "CCD: Up to 150  
7 units/acre central city district" to "Planned Development District";

8                         See Exhibit "A" attached hereto and made a  
9                         part hereof as if set forth in full.

10  
11           **Section 2.** The City Manager or designee is authorized and directed to make the  
12 necessary change in the Zoning Map Atlas to comply with this Ordinance.

13           **Section 3.** The Development Plan attached to this Ordinance which consists of  
14 the following:

- 15           1.     the development plan report entitled "Alachua County Courts Complex",  
16           dated May 14, 2001, last revised on August 7, 2001, attached and identified as  
17           Exhibit "B"; and
- 18           2.     development plan maps consisting of 2 sheets: 1) "Existing Conditions Map",  
19           dated May 14, 2001, revised June 5, 2001; and 2) "Planned Development Layout Plan  
20           Map" dated May 14, 2001, revised July 30, 2001; identified as Exhibit "C"; are  
21           incorporated and made a part of this Ordinance as if set forth in full. The terms,  
22           conditions, and limitations of the Development Plan shall regulate the use and  
23           development of the land described herein zoned to the category of Planned Development



1 District as provided in Chapter 30, Land Development Code of the City of Gainesville  
2 (hereinafter referred to as "Land Development Code"). In the event of conflict between  
3 the provisions of the development plan report (Exhibit "B") and the development plan  
4 maps (Exhibit "C"), the provisions, regulations, and restrictions of the development plan  
5 maps (Exhibit "C") shall govern and prevail.

6 **Section 4.** The following additional conditions, restrictions and regulations shall apply to  
7 the development and use of the land:

- 8 1. Future Phased development plans require site plan approval from the Plan Board and the  
9 City Commission.
- 10 2. A final concurrency application must be filed concurrently with the Final Site Plan  
11 application.
- 12 3. The County shall construct an artificially lighted, custom-built "Bus Shelter" utilizing  
13 Phase I Courthouse materials and design that must be included on the finalized site plans  
14 for the Phase I Criminal Courthouse. The seating within the shelter shall be designed in  
15 such a manner that dissuades sleeping on the benches.
- 16 4. The building setback along SW 2nd Street and south of SW 2<sup>nd</sup> Place is 20 feet from the  
17 eastern edge of pavement. The maximum building height allowed along Southwest 2<sup>nd</sup>  
18 Street, south of Southwest 2<sup>nd</sup> Place, is limited to three (3) stories with a forty (40) foot  
19 maximum building height limitation. These height limitations apply to all buildings or  
20 structures located between 20 to 40 feet from the edge of pavement of SW 2<sup>nd</sup> Street and  
21 south of SW 2<sup>nd</sup> Place.
- 22 5. In addition to the steps and porch as the sole focal point of the building facing Main  
23 Street at Southeast 2<sup>nd</sup> Place, an area located west of the porch entrance that is aligned  
24 with the centerline with 2<sup>nd</sup> Place shall be identified on the finalized site plan as a  
25 possible location for the placement of art in public places.
- 26 6. Applicant shall develop a health and safety plan that addresses specific site conditions  
27 such as known groundwater and potential soil contamination that may be encountered  
28 during site construction activities. The plan shall consider environmental risks as well as  
29 proper procedures for handling and disposal of any potentially contaminated media  
30 removed from the site.
- 31
- 32
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- 34
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- 36

- 1 7. Any on-site stormwater management systems will be limited to non-soil/groundwater  
2 recharge type treatment systems to minimize potential impacts to potential groundwater  
3 contamination that may be located in the vicinity of the site.  
4
- 5 8. Orange tree barriers should be utilized to protect all trees not approved for removal  
6 during a particular phase of construction.  
7
- 8 9. Existing trees shall not be removed from staging areas, except as needed and approved by  
9 the City Manager or designee during the site plan review process.  
10
- 11 10. It is understood that the County intends to file a formal request with the City to convert  
12 Southwest 2<sup>nd</sup> Street from one-way traffic circulation north to a two-way traffic  
13 circulation pattern to be implemented prior to the time a CO (Certificate of Occupancy) is  
14 granted for the Phase I Criminal Courthouse building.  
15
- 16 11. During construction of Phase I, Criminal Courthouse building, the primary access for  
17 construction vehicles is limited to Southwest 4th Avenue with more restricted limited  
18 access allowed from Southwest 2<sup>nd</sup> Avenue and South Main Street for the delivery and  
19 unloading of very large building materials or machinery. No access of construction  
20 vehicles shall be allowed from Southwest 2<sup>nd</sup> Street or through the neighborhood to the  
21 west to protect the character of the adjacent residential areas (Porter's neighborhood).  
22
- 23 12. Southwest 3<sup>rd</sup> Avenue and the remainder of Southwest 1<sup>st</sup> Street, located between 3<sup>rd</sup>  
24 Avenue and 4<sup>th</sup> Avenue, shall not be vacated by the City until the County has submitted a  
25 revised development plan for a future phased expansion of the Courthouse Complex, and  
26 formally requests the City to commence the vacation process.  
27
- 28 13. Unsecured parking spaces, designated for the general employees of the Courthouse  
29 Complex, should be made available, if possible, to the general public, after regular  
30 operating hours.
- 31 14. The final development plans for the Phase II surface parking lots must be approved by the  
32 City prior to the issuance of the CO (Certificate of Occupancy) for the Phase I Criminal  
33 Courthouse building. Construction of the parking lots should be completed within six  
34 months of the issuance of the CO.  
35
- 36 15. Except as expressly provided herein, the use, regulations and development of the property  
37 shall be governed as if this land were zoned "CCD: Up to 150 units/acre central city  
38 district", with the minimum development standards of the Traditional City Area of the Land  
39 Development Code.  
40

41 **Section 5.** If it is determined by the City Manager that a violation of this Ordinance exists,  
42 the City Manager may issue and deliver to the County Manager an order to cease and desist from

1 such violation to correct a violation, to preclude occupancy of the affected building or area, or to  
2 vacate the premises. The City Manager, through the City Attorney, may seek an injunction in a  
3 court of competent jurisdiction and seek any other remedy available at law.

4 **Section 6.** If any section, sentence, clause or phrase of this ordinance is held to be invalid  
5 or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect  
6 the validity of the remaining portions of this ordinance.

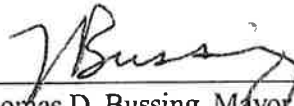
7 **Section 7.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of  
8 such conflict hereby repealed.

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**Section 8.** This ordinance shall become effective immediately upon final adoption.

**PASSED AND ADOPTED** this 24th day of September, 2001.

  
\_\_\_\_\_  
Thomas D. Bussing, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Kurt Lannon,  
Clerk of the Commission

  
\_\_\_\_\_  
Marion J. Radson, City Attorney **SEP 25 2001**

This ordinance passed on first reading this 10th day of September, 2001.  
This ordinance passed on second reading this 24th day of September, 2001.

# PLANNED DEVELOPMENT PLAN REPORT

for

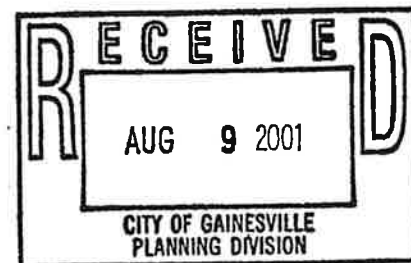
## *Alachua County Courts Complex*

**Property Owner:** *Alachua County  
12 SE 1<sup>st</sup> Street  
Gainesville, Florida 32601  
(352) 374-5210*

**Developer:** *Alachua County  
12 SE 1<sup>st</sup> Street  
Gainesville, Florida 32601  
(352) 374-5210*

**Prepared by:** *Causseaux & Ellington, Inc.  
6011 NW 1<sup>st</sup> Place  
Gainesville, Florida 32607  
(352) 331-1976*

**Date:** *May 14, 2001*  
**Revised:** *June 5, 2001*  
**Revised:** *July 30, 2001*  
**Revised:** *August 7, 2001*



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## **Purpose and Intent of Development**

The purpose and intent of the project is to construct a Courts Complex in “downtown Gainesville” on a sufficient amount of contiguous property to allow for a consolidated County Courts complex to include: criminal courts, civil courts (family and juvenile services), and courts services (State Attorney’s office, Public Defender’s office, court reporter, victim services, and related uses). The planning and design of the new Criminal Courthouse represents Phase I of Alachua County’s long range plan for a consolidated County Courts Complex.

Court Complex planning in an urban setting always offers a variety of interesting challenges. Civic architecture, traditionally, is at the heart of our downtowns. In fact, in most cities the courthouse is the centerpiece for urban development and social interaction. Historically, the American courthouse was set on a green with the rest of the city evolving around it. In today’s planning, the opportunity to start from scratch rarely exists. Urban design tends to be less of a springboard for future development, but more of an urban infill intended to mend the existing fabric our historic downtowns. In this case, the City of Gainesville is no different.

The design of the new Alachua County Courts Complex must address all of these urban planning issues as well as cater to the unique issues, such as enhanced security, associated with the “modern” courthouse. Within the six-block site the development is tasked with maintaining street edges and referencing an established historic context, but also provide a secure building perimeter, a single point entrance for the public, separate circulations systems for inmates and judge’s, and ensure that the civic nature and dignity of what a courthouse stands for is not lost or diluted. These circulation patterns and security issues are all a part of the evolving complexity of the American courthouse.

It is the long-range goal of Alachua County to consolidate all of the courts components to this location. To successfully plan for this future growth of the courts system there must be a clearly defined set of objectives that take into account the space need and the need for parking.

1. Secure a sufficient amount of contiguous property to allow the County to construct a criminal courthouse and land bank the balance of property for future growth of 50 years. The vacation and closure of streets will be required to form the 6-block site into a single block of contiguous property uninterrupted by internal streets. Accordingly, internal streets (i.e. SW 1<sup>st</sup> Street, SW 2<sup>nd</sup> Place, and SW 3<sup>rd</sup> Avenue) will be vacated and closed on a phased schedule coordinated with the development of the Courts Complex.
2. Provide a first phase building footprint to meet the court’s program and operational needs in the most efficient design possible within the budget and schedule set by the county commissioners.
3. Position the initial building on the site to accommodate future phases and to create a cohesive courthouse complex that will serve the citizens of Alachua County.
4. Provide the maximum site security for the courts, users and the citizens through the control for the site perimeter.
5. Develop parking areas and points of access into the initial building which address the security requirements of both the first phase and the future phases.
  - a. Public

- b. Judicial
  - c. Secure
  - d. Service
6. Provide a reasonable amount of dedicated public parking with good access to the courthouse entrance.

The planning and design of the new Criminal Courthouse represents Phase I of Alachua County's long range plan for a consolidated county courts complex. With this in mind, building location and orientation is critical to making the first step in a long-term master plan a successful one.

Locating Phase I in the northeast corner of the six-block site accomplishes two things. First, it leaves the most room possible for future expansion, and secondly, it makes a strong urban statement by addressing the street edge at the intersection of South Main Street and SW 2<sup>nd</sup> Avenue. As the initial investment and hinge piece to the proceeding phases, this strong urban presence was deemed essential by the design team, Alachua County, and the City of Gainesville.

The main focus of the expansion methodology is to provide a flexible and functional solution for the Master Plan, without compromising the presence, initial county investment and effectiveness of the Phase I design. As the first piece to the future county courts complex, it is necessary for the Criminal Courthouse to be sited as the cornerstone for future development, not the backdrop. Phase I will be able to operate as a stand-alone building and as part of a complex of buildings.

An important option that this concept provides is the ability to add structured or surface parking. Just as we will not be able to completely predict growth trends, the amount of available parking in the future is also an unknown. As downtown Gainesville grows, parking structures may become a common development to support local businesses. In which case, staff and juror parking could use these facilities during daytime hours. If this does not happen, room will be available on the southern half of the six-block site for structured parking. The Master Plan will generate parking the same time it will take up much of the usable site area with new buildings. That is why this Master Plan with its ability to accommodate future growth and parking is a very practical solution for Alachua County and downtown Gainesville.

The architectural theme proceeds along the dual aims of creating a building, which would not only reflect the dignity and honor appropriate to a courthouse, but also make a notable and civic statement that is a sympathetic addition to the fabric of downtown Gainesville. The design draws from classical Architecture, a vertical vocabulary and is organized in classical formula of base, middle and top. It is intended that this building have an architectural feel, which is different and distinct from commercial or religious structures. The strong solid ends and almost severity of the elevations call attention to the seriousness of what this building represents and sets it apart from the more superficial aspects or our day-to-day commercial architecture.

The designs work both "inside-out" and "outside-in" to define the building massing. The massing is composed of three separate volumes and is a reflection of the functional aspects of the building. The first and largest is the main courts tower. Levels 1-4 contain primarily the courts and their direct support. The separation of the judicial chambers allowed for the creation of the

second feature, a low wing along SW 2<sup>nd</sup> Avenue. The third component is the two-story entrance pavilion facing the northeast of the low wing and tower.

This tri-part arrangement of parts allows the building to have a more massive base and to attenuate as it reaches towards the sky, thereby creating a more visually pleasing and proportional silhouette. It also allowed the building to respond to simultaneity of scales, creating both a gentle transition to the smaller-size and scale of the buildings on the adjacent blocks as well as responding to the larger realm of the Gainesville skyline.

The asymmetrical 'Z' shaped plan relationship of tower to low wing and entry pavilion, create the opportunity to form a powerful urban space and entry forecourt. This plaza not only allows the tower to reinforce the urban edge of Main Street but also becomes a major component of the entry sequence into the building. An additional benefit of the 'Z' plan located at the northeast portion with the lobby located the south is that this general organization will facilitate future expansion to the south.

In creating this dynamic and somewhat complex relationship of pieces and parts, the courthouse ran the risk of becoming visually confusing. It was therefore decided to reduce the exterior cladding to a minimal palate of materials. Encased mainly in brick, the building exterior will also be articulated through a carefully designed pattern of vertical windows at the waiting areas of the court-floors and along the east face of the entry pavilion. A grey-buff brick will be used in conjunction with a simulated limestone base to create a traditional civic building and distance itself from any association to the red brick buildings of the university. Along with the base of the building, the cornice details will also be clad in a simulated limestone pre-cast concrete. The light color and rustication of the simulated limestone will ease the visual transition to grade and enhance the pedestrian quality and energy of the building.

As future development occurs on the site, the design and location of the new Criminal Courthouse will serve several purposes. The most important of which being that this first phase project will stand as the focal point of the Alachua County Courts Complex. The entry pavilion is placed so that it will act as the front door for any future additions to the courthouse. Architectural features of the public entry will provide a vista for the western terminus of SW 2<sup>nd</sup> Place. To the extent possible, the "Art in Public Places" may also be located in this area to enhance the vista. As the complex continues to grow, the public will continue to access the courthouse in the same manner preserving the initial investment and allowing the entry plaza to continue to be a place for pedestrian interaction for years to come. Secondly, the buildings location in the northeast corner of the site allows future development to occur that is necessary to meet the needs of the courts. As we cannot predict today what the future will bring, the balance of the site is available for growth without being restricted by the location of the Criminal Courthouse. Although the planning of future phases is afforded some degree of flexibility, it is the intent that all future construction uses the materials and character of the Criminal Courthouse as the basis of design.

Phase I construction will provide the greatest degree of change from existing to proposed conditions. Phase I construction includes the removal of existing development improvements which were constructed several decades ago. Accordingly, structures of historical importance

must be removed with respect to the degree of historical importance. The County agrees to perform a research of the history of the on-site structures and to prepare an appropriate plan for removal. The plan will include relocation (as possible, economical, and feasible), deconstruction (as appropriate and feasible), and demolition (when relocation and deconstruction are not viable options). The relocation plan component will be provided with an incentive to encourage would-be participants to relocate the significant structure to avoid deconstruction and demolition. Relocation participants will be selected based upon a specified, prepared criteria list to rank the participants. When relocation is not possible or feasible, applicable structures will be deconstructed to preserve materials for reuse or recycling. When relocation and deconstruction are not possible or feasible, structures will be demolished. An appropriate demolition or moving permit must be obtained from the City of Gainesville prior to structure demolition or removal.

The purpose and intent of the development of the courts complex complies with the objectives set forth in Section 30-211 of the LDC and the goals and policies of the City's comprehensive plan. The courts complex participates to maintain the "downtown" as a focal point of the community and to maintain a setting where services necessary for people to live, work,...can be provided. The PD maintains a design standard to promote development and redevelopment sensitive to architectural resources and encourages a continuous urban fabric along streets, sidewalks, and pedestrian ways to maintain a strong urban character.

## Statistical Information

<u>Description</u>	<u>Information</u>	
Total Acreage of site	6.53 acres total. (6 city blocks or 5.19 acres, plus vacated streets or 1.34 acres.	
Maximum Building Coverage	80%	
Maximum Impervious Ground Coverage	90%	
Minimum on-site open/landscape space	10%	
The maximum number of Residential Dwelling Units	0	
Non-residential Land uses by type and size (gross floor area) allowed	<u>Uses:</u> Criminal Courthouse Civil Courthouse Courts Services Family/Juvenile/Other Court related functions State Attorney Offices Public Defenders Offices Related Judicial Services	<u>Size:</u> The building area and height for each use is not restricted. The total building area and height shall be limited by a maximum or allowed floor area ratio (FAR) of 10.00. The building height is only restricted in the location along SW 2 <sup>nd</sup> Street and south of SW 2 <sup>nd</sup> Place. In this location the building height is limited to three (3) stories and a forty (40) foot maximum height. The height limitations only apply to buildings located between 20 to 40 feet from the edge of pavement of SW 2 <sup>nd</sup> Street.
The Maximum acreage of each use area:	All the uses will be combined onto the single combined 6.53-acre site.	

## **Stormwater Management Concept Plan**

Stormwater Management systems will be provided to comply with the current applicable City of Gainesville Land Development Code requirements and requirements of the St. John's River Water Management District (SJRWMD). The systems may be provided on-site or off-site. On-site systems will be required to comply with the water quality treatment requirements of the City of Gainesville and the SJRWMD prior to off-site discharge. On-site systems may be eliminated with the provision of off-site systems. Off-site systems may be joint Master basins developed by the City or others. Connections to the off-site system will be permitted by the off-site system governing authority.

On-site stormwater management systems will be limited to non-soil/ground water recharge type treatment systems to minimize potential impacts to potential groundwater contamination that may be located in the vicinity of the site. In addition, the County shall develop a health and safety plan that addresses specific site conditions such as known groundwater and potential soil contamination that may be encountered during site construction activities. The plan shall consider environmental risks as well as proper procedures for handling and disposal of any potentially contaminated media removed from the site.

## **Infrastructure Design Standards**

On-site driveways, parking facilities, general vehicle use areas and pedestrian facilities will be designed to comply with the minimum standards defined in the current City of Gainesville Land Development Code. The horizontal separation of driveways and the requirement to align driveways and street intersections may vary from standard minimum separation requirements and alignment requirements. The variation of alignment is allowed to build in a security measure. Loading and service facilities may be designed to permit service vehicles to back-up on city streets to back into the designated site service areas from adjacent local City street right-of-way. Urban development within a downtown environment requires the use of Public streets for vehicle circulation including service vehicles. All on-site improvements will be privately owned and maintained and are not dedicated to the public.

The owner reserves the right to control vehicular ingress/egress to on-site parking lots and other vehicle use areas. Ingress and egress may be restricted for users and by hours of operation. Gates or other control mechanisms may be employed. The County and users may permit joint use of on-site parking for the general public if an appropriate joint use agreement is executed and agreed upon with the City of Gainesville. General public parking is a permitted use not to be prohibited by this "PD."

Site ingress and egress and general site access during construction will be managed to minimize impacts to residential neighborhoods located south and west of the project site. Construction traffic in route to and from the project site will be prohibited from utilizing residential neighborhood streets located south and west of the site. All construction traffic must utilize South Main Street or SW 2<sup>nd</sup> Avenue for routes to the project site. Phase I



construction traffic must access the northern four-block site from SW 2<sup>nd</sup> Avenue, SW 3<sup>rd</sup> Avenue or SW 1<sup>st</sup> Street and access the southern two-block site from SW 3<sup>rd</sup> Avenue, SW 1<sup>st</sup> Street or SW 4<sup>th</sup> Avenue. Site access for future phases of construction will be limited to using SW 2<sup>nd</sup> Avenue, SW 3<sup>rd</sup> Avenue or SW 4<sup>th</sup> Avenue.

The County shall officially request the City to convert SW 2<sup>nd</sup> Street from one-way traffic circulation north to a two-way traffic circulation pattern prior to the issuance of a Certificate of Occupancy for Phase I facilities.

The project site is located within Zone 'A' of the TCEA and therefore will meet all relevant Zone 'A' standards of the Concurrency Management Element. As part of satisfying these standards, the phase I construction will include internal sidewalk connections to adjacent public sidewalks, and an architecturally consistent bus shelter built to RTS standards and accessibility code requirements. The phase I preliminary site plan and all future phases will require the submittal of an application for a Certificate of Concurrency.

### **Development Schedule**

One intent of the PD zoning is to secure a sufficient amount of contiguous property to allow the County to construct a criminal courthouse and land bank the balance of the property for a future growth of the courts system over a long period of time. Accordingly, a time limit or expiration of the PD zoning is not appropriate.

The courts complex will be constructed in several phases over an extended period of time. Each phase of development must receive site plan approval as required by the Land Development Code. Future development phases will even replace construction of previous phases. Initial and other early phases of development will include surface grade parking lots to meet the parking demand of County Government in the downtown area. Over time, the surface parking lots will be replaced by future building expansions or construction.

The following schedule provides one scenario of site development. The order and time line are not binding, but presented to comply with the LDC requirements and to illustrate one scenario for site build-out.

<u>Phase</u>	<u>Function</u>	<u>Schedule</u>
I	Criminal Courthouse with on-site surface grade parking, secure parking, sally port, and service area, on the northern 4-block site.	2002-2003
II	Temporary surface grade parking facilities on the two southern blocks. Site permitting must be initiated prior to the completion of construction of phase I. Site construction must be substantially completed within 6 months of completion and occupation of phase I.	2003-2004

III	Courts Service Building with or without parking garage (on-site or off-site).	2010
IV	Civil Courthouse relocation with secure parking and possibly a parking garage (on-site or off-site).	2015
V	General Courthouse expansion with secure parking and possibly a parking garage (on-site or off-site).	unknown

### **Unified Signage Plan**

The site signage is intended to comply with article IX of the City of Gainesville LDC.

### **PD Zoning Standards Comparison to CCD Zoning Standards**

The PD zoning standards are intended to allow for the long-term growth of the courts system on a contiguous parcel of land. Refer to the first section of this report for a general statement of the intent and purpose. Accordingly, the PD standards differ from the CCD standards in the following defined ways:

1. Permitted uses:

The PD permitted uses are limited to the courts and their related uses (criminal/civil courts, courts services, family and juvenile services, State Attorney, Public Defender,...)

2. Dimensional requirements:

The building setback or build-to-line will be determined by the design Architect in consideration of design measures associated with the proposed use. The building height is only restricted in the location along SW 2<sup>nd</sup> Street and south of SW 2<sup>nd</sup> Place. In this location the building height is limited to three (3) stories and a forty (40) foot maximum height. The height limitations only apply to buildings located between 20 to 40 feet from the edge of pavement of SW 2<sup>nd</sup> Street.

Perimeter buffers of 9' minimum will be required for on-site vehicle use areas.

3. Parking requirements:

The standard LDC requirements for parking will not be applicable. However, as a practical matter the need for parking is recognized for the court services complex. Accordingly, on-site parking will be provided and is permitted to meet reasonable demand issues and to provide required secured parking. On-site joint use parking garages will be utilized to meet parking demands. In addition, temporary surface parking lots will be permitted to meet parking demands for the County Government until future site buildings are constructed and parking garage structures are available to meet the parking demand.

4. Landscape:

The on-site surface parking facilities will be landscaped to meet the City of Gainesville LDC requirements. Street tree and shade tree requirements will be satisfied, as well as the spacing and dimensional requirements for landscape islands. Appropriate tree barricades shall be constructed and maintained during site construction to protect all trees located in the construction area and not approved for removal for a particular phase of construction. Existing trees shall not be removed from construction staging areas, except as noted on the approved site plan and approved by City Staff during the site plan review process.

The PD zoning standards override the requirements of any 'overlay' zoning criteria (i.e. Traditional City, Central City District,...). However, the PD zoning standards shall include the following in addition to those defined in items 1-4 above:

1. Trash receptacles:

Trash receptacles must be screened from the public view and shall be located at least 20' from a street sidewalk.

2. Sidewalks:

Sidewalks will be required along the street edge of all adjacent streets on the side contiguous to the property. The minimum widths of sidewalks along SW 2<sup>nd</sup> Street, SW 4<sup>th</sup> Avenue, SW 3<sup>rd</sup> Avenue, and SW 1<sup>st</sup> Street will be 7'. The minimum widths of sidewalks along SW 2<sup>nd</sup> Avenue and South Main Street will be 12'. During each phase of construction, all buildings and parking lots or structures must be interconnected by sidewalks and crosswalks that are a minimum of 5 feet in width.

3. Mechanical Equipment:

Mechanical equipment will be placed on the roof or rear/side of the building where it must be screened from the public view.

4. Lighting:

Site lighting will be provided to satisfy the general City of Gainesville LDC requirements.

## Appendix 'A'

### LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, THAT IS BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 2<sup>ND</sup> AVENUE; ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 2<sup>ND</sup> STREET; ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 4<sup>TH</sup> AVENUE; ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF SOUTH MAIN STREET.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.53 ACRES, MORE OR LESS.

**EXHIBIT "C"**

**(Due to bulk and size, Exhibit "C" is not attached and is available for inspection and review in the Department of Community Development.)**





