

City of  
**Gainesville**



**Alachua County Courts Complex  
PD Amendment  
LD22-000069**

**City Plan Board  
April 27, 2023  
Jason Simmons**

**2022-678B**



# PD Amendment Request

**Location:** West side of S. Main Street, south of SW 2<sup>nd</sup> Avenue, east of SW 2<sup>nd</sup> Street, and north of SW 4<sup>th</sup> Avenue.

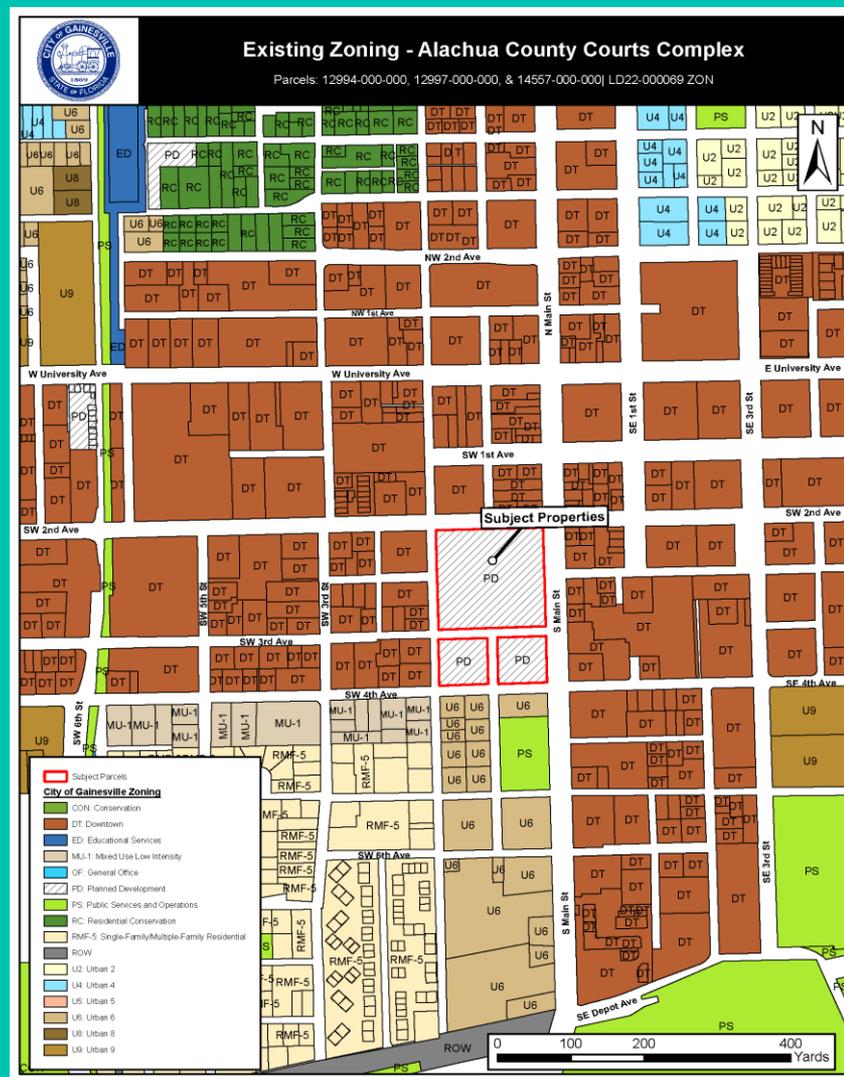
**Address:** 220 S. Main Street, 376 S. Main Street, and 118 SW 4<sup>th</sup> Avenue.

**Size:** Approximately 6.53± acres

**Land use:** Urban Core (UC)

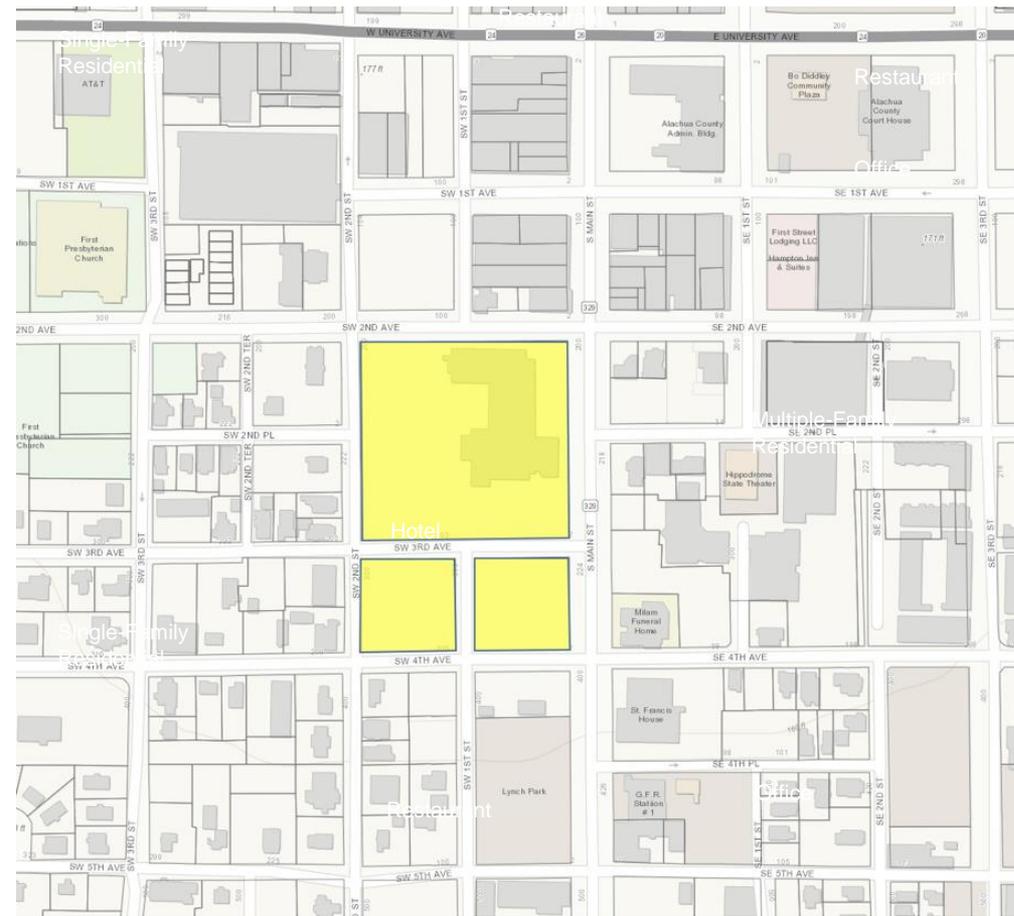
**Zoning:** Planned Development (PD)

**Request:** Approve proposed changes to PD Ordinance 001607



# Rezoning Criteria

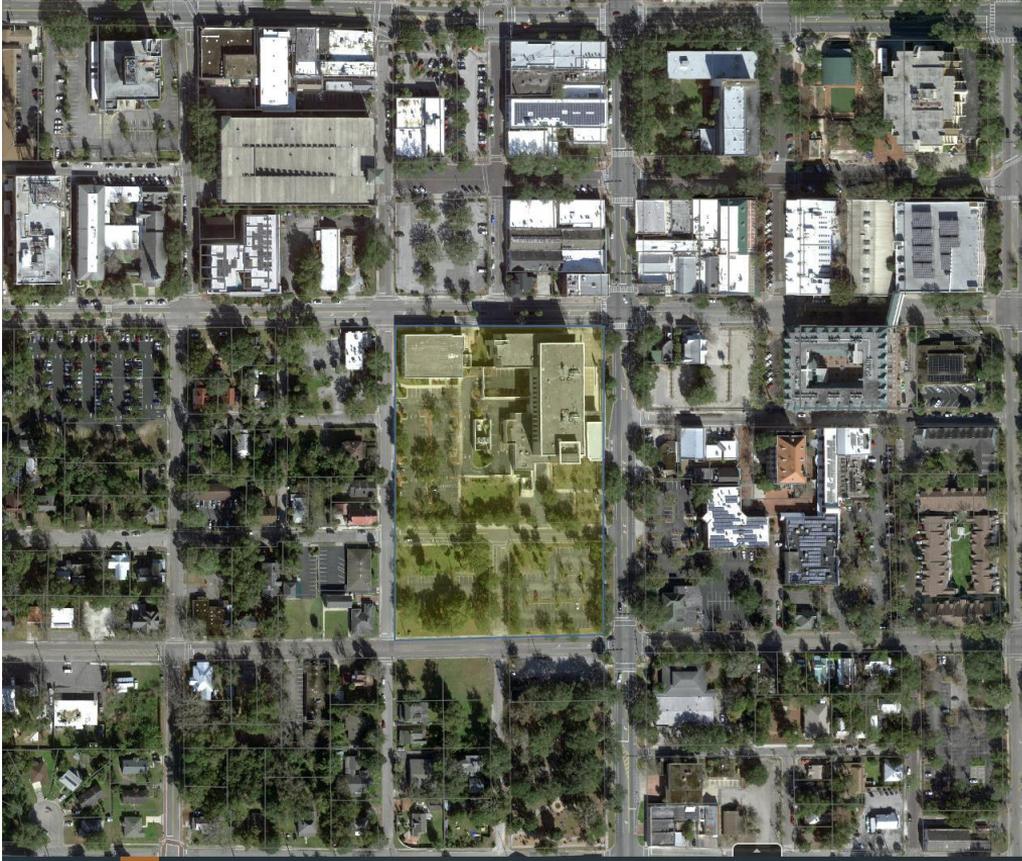
- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.



# Rezoning Criteria

- 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.



**PD Ordinance 001607 lists the conditions, restrictions and regulations that apply to the development and use of the land.**

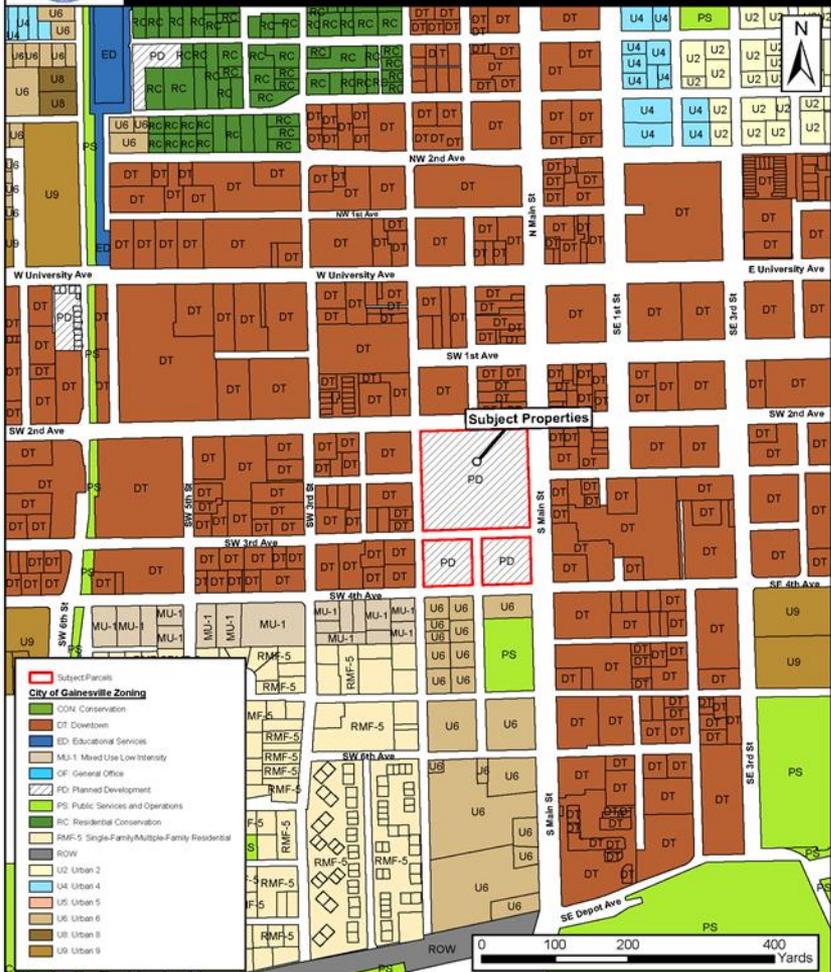
The allowable uses by right in the PD are as follows:

- 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



# Existing Zoning - Alachua County Courts Complex

Parcels: 12994-000-000, 12997-000-000, & 14557-000-000| LD22-000069 ZON



**Staff Recommends  
Approval of Petition  
LD22-000069**

**Thank You**