



28 **WHEREAS**, the City of Gainesville Land Development Code (Chapter 30 of the City of Gainesville  
29 Code of Ordinances) establishes zoning districts to implement the Comprehensive Plan and  
30 land development regulations on specific classifications of land within the city; and

31 **WHEREAS**, Planned Development District (PD) zoning is a zoning category that allows for  
32 landowners or developers to submit unique proposals that are not addressed or otherwise  
33 provided for in the zoning districts and land development regulations established by the City of  
34 Gainesville Land Development Code; and

35 **WHEREAS**, the PD zoning district, including all of its unique and specific land development  
36 regulations, is freely negotiated and voluntarily agreed to by the owner/developer of the  
37 subject property, thereby precluding any claims or actions under Florida law regarding  
38 regulatory takings, the Bert J. Harris, Jr., Private Property Rights Protection Act, development  
39 exactions under common law or Section 70.45, Florida Statutes, or the affordable housing  
40 provisions in Section 125.01055, Florida Statutes; and

41 **WHEREAS**, on September 24, 2001, the City Commission adopted Ordinance No. 001607,  
42 which rezoned to Planned Development District (PD) the property that is the subject of this  
43 ordinance; and

44 **WHEREAS**, this ordinance, which was requested by the owner(s) of the property that is the  
45 subject of this ordinance and which was noticed as required by law, will amend Ordinance No.  
46 001607 and the Planned Development District (PD) zoning applicable to the subject property;  
47 and

48 **WHEREAS**, the City Plan Board, which acts pursuant to the authority granted in Section 4.02 of  
49 the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency

50 pursuant to Section 163.3174, Florida Statutes, held a public hearing on April 27, 2023, to  
51 consider this application and provide a recommendation to the City Commission; and

52 **WHEREAS**, an advertisement no less than two columns wide by ten inches long was placed in a  
53 newspaper of general circulation and provided the public with at least seven days' advance  
54 notice of this ordinance's first public hearing to be held by the City Commission; and

55 **WHEREAS**, a second advertisement no less than two columns wide by ten inches long was  
56 placed in the aforesaid newspaper and provided the public with at least five days' advance  
57 notice of this ordinance's second public hearing to be held by the City Commission; and

58 **WHEREAS**, the public hearings were held pursuant to the notice described above at which  
59 hearings the parties in interest and all others had an opportunity to be and were, in fact,  
60 heard; and

61 **WHEREAS**, the City Commission finds that the rezoning of the subject property is consistent  
62 with the City of Gainesville Comprehensive Plan.

63 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**  
64 **FLORIDA:**

65 **SECTION 1.** Section 4 of Ordinance No. 001607 is amended as follows. Except as amended by  
66 this ordinance, the remaining provisions of Ordinance No. 001607 remain in full force and  
67 effect.

68 Section 4. The following additional conditions, restrictions and regulations shall also apply to  
69 the development and use of the land described herein:

70  
71 1. ~~Future Phased development plans require site plan approval from the Plan Board and the~~  
72 ~~City Commission.~~

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

74 a. Criminal and Civil Courts

- 75        b. Court Services
- 76        c. Family and Juvenile Services
- 77        d. State Attorney Offices
- 78        e. Public Defenders Offices
- 79        f. Ancillary Court and Legal Services
- 80        g. Structured Parking
- 81        h. Surface Parking (internal to the site)
- 82        i. Accessory Energy Facility

84        2. ~~A final concurrency application must be filed concurrently with the Final Site Plan~~  
 85        ~~application.~~

86        If the existing bus shelter at the site is removed or demolished as a result of future  
 87        construction, a new bus shelter that meets Regional Transit System (RTS) requirements  
 88        must be installed at the site in a location approved by RTS.

90        3. ~~The County shall construct an artificially lighted, custom build “Bus Shelter” utilizing Phase I~~  
 91        ~~Courthouse materials and design that must be included on the finalized site plans for the~~  
 92        ~~Phase I Criminal Courthouse. The seating within the shelter shall be designed in such a~~  
 93        ~~manner that dissuades sleeping on the benches.~~

94        The regulations concerning building form and design standards in the PD apply only to  
 95        development and construction that occurs at the site after the effective date of Ordinance  
 96        No. 2022-678 amending this PD. The existing Criminal Courthouse was designed and  
 97        constructed based on the form and design standards adopted by Ordinance No. 001607  
 98        and is deemed conforming.

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

106       The following building form standards apply to the PD:

- 107       a. Maximum block perimeter: 2,300 feet
- 108       b. Minimum lot width: 18 feet
- 109       c. Maximum building coverage: 100%
- 110       d. Primary frontage (S. Main Street) (minimum): 80%
- 111       e. Secondary frontages (minimum): 60%

- 112 f. Building placement (except structured parking; see Condition 7.f.) (min-max from curb):  
 113 S Main Street: 20'-30'  
 114 SW 2<sup>nd</sup> Avenue: 20'-25'  
 115 SW 2<sup>nd</sup> Street: 17'-25'  
 116 SW 4<sup>th</sup> Avenue: 20'-25'
- 117 g. The public plaza established along Main Street adjacent to the Stephan P. Mickle  
 118 Criminal Courthouse may be extended south to SW 4th Avenue. Both the existing plaza  
 119 and any extension of the plaza will count toward meeting the building frontage  
 120 percentages and building placement requirement.
- 121 h. Minimum Landscape/Sidewalk/Building frontage zones (except where structured  
 122 parking is located):
- 123 S Main Street: 4'/10'/5'  
 124 SW 2<sup>nd</sup> Avenue: 4'/10'/5'  
 125 SW 2<sup>nd</sup> Street: 4'/8'/5'  
 126 SW 4<sup>th</sup> Avenue: 4'/10'/5'
- 127 i. Rear setback: 0'
- 128 j. Building height: 12 stories (max) and 172ft (max)  
 129
- 130 ~~5. In addition to the steps and porch as the sole focal point of the building facing Main Street~~  
 131 ~~as Southeast 2<sup>nd</sup> Place, an area located west of the porch entrance that is aligned with the~~  
 132 ~~centerline with 2<sup>nd</sup> Place shall be identified on the finalized site plan as a possible location~~  
 133 ~~for the placement of art in public places.~~
- 134 The Accessory Energy Facility must be located internal to the site and be enclosed by a wall  
 135 with decorative exterior features for security and safety. The Accessory Energy Facility is  
 136 not required to meet the building form, building design standards, or building materials  
 137 standards in this PD.  
 138
- 139 ~~6. Applicant shall develop a health and safety plan that addresses specific site conditions such~~  
 140 ~~as known groundwater and potential soil contamination that may be encountered during~~  
 141 ~~site construction activities. The plan shall consider environmental risks as well as proper~~  
 142 ~~procedures for handling and disposal of any potentially contaminated media removed from~~  
 143 ~~the site.~~
- 144 Prior to, or concurrent with, any development plan review application associated with this  
 145 PD, the owner/developer shall apply to the City for the following street vacations (as  
 146 illustrated on the PD Layout Plan):
- 147 a. SW 3<sup>rd</sup> Avenue between SW 2<sup>nd</sup> Street and South Main Street  
 148 b. SW 1<sup>st</sup> Street from SW 3<sup>rd</sup> Avenue to the north ROW line of SW 4<sup>th</sup> Avenue

149

150 Prior to the time period when development or construction begins over the vacated  
151 portions of the SW 3<sup>rd</sup> Avenue and SW 1st Street rights-of-way, these areas must remain  
152 open for pedestrian and bicycle access. At a minimum, portions of an east-west urban  
153 walkway connecting across the property from SW 2<sup>nd</sup> Street to South Main Street must be  
154 constructed as part of any development plan approval where the urban walkway will abut  
155 the development site. The urban walkway must meet the minimum standards stated in the  
156 Land Development Code.

157

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

161 The following design/development standards apply to this PD:

162 a. Building massing. Building facades must not exceed 100 feet along a street frontage  
163 without providing a volume break such as a volume projection or recess, a tower or bay,  
164 or an architecturally prominent public entrance.

165 b. Façade articulation. The building façades facing adjacent streets must maintain a  
166 pedestrian scale by integrating the following architectural elements:

167 1. Façades may not exceed 20 horizontal feet without including at least one of the  
168 following elements:

169 i. A window or door.

170 ii. Awning, canopy or marquee.

171 iii. An offset, column, reveal, void, projecting rib, band, cornice, or similar  
172 element with a minimum depth of six inches.

173 iv. Arcade, gallery, or stoop.

174 v. Complementary changes in façade materials, color, or texture.

175 2. Architectural treatments on the façade, such as cornices or expression lines, must  
176 be continued around the sides of the building visible from a street.

177 3. All building elevations (including secondary/interior side façades) must use similar  
178 materials.

179 c. Exterior building materials. The following exterior material standards are required for  
180 each building elevation except the Accessory Energy Facility:

181 1. Exterior materials must be durable and weather-resistant and must be applied and  
182 maintained in accordance with the manufacturer's specifications or installation  
183 instructions.

184 2. Because the overall palette of materials should not be overly complex, each  
185 elevation must be limited to no more than three materials. The material for trim,

186 fascia, mechanical penetrations, and other similar features may be excluded from  
187 this material limitation.

188 3. Exterior material classifications on each elevation for the principal building must  
189 meet the percentages as indicated below. Interior elevations that do not face a  
190 public street or sidewalk are exempt from these requirements. Material percentage  
191 calculations are based on the elevation area for each individual elevation excluding  
192 window glazing or door areas.

193 i. Class I: Brick masonry; stone masonry; cast stone masonry; precast concrete  
194 architectural finish; concrete-architectural finish; glass wall system; metal  
195 panel.

196 ii. Class II: Stucco; fiber cement panel; fiber cement lap siding; manufactured  
197 stone; wood.

198 iii. Class III: Concrete masonry unit-architectural finish; concrete masonry unit-  
199 unfinished; precast concrete-unfinished; concrete-unfinished; wood  
200 composite lap siding; EIFS (Exterior Insulation Finishing Systems); synthetic  
201 stucco.

202 iv. Exterior Building Material Percentages:

203 Class I: 30% (min) – 100% (max)

204 Class II & III: 0% (min) – 70% (max)

205 v. Class III materials may not constitute more than 30 percent of any building  
206 elevation. Unfinished concrete, precast concrete, or concrete masonry units  
207 may not be used on any building elevation facing a public street or sidewalk.

208 4. The appropriate reviewing authority may allow modifications of exterior building  
209 material standards, including allowing the use of alternative materials not listed  
210 above, considering the degree that the proposed substitute material is substantially  
211 similar in durability and longevity.

212 d. Glazing. Building walls for buildings along the block edge facing the adjacent streets  
213 shall have glazed area covering at least 50 percent of their surface at pedestrian level  
214 (between three feet and eight feet above grade). Operable glazed entrance doors may  
215 be included in the calculation of total façade surface area.

216 e. Mechanical equipment. All mechanical equipment (excluding the Accessory Energy  
217 Facility) must be placed on the roof, in the rear of the building, or in the side of the  
218 building, and must be screened with parapets or other types of visual screening.

219 f. Parking. No minimum vehicular parking is required. Bicycle parking spaces must be  
220 provided in phases as new buildings are constructed at the site at a rate of 1 space per  
221 5,000 square feet of GFA. Any surface parking area that is existing or proposed will be  
222 considered transitional and will not require a screen wall in consideration of the

223 significant safety and security requirements associated with the permitted uses.  
224 However, perimeter landscaping standards will be applicable.

225 Surface and structured parking areas may be accessed from SW 2<sup>nd</sup> Street. Structured  
226 parking areas may be abutting SW 2<sup>nd</sup> Street and/or SW 4<sup>th</sup> Avenue. Structured parking  
227 located along street frontages must include either decorative screening walls,  
228 landscaping, ground floor offices facing the street, or a combination thereof to screen  
229 ground floor parking. Surface parking areas abutting an urban walkway must be  
230 screened with perimeter parking landscaping.

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

234 Building placement for parking structures:

235 SW 2<sup>nd</sup> Street: 12' - 25'

236 SW 4<sup>th</sup> Avenue: 15' - 25'

237

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

240 During the construction of any development at the site, access by construction vehicles is  
241 prohibited from the west through the neighborhood, specifically SW 2<sup>nd</sup> Place and SW 3<sup>rd</sup>  
242 Avenue, to protect the character of the adjacent residential areas (Porter's neighborhood).

243

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

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

249

250 ~~10. It is understood that the County intends to file a formal request with the City to convert~~  
251 ~~Southwest 2<sup>nd</sup> Street from one way traffic circulation north to a two way traffic circulation~~  
252 ~~pattern to be implemented prior to the time a CO (Certificate of Occupancy) is granted for~~  
253 ~~the Phase I Criminal Courthouse building.~~

254 Construction within this PD will be in multiple phases over several years and development  
255 time limits will be deferred until development review in accordance with the Land  
256 Development Code for planned developments.

257

258 ~~11. During construction of Phase I, Criminal Courthouse building, the primary access for~~  
259 ~~construction vehicles is limited to Southwest 4<sup>th</sup> Avenue with more restricted limited access~~  
260 ~~allowed from Southwest 2<sup>nd</sup> Avenue and South Main Street for the delivery and unloading~~  
261 ~~of very large building materials or machinery. No access of construction vehicles shall be~~

262 ~~allowed from Southwest 2<sup>nd</sup> Street or through the neighborhood to the west to protect the~~  
263 ~~character of the adjacent residential areas (Porter's neighborhood).~~

264 Development plan review and approval of future developments must follow the levels of  
265 development review and development review process provided in the Land Development  
266 Code.

267  
268  
269 **SECTION 2.** The PD Layout Plan governing the property that is the subject of this ordinance is  
270 amended as shown in **Exhibit A**, which is attached to and incorporated within this ordinance.

271 **SECTION 3.** The City Manager or designee is authorized and directed to make the necessary  
272 changes to the Zoning Map Atlas to comply with this ordinance.

273 **SECTION 4.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or  
274 the application hereof to any person or circumstance is held invalid or unconstitutional, such  
275 finding will not affect the other provisions or applications of this ordinance that can be given  
276 effect without the invalid or unconstitutional provision or application, and to this end the  
277 provisions of this ordinance are declared severable.

278 **SECTION 5.** All ordinances or parts of ordinances in conflict herewith are to the extent of such  
279 conflict hereby repealed.

280 **SECTION 6.** This ordinance will become effective immediately upon adoption.

281

282 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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\_\_\_\_\_  
HARVEY L. WARD  
MAYOR

291 Attest:

Approved as to form and legality:

292

293

294 KRISTEN BRYANT  
295 INTERIM CITY CLERK

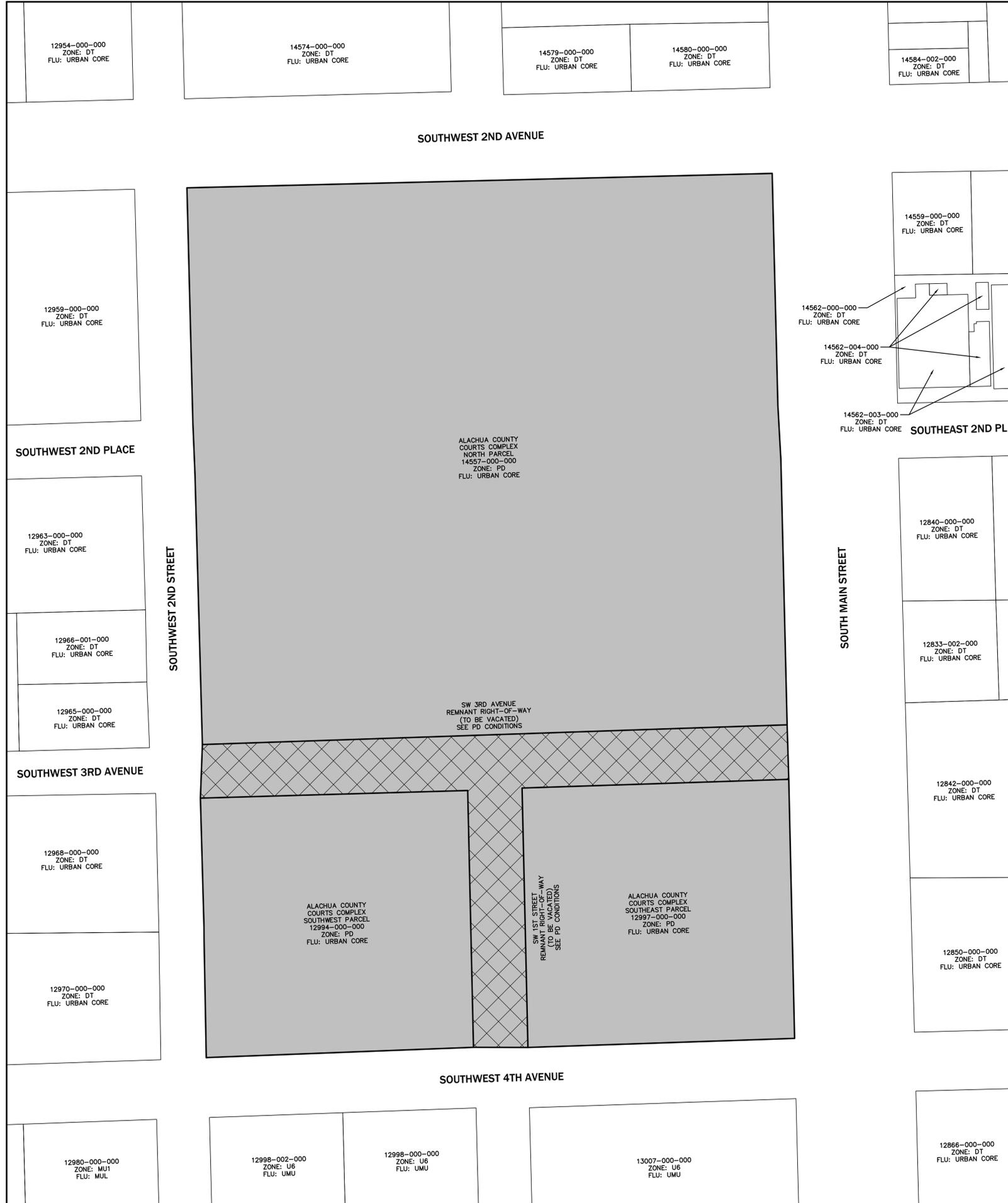
DANIEL M. NEE  
CITY ATTORNEY

296

297 This ordinance passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

298

299 This ordinance passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.



**LEGEND**

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

**PROPERTY INFORMATION**

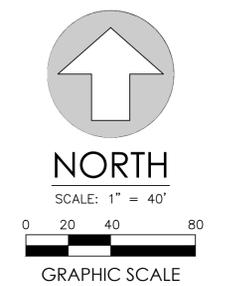
OWNER:	ALACHUA COUNTY
PARCELS:	12994-000-000 (0.89 AC±) 12997-000-000 (0.89 AC±) 14557-000-000 (4.17 AC±)
FLU:	URBAN CORE
EXISTING ZONING:	PLANNED DEVELOPMENT 2001
PROPOSED ZONING:	PLANNED DEVELOPMENT

**ALACHUA COUNTY COURTS COMPLEX PD CONDITIONS**

- THE ALLOWABLE USES BY RIGHT IN THE PD ARE AS FOLLOWS:
  - CRIMINAL AND CIVIL COURTS
  - COURT SERVICES
  - FAMILY AND JUVENILE SERVICES
  - STATE ATTORNEY OFFICES
  - PUBLIC DEFENDERS OFFICES
  - ANCILLARY COURT AND LEGAL SERVICES
  - STRUCTURED PARKING
  - SURFACE PARKING (INTERNAL TO THE SITE)
  - ACCESSORY ENERGY FACILITY
- 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 MUST BE INSTALLED AT THE SITE IN A LOCATION APPROVED BY RTS.
- THE REGULATIONS CONCERNING BUILDING FORM AND DESIGN STANDARDS IN THE PD APPLY ONLY TO DEVELOPMENT AND CONSTRUCTION AT THE SITE AFTER THE EFFECTIVE DATE OF ORDINANCE NO. 2022-678 AMENDING THIS PD. THE EXISTING CRIMINAL COURTHOUSE WAS DESIGNED AND CONSTRUCTED BASED ON THE FORM AND DESIGN STANDARDS ADOPTED BY ORDINANCE NO. 001607 AND IS DEEMED CONFORMING.
- THE FOLLOWING BUILDING FORM STANDARDS APPLY TO THE PD:
  - MAXIMUM BLOCK PERIMETER: 2,300 FEET
  - MINIMUM LOT WIDTH: 18 FEET
  - MAXIMUM BUILDING COVERAGE: 100%
  - PRIMARY FRONTAGE (S. MAIN STREET) (MINIMUM): 80%
  - SECONDARY FRONTAGES (MINIMUM): 60%
  - BUILDING PLACEMENT (EXCEPT STRUCTURED PARKING; SEE CONDITION 7.f.)(MIN-MAX FROM CURB):
    - S. MAIN STREET: 20'-30'
    - SW 2<sup>ND</sup> AVENUE: 20'-25'
    - SW 2<sup>ND</sup> STREET: 17'-25'
    - SW 4<sup>TH</sup> AVENUE: 20'-25'
  - THE PUBLIC PLAZA ESTABLISHED ALONG MAIN STREET ADJACENT TO THE STEPHAN P. MICKLE CRIMINAL COURTHOUSE MAY BE EXTENDED SOUTH TO SW 4<sup>TH</sup> AVENUE. BOTH THE EXISTING PLAZA AND ANY EXTENSION OF THE PLAZA WILL COUNT TOWARD MEETING THE BUILDING FRONTAGE PERCENTAGES AND BUILDING PLACEMENT REQUIREMENT.
  - MINIMUM LANDSCAPE/SIDEWALK/BUILDING FRONTAGE ZONES (EXCEPT WHERE STRUCTURED PARKING IS LOCATED):
    - S. MAIN STREET: 4'/10'/5'
    - SW 2<sup>ND</sup> AVENUE: 4'/10'/5'
    - SW 2<sup>ND</sup> STREET: 4'/8'/5'
    - SW 4<sup>TH</sup> AVENUE: 4'/10'/5'
  - REAR SETBACK: 0'
  - BUILDING HEIGHT: 12 STORES (MAX) AND 172 FT (MAX)
- 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. THE ACCESSORY ENERGY FACILITY IS NOT REQUIRED TO MEET THE BUILDING FORM, BUILDING DESIGN STANDARDS, OR BUILDING MATERIALS STANDARDS IN THIS PD.
- 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):
  - SW 3<sup>RD</sup> AVENUE BETWEEN SW 2<sup>ND</sup> STREET AND SOUTH MAIN STREET
  - SW 1<sup>ST</sup> STREET FROM SW 3<sup>RD</sup> AVENUE TO THE NORTH ROW LINE OF SW 4<sup>TH</sup> AVENUE.

PRIOR TO THE TIME PERIOD WHEN DEVELOPMENT OR CONSTRUCTION BEGINS OVER THE VACATED PORTIONS OF THE SW 3<sup>RD</sup> AVENUE AND SW 1<sup>ST</sup> STREET RIGHTS-OF-WAY, THESE AREAS MUST REMAIN OPEN FOR PEDESTRIAN AND BICYCLE ACCESS. AT A MINIMUM, PORTIONS OF AN EAST-WEST URBAN WALKWAY CONNECTING ACROSS THE PROPERTY FROM SW 2<sup>ND</sup> 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.
- THE FOLLOWING DESIGN/DEVELOPMENT STANDARDS APPLY TO THIS PD:
  - 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.
  - FACADE ARTICULATION. THE BUILDING FACADES FACING ADJACENT STREETS MUST MAINTAIN A PEDESTRIAN SCALE BY INTEGRATING THE FOLLOWING ARCHITECTURAL ELEMENTS:
    - FAÇADES MAY NOT EXCEED 20 HORIZONTAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS:
      - A WINDOW OR DOOR.
      - AWNING, CANOPY OR MARQUEE
      - AN OFFSET, COLUMN, REVEAL, VOID, PROJECTING RIB, BAND, CORNICE, OR SIMILAR ELEMENT WITH A MINIMUM DEPTH OF SIX INCHES.
      - ARCADE, GALLERY OR STOOP.
      - COMPLEMENTARY CHANGES IN FAÇADE MATERIALS, COLOR, OR TEXTURE.
    - ARCHITECTURAL TREATMENTS ON THE FAÇADE, SUCH AS CORNICES OR EXPRESSION LINES, MUST BE CONTINUED AROUND THE SIDES OF THE BUILDING VISIBLE FROM A STREET.
    - ALL BUILDING ELEVATIONS (INCLUDING SECONDARY/INTERIOR SIDE FAÇADES) MUST USE SIMILAR MATERIALS.
  - EXTERIOR BUILDING MATERIALS. THE FOLLOWING EXTERIOR MATERIAL STANDARDS ARE REQUIRED FOR EACH BUILDING ELEVATION EXCEPT THE ACCESSORY ENERGY FACILITY:
    - EXTERIOR MATERIALS MUST BE DURABLE AND WEATHER-RESISTANT AND MUST BE APPLIED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS OR INSTALLATION INSTRUCTIONS.
    - 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.
    - 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.
 

EXTERIOR BUILDING MATERIAL PERCENTAGES	
CLASS 1%	CLASS II & III%
30 (min) - 100 (MAX)	0 (min)-70 (max)
    - 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.
      - CLASS I: BRICK MASONRY; STONE MASONRY; CAST STONE MASONRY; PRECAST CONCRETE ARCHITECTURAL FINISH; CONCRETE ARCHITECTURAL FINISH; GLASS WALL SYSTEM; METAL PANEL.
      - CLASS II: STUCCO; FIBER CEMENT PANEL; FIBER CEMENT LAP SIDING; MANUFACTURED STONE; WOOD.
      - 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.
  - 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.
  - MECHANICAL EQUIPMENT. ALL MECHANICAL EQUIPMENT (EXCLUDING THE ACCESSORY ENERGY FACILITY) MUST BE PLACED ON THE ROOF, IN THE REAR OF THE BUILDING, OR IN THE SIDE OF THE BUILDING AND MUST BE SCREENED WITH PARAPETS OR IN OTHER TYPES OF VISUAL SCREENING.
  - PARKING. NO MINIMUM VEHICULAR PARKING IS REQUIRED. BICYCLE PARKING SPACES MUST 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 WILL BE CONSIDERED TRANSITIONAL AND WILL NOT REQUIRE A SCREEN WALL IN CONSIDERATION OF THE SIGNIFICANT SAFETY AND SECURITY REQUIREMENTS ASSOCIATED WITH THE PERMITTED USES. HOWEVER, PERIMETER LANDSCAPING STANDARDS WILL BE APPLICABLE.
    - SURFACE AND STRUCTURED PARKING AREAS MAY BE ACCESSED FROM SW 2<sup>ND</sup> STREET. STRUCTURED PARKING AREAS MAY BE ABUTTING SW 2<sup>ND</sup> STREET AND/OR SW 4<sup>TH</sup> AVENUE. STRUCTURED PARKING LOCATED ALONG STREET FRONTAGES MUST INCLUDE 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 MUST BE SCREENED WITH PERIMETER PARKING LANDSCAPING.
    - PARKING STRUCTURES MUST 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.
    - BUILDING PLACEMENT FOR PARKING STRUCTURES:
      - SW 2<sup>ND</sup> STREET: 12'-25'
      - SW 4<sup>TH</sup> AVENUE: 15'-25'
  - DURING THE CONSTRUCTION OF ANY DEVELOPMENT AT THE SITE, ACCESS BY CONSTRUCTION VEHICLES IS PROHIBITED FROM THE WEST THROUGH THE NEIGHBORHOOD, SPECIFICALLY SW 2<sup>ND</sup> PL AND SW 3<sup>RD</sup> AVE TO PROTECT THE CHARACTER OF THE ADJACENT RESIDENTIAL AREAS (PORTER'S NEIGHBORHOOD).
  - MODIFICATIONS THAT ARE RELATED TO SIGNIFICANT SAFETY AND SECURITY REQUIREMENTS OF THE PERMITTED USES OR UTILITY INFRASTRUCTURE, OR THAT ARE RELATED TO CONFLICTS WITH EXISTING UTILITIES MAY BE APPROVED AS PART OF THE DEVELOPMENT REVIEW PROCESS.
  - CONSTRUCTION WITHIN THIS PD WILL BE IN MULTIPLE PHASES OVER SEVERAL YEARS AND DEVELOPMENT TIME LIMITS WILL BE DEFERRED UNTIL DEVELOPMENT REVIEW IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR PLANNED DEVELOPMENTS.
  - DEVELOPMENT PLAN REVIEW AND APPROVAL OF FUTURE DEVELOPMENTS MUST FOLLOW THE LEVELS OF DEVELOPMENT REVIEW AND DEVELOPMENT REVIEW PROCESS PROVIDED IN THE LAND DEVELOPMENT CODE.



No.	Date	Comment

Project No: 23-020  
Project phase: PLANNED DEVELOPMENT  
Project title: ALACHUA COUNTY COURTS COMPLEX PLANNED DEVELOPMENT LAYOUT PLAN CITY OF GAINESVILLE, FLORIDA

Sheet title: PD LAYOUT PLAN 1 OF 1

Designed: CBS  
Drawn: LBO  
Checked: CBS  
Date: 07/19/23  
Sheet No.: P100