



Planning and Development Services

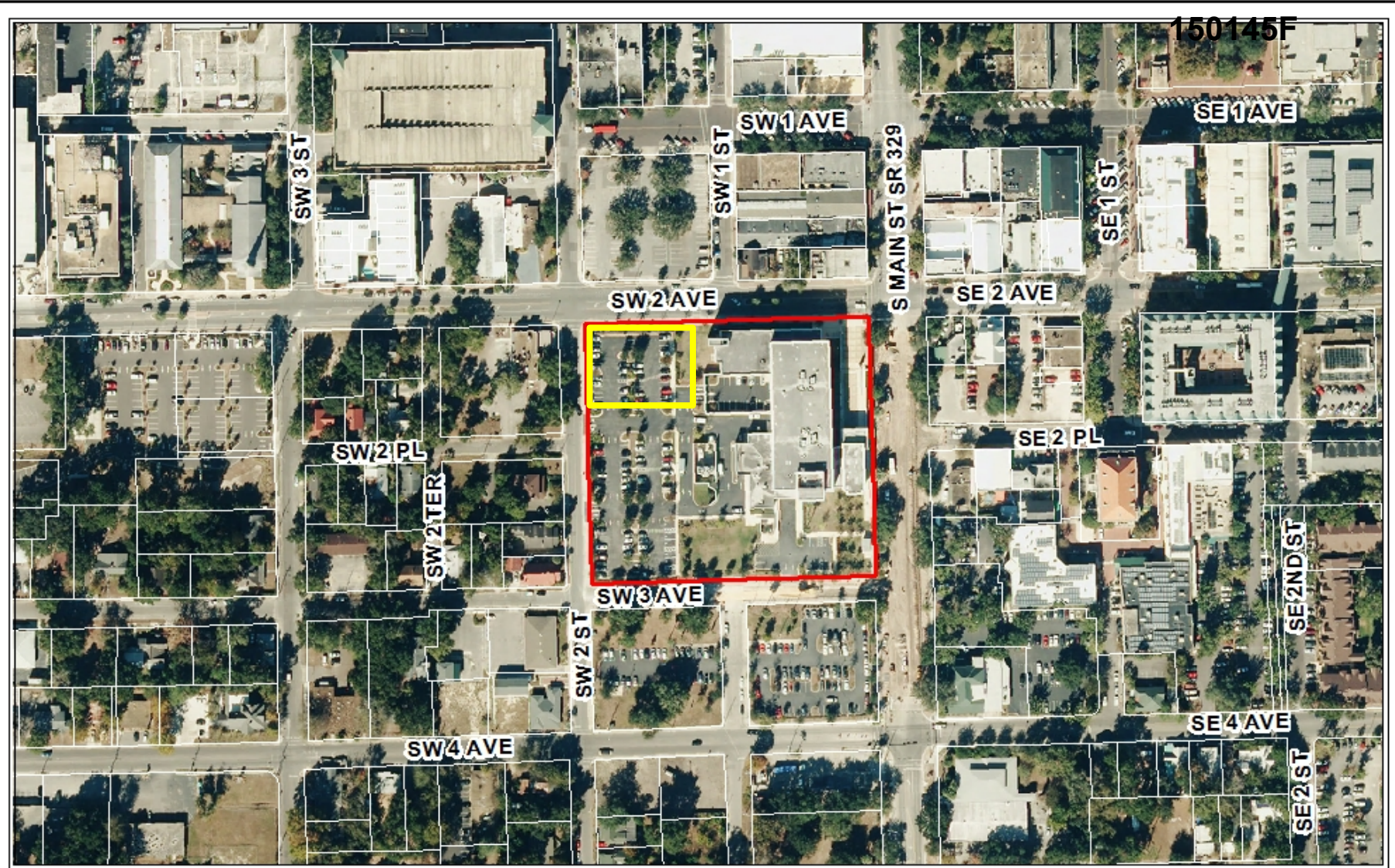
City Commission Public Hearing

PB-15-31 SPL


Development Plan Review of the Public Defender's office

Legislative #150145

8/6/15



AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
	<p>J Brown Professional Group, agent for the Alachua County Board of Commissioners</p>	<p>Intermediate development plan review for the construction of the Alachua County Public Defender's office building</p>	<p>PB-15-31 SPL</p>

- Construct a 21,733 square foot 2-story office building
- Project is located at the Northwest corner of the Alachua County Courthouse complex
- The building will replace an existing surface parking lot

SW 2nd Avenue

150145F





Surrounding property

150145F

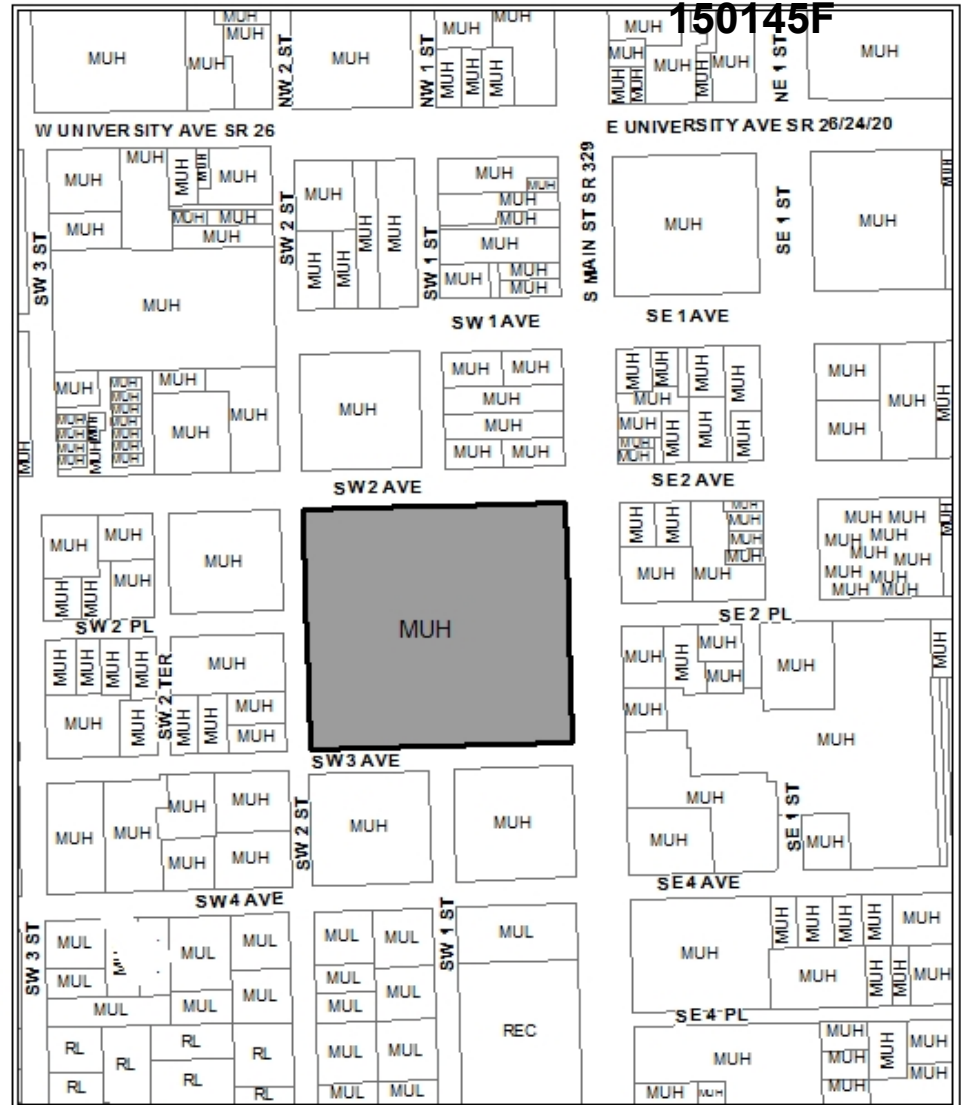
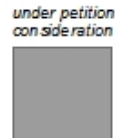


Land Use Designations


- RL Residential Low Density (up to 12 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- REC Recreation

----- Division line between two land use categories

Area under petition consideration

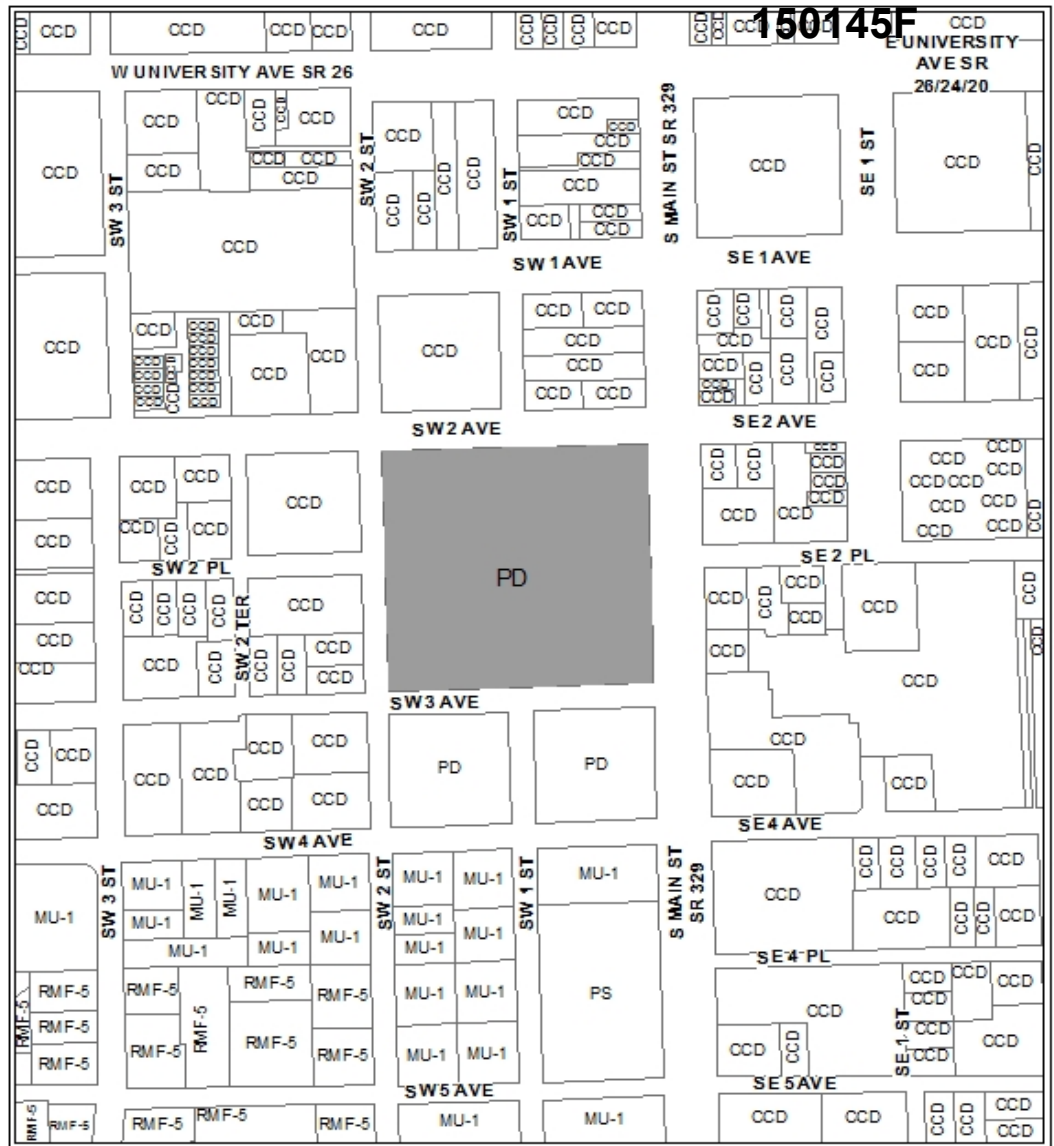


EXISTING LAND USE

	Name	Petition Request	Petition Number
 No Scale	J Brown Professional Group, agent for the Alachua County Board of Commissioners	Intermediate development plan review for the construction of the Alachua County Public Defender's office building	PB-15-31 SPL

City of Gainesville Zoning Districts


- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- MU-1 8-30 units/acre Mixed Use Low Intensity
- CCD Up to 150 units/acre Central City
- PS Public Services and Operations
- PD Planned Development



Area under petition on consideration

----- Division line between two zoning districts

EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	J Brown Professional Group, agent for the Alachua County Board of Commissioners	Intermediate development plan review for the construction of the Alachua County Public Defender's office building	PB-15-31 SPL

PD Condition #1

- Condition #1 of PD Ordinance 001607 states:

“Future phased development plans require site plan approval by the Plan Board and the City Commission.”

Development overview

- Project is located on 0.60-acre
- Provision of 9 automobile parking spaces (removal of 41 spaces) and 2 bicycle spaces
- Project includes a hardscape plaza entry feature on SW 2nd Avenue
- Maintaining existing sidewalks along SW 2nd Avenue and SW 2nd Street
- Maintaining existing street trees on SW 2nd Avenue and provision of trees and parking lot screening shrubs internal to the site

PD requirements

■ Dimensional requirements:

- Building is located in accordance with planned use of the building
- Maximum building height is set at 30'
- 9' perimeter landscape buffer around parking area provided

■ Parking:

- No minimum parking amount required

■ Landscape

- Landscaping and street trees provided per City Code.
- Additional trees are being added to the rear of the building

PD requirements

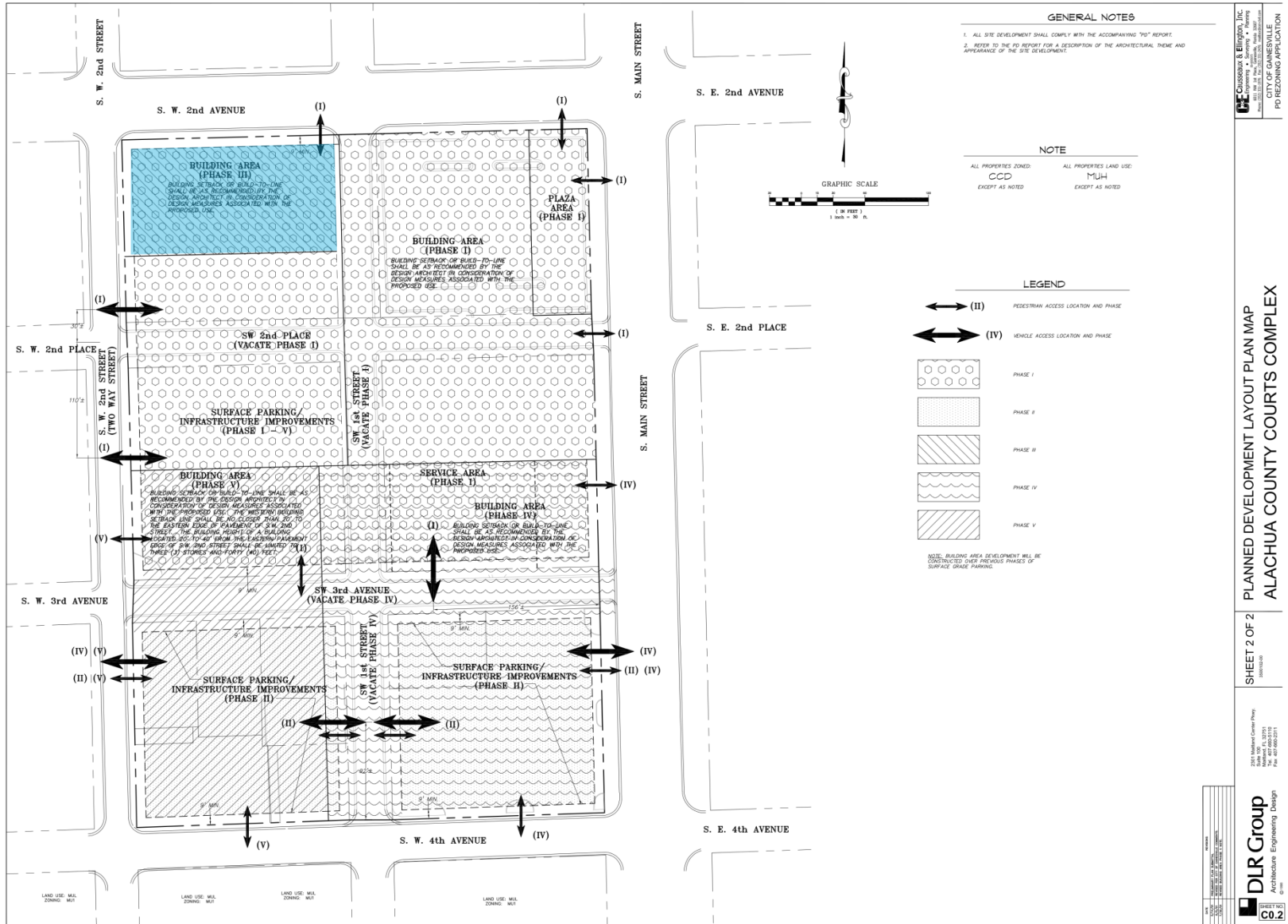
■ Sidewalks:

- Existing street sidewalks to remain
- Hardscaped entry plaza from SW 2nd Avenue
- Building entrances connect to the public sidewalks

■ Lighting:

- Site complies with the City's lighting code with one exception
- A waiver is requested to allow light fixtures to remain on from dusk till dawn. After hours lighting is requested to provide enhanced security. The site will use GRU rental lighting which cannot meet the automatic shut-off requirement in the code.

PD Phasing Plan



GENERAL NOTES

1. ALL SITE DEVELOPMENT SHALL COMPLY WITH THE ACCOMPANYING "VD" REPORT.
2. REFER TO THE PD REPORT FOR A DESCRIPTION OF THE ARCHITECTURAL THEME AND APPEARANCE OF THE SITE DEVELOPMENT.

NOTE

ALL PROPERTIES ZONED: CCD
EXCEPT AS NOTED

ALL PROPERTIES LAND USE: M4H
EXCEPT AS NOTED

LEGEND

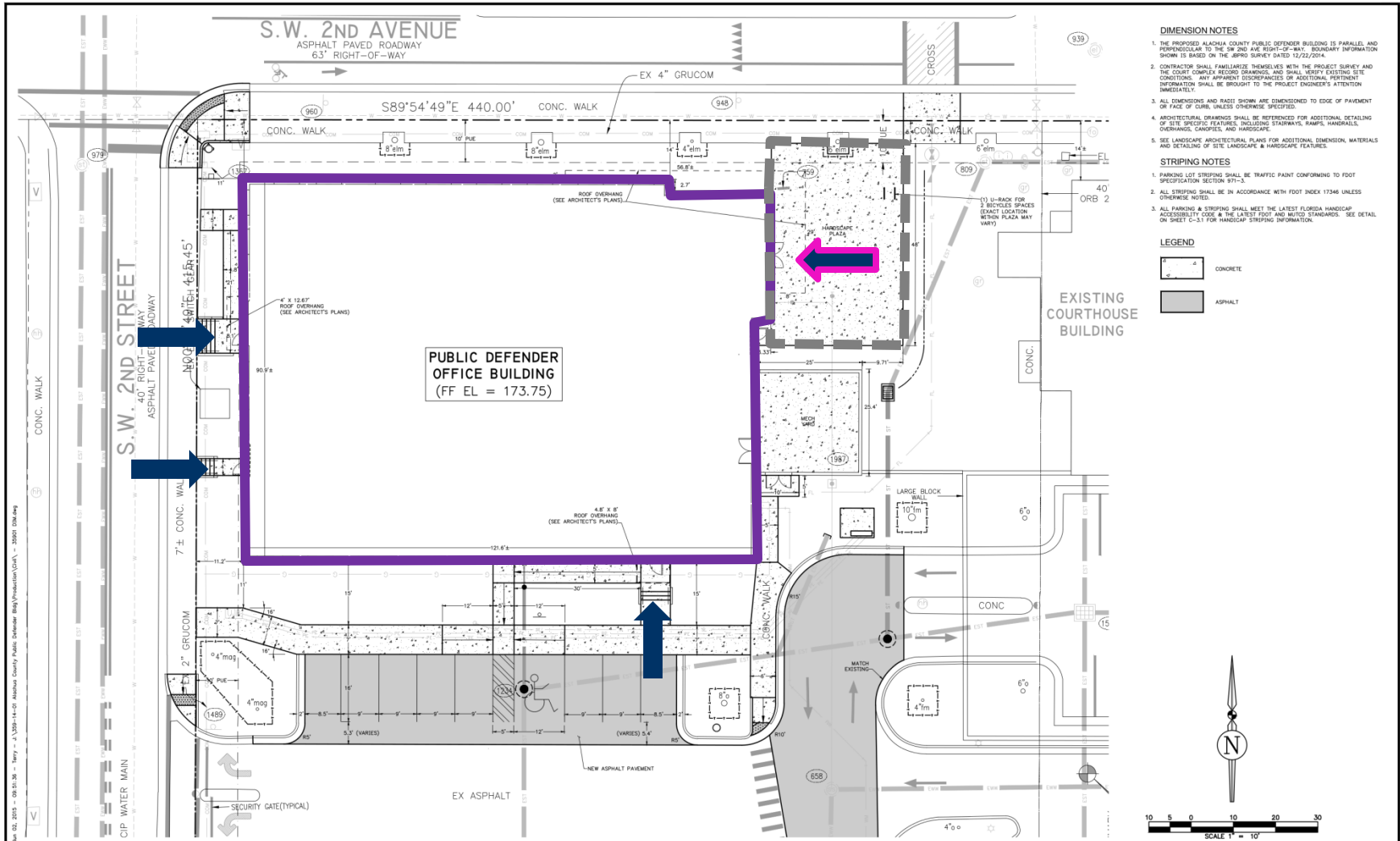
- (II) PEDESTRIAN ACCESS LOCATION AND PHASE
- (IV) VEHICLE ACCESS LOCATION AND PHASE



NOTE: BUILDING AREA DEVELOPMENT WILL BE CONSTRUCTED OVER PROPOSED PHASES OF SURFACE GRADE PARKING.

Site Plan

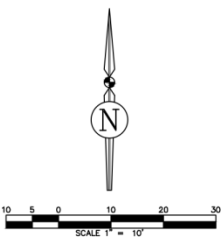
150145F



- DIMENSION NOTES**
1. THE PROPOSED ALACHUA COUNTY PUBLIC DEFENDER BUILDING IS PARALLEL AND PERPENDICULAR TO THE SW 2ND AVE RIGHT-OF-WAY. BOUNDARY INFORMATION SHOWN IS BASED ON THE BPRO SURVEY DATED 12/22/2014.
 2. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND THE COURT COMPLEX RECORD DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
 3. ALL DIMENSIONS AND RAISES SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
 4. ARCHITECTURAL DRAWINGS SHALL BE REFERENCED FOR ADDITIONAL DETAILING OF SITE SPECIFIC FEATURES, INCLUDING STAIRWAYS, RAMPS, HANDRAILS, OVERHANGS, CANOPIES, AND HARDSCAPE.
 5. SEE LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSION, MATERIALS AND DETAILING OF SITE LANDSCAPE & HARDSCAPE FEATURES.
- STRIPING NOTES**
1. PARKING LOT STRIPING SHALL BE TRAFFIC PAINT CONFORMING TO FOOT SPECIFICATION SECTION 971-3.
 2. ALL STRIPING SHALL BE IN ACCORDANCE WITH FOOT INDEX 17346 UNLESS OTHERWISE NOTED.
 3. ALL PARKING & STRIPING SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE & THE LATEST FOOT AND MOTO STANDARDS. SEE DETAIL ON SHEET C-3.1 FOR HANDICAP STRIPING INFORMATION.

LEGEND

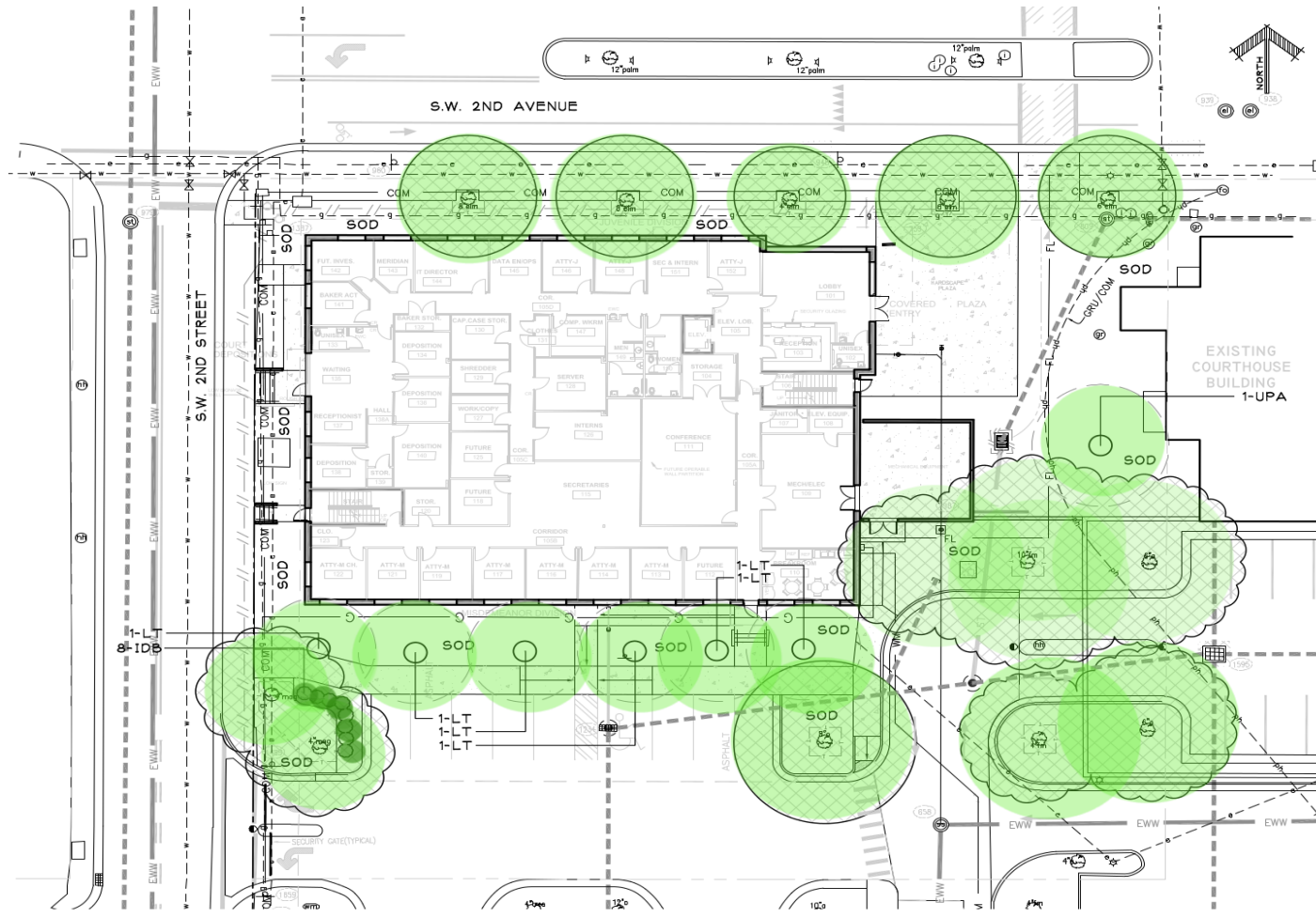
- CONCRETE
- ASPHALT

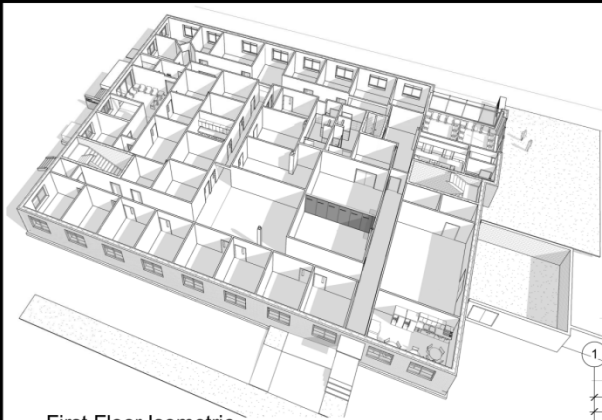


1	CLIENT:	ALACHUA COUNTY		3500 NW 43rd Street • Gainesville, Florida 32606 PHONE: (352) 375-6999 • FAX: (352) 375-0833 E-MAIL: contact@jbbrown.com Fla. Board of Professional Engineers CA No. 30195	PROJ. MANAGER: AUB	SCALE:	SHEET TITLE DIMENSION PLAN	SHEET NO. C2.0
2	PROJECT:	ALACHUA COUNTY			DRAWN BY: THH	1"=10'		
3		PUBLIC DEFENDER OFFICE BUILDING			DATE: JUNE 2019	A. A. "JAY" BROWN, JR., P.E. FL. REG. NO. 43879		

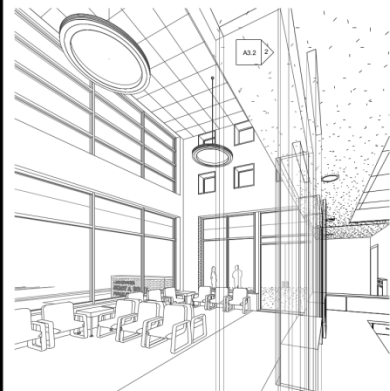
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
LT	6	LIRIODENDRON TULIPIFERA	TULIP POPLAR	65' GAL., 13.5' HT., 5' SPR., 3.5" CAL.	
UPA	1	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	65' GAL., 12' HT., 6' SPR., 3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
IDB	8	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3' GAL., 18" HT X 12" SPR.	36" o.c.
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT		
SOD	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD		





2 First Floor Isometric
SCALE:



3 LOBBY
SCALE:



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
11,099 SF
SECOND FLOOR
TOTAL
21,733 SF

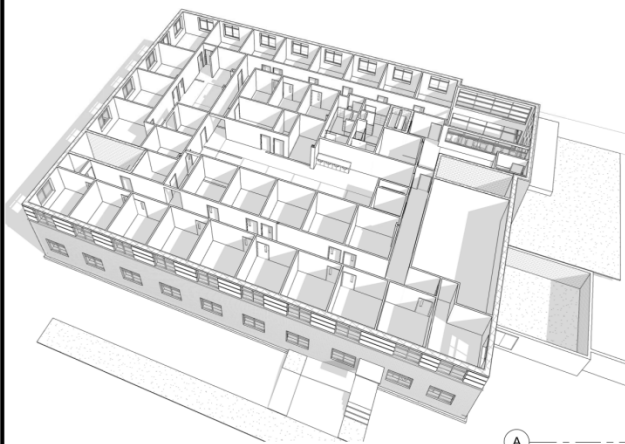


Alachua County
Public Defender Office Building
151 S.W. 2nd Avenue Gainesville, Florida

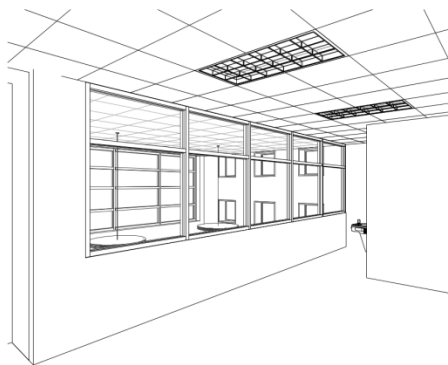
William W. Brame
REGISTERED ARCHITECT
FIRST FLOOR PLAN
OWNER BY: BB
CHECKED BY: BB
DATE: 4/28/2015
CAD: F:\60343\150145\FPOO_100.rvt
REVISIONS:

FILE NO: 6034370
SHEET

A1.1



2 Second Floor Isometric
SCALE:



3 SECOND FLOOR LOBBY
SCALE:



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Bramble Heck
ARCHITECTS, INC.
PUBLIC DEFENDERS
151 S.W. 2nd Street, Suite 200
Gainesville, Florida 32601
Phone: 352.332.2222
Fax: 352.332.2222
www.brambleheck.com

Alachua County
Public Defender Office Building
151 S.W. 2nd Avenue Gainesville, Florida

Wilson W. Brann
Registration No. 00007034
Exp. 12/31/2019
SECOND FLOOR PLAN

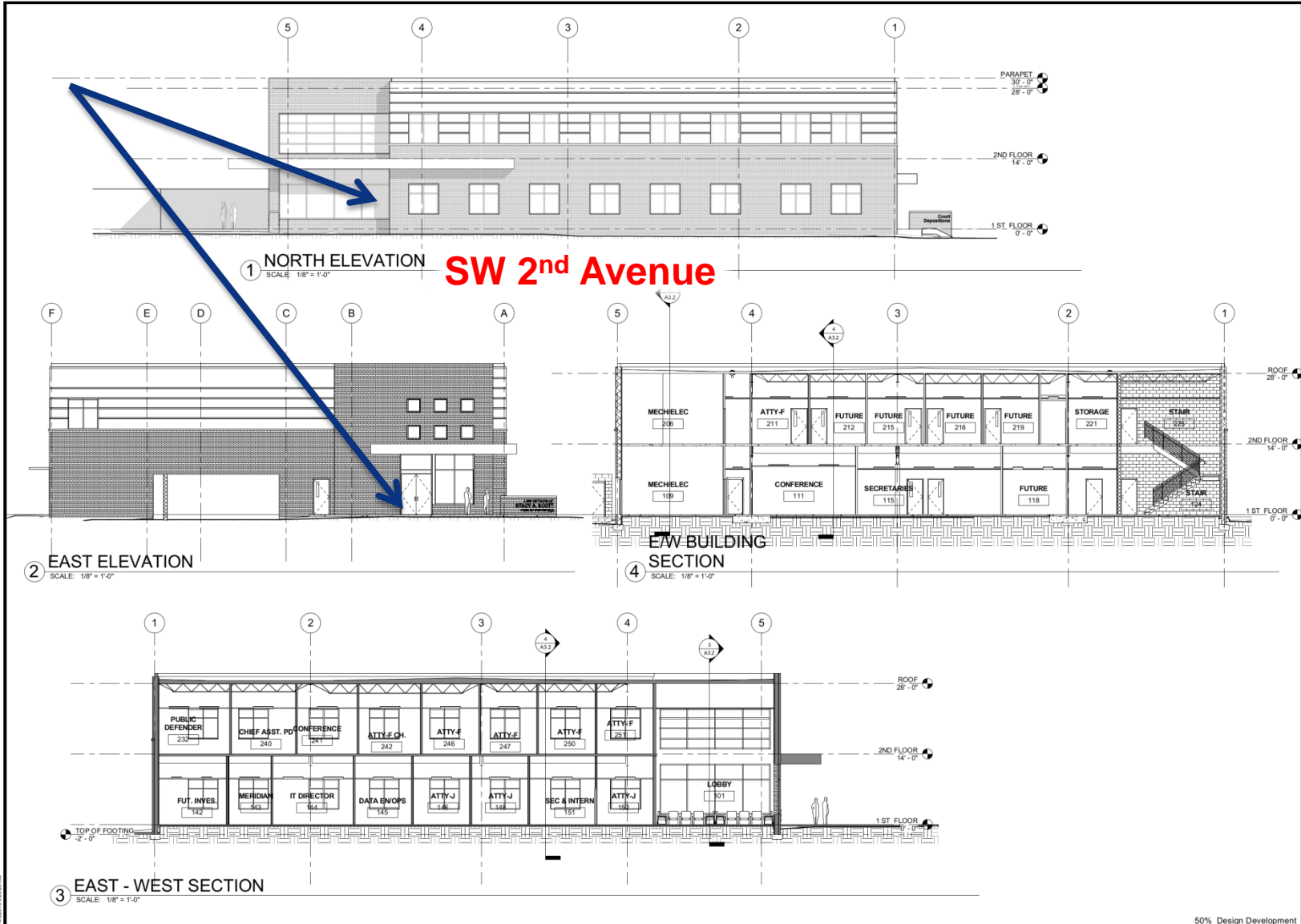
DRAWN BY: BB
CHECKED BY: BB
DATE: 4/26/2018
GEO: F:\60343700\DDPO DD.V1
REVISIONS:

FILE NO: 6034370
SHEET

A1.2

Elevations: North and East

150145F



Bramble Heck ARCHITECTS, INC.
ARCHITECTS
1501 N.E. First Street
Gainesville, Florida 32601
TEL: 352.232.2000
FAX: 352.232.2005
www.brambleheck.com

Alachua County
Public Defender Office Building
151 S.W. 2nd Avenue Gainesville, Florida

William W. Brans
Registered Professional Engineer
No. 12,453
BUILDING ELEVATIONS & BUILDING SECTION

Drawn by: BB
Checked by: BB
Date: 4/26/2015
CNO: F16043700000 DD/01
Revisions:

FILE NO: 6034370
P H E E T

A3.1

Elevations: South and West

150145F

Brame Heck
ARCHITECTS INC.
FOUNDED 1974
150145F
151 S.W. 2nd Avenue
Gainesville, Florida 32601
www.brameheck.com

Alachua County
Public Defender Office Building
151 S.W. 2nd Avenue Gainesville, Florida

SEAL

William W. Brame
Registration #MS-007024

BUILDING SECTIONS
AND MAGES

DRAWN BY: BB

CHECKED BY: BB

DATE: 4/08/2015

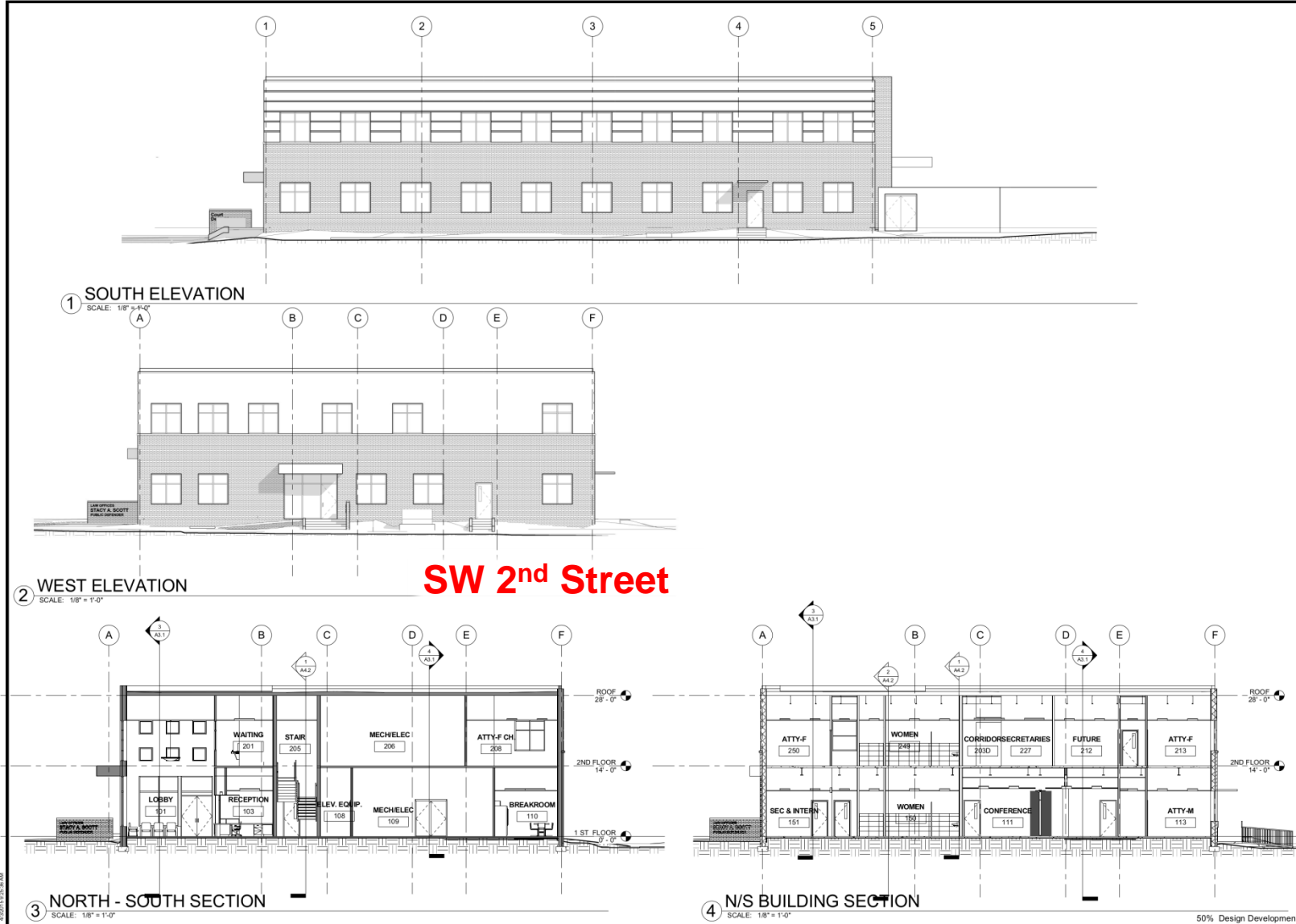
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REVISIONS:

FILE #: 0034370

SHEET

A3.2



LUMINAIRE SCHEDULE

Symbol	Label	Manufacturer	Qty	Catalog Number	Description	Lamp	File	Lumens	LFt	Watts	LPW	MH
⊙	C	H.E. WILLIAMS	5	LED90-0511940-ED-05-LRV	6" LED DOWNLIGHT	LED ARRAY 4800K	LED90-0511-840.lvs	1050	0.65	16.9	63	CEL
↔	W	GAUDO	6	121-EM-MT-NW	121-EM LED SCORPE (8FT, 50T, 4W, 80) WITH TYPE MT OPTICS	(1) LEDGENE 2.2 LIGHT ARRAY OF 16 LED (LUXEON R)	121-EM-MT-NW.lvs	2022	0.85	18	112	10
↔	PL	GE	1	ERS102E15402 GRVBLT	EVOLVE PONY SCALABLE 1 MOD ROADWAY	1, 144W HILED, CLEAR BMT, VHS	gd458767_tsm 201-7306.lvs	15000	0.65	152	89	30
⊙	EXPL	EXISTING (BY GRU)	3	CC29630009-ED37	CURVILINEAR CUTOFF LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS	400 WATT CLEAR, SH E33 MODUL BASE LAMP, HORIZONTAL POSITION	cc2963 1an.lvs	30000	0.72	400	-	30
⊙	EXW	EXISTING (APPROXIMATED)	2	101-FT-20MH	CLEAR FLAT GLASS LENS	CLEAR 70MMHMD	M1F17M.lvs	6000	0.72	210	-	6

FIXTURE SCHEDULE NOTES

- TYPE C IS A CEILING RECESSED LED FIXTURE. DUE TO THE RECESSED MOUNTING, THIS FIXTURE IS FULL CUT-OFF.
- TYPE PL IS A POLE MOUNT, FULL CUT-OFF LED FIXTURE. THE FIXTURE SHALL BE MOUNTED AT 30FT USING DIRECT BURY CONCRETE POLE (STOCK #1801-7) & 10FT ARM (STOCK #52573-1). THE FIXTURE SHALL BE FIXED IN THE HORIZONTAL POSITION.
- TYPE W IS A WALL MOUNT, FULL CUT-OFF LED FIXTURE. THE FIXTURE SHALL BE MOUNTED AT 10FT.
- EXISTING FIXTURE CONTRIBUTIONS WERE APPROXIMATED BASED ON FINDINGS IN THE FIELD.
- FIXTURE CUT SHEETS AND PHOTOMETRIC REPORTS ATTACHED.

PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Code
EAST ENTRY 1	+	3.4%	5.7%	0.7%	8.1%	4.9%	30-344(x)3
EAST ENTRY 2	+	3.4%	5.5%	0.7%	7.8%	4.8%	30-344(x)3
FRONT ENTRY	+	3.4%	6.3%	0.8%	7.8%	4.3%	30-344(x)3
WALKWAY	+	1.3%	3.0%	0.3%	10.0%	4.3%	30-344(x)3
WEST ENTRY 1	+	4.8%	5.7%	4.0%	1.4%	1.2%	30-344(x)3
WEST ENTRY 2	+	4.7%	7.2%	1.5%	4.8%	3.1%	30-344(x)3
NEW PARKING AREA	+	2.0%	3.6%	1.0%	3.6%	2.0%	30-344(x)4(x)0
NORTH PROPERTY LINE	+	0.0%	0.0%	0.0%	N/A	N/A	30-344(x)3(x)0
WEST PROPERTY LINE	+	0.1%	0.4%	0.0%	N/A	N/A	30-344(x)3(x)0

PHOTOMETRIC STATISTIC NOTES

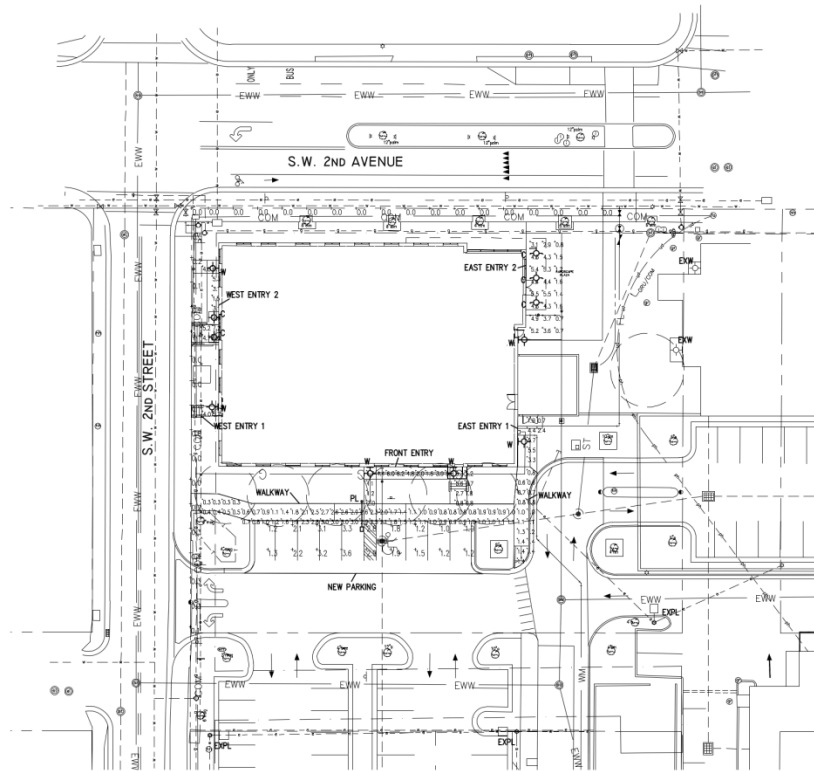
- LIGHT TRESPASS VALUES DO NOT INCLUDE CONTRIBUTIONS OF EXISTING LUMINAIRES.

GREEN GLOBES- PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Lumens
EAST SITE PLANE	+	0.0%	0.1%	0.0%	N/A	N/A	67
NORTH SITE PLANE	+	0.0%	0.0%	0.0%	N/A	N/A	102
SOUTH SITE PLANE	+	0.0%	0.3%	0.0%	N/A	N/A	233
TOP SITE PLANE	+	0.0%	0.0%	0.0%	N/A	N/A	0
WEST SITE PLANE	+	0.0%	0.5%	0.0%	N/A	N/A	123

GREEN GLOBES NOTES- PERFORMANCE METHOD

- LIGHTING ZONE CLASSIFICATION- L23 (MODERATELY HIGH AMBIENT LIGHTING)
- TOTAL SITE ALLOWED LUMENS
BASE LUMENS- 14000
LUMEN/SF HARDSCAPE- 5 LUMENS X 5700 SF = 28500
BUILDING ENTRANCES/EXITS- 4000 LUMENS X 6 ENTRY/EXITS = 24000
TOTAL- 66000 LUMENS
- TOTAL NEW LUMINAIRE LUMENS
TYPE C- 1059 LUMENS X 5 = 5295
TYPE PL- 13600 LUMENS X 1 = 13600
TYPE W- 2022 LUMENS X 6 = 12132
TOTAL- 31027 LUMENS (COMPLIES)
- NEW LUMINAIRE BUG RATINGS
TYPE C- B1-U0-G0 (COMPLIES)
TYPE PL- B3-U0-G2 (COMPLIES- >2X MH FROM PROPERTY LINE)
TYPE W- B1-U0-G0 (COMPLIES)
- LIGHT TRESPASS
PERMITTED- 0.8FC MAX, 9975 LUMENS
ACTUAL- 0.5FC MAX (COMPLIES), 579 LUMENS (COMPLIES)
- ALL NEW FIXTURES >60 LPW (COMPLIES- GG 3.3.5.6.1). ALL NEW FIXTURES LED (COMPLIES- GG 3.3.5.6.2 & 3.3.5.6.3). ALL NEW FIXTURES CONTROLLED BY PHOTOCELL OR ASTRONOMIC TIME CLOCK (COMPLIES- GG 3.3.5.6.4).



GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.
- SEE ATTACHED NARRATIVE/WAIVER REQUEST FOR ADDITIONAL INFORMATION.

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'



Project Number	150145
Date	5/29/15
Prepared By	EW
Checked By	EW

Rev	Date	Description

NIX ENGINEERING, INC.
CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

ALACHUA COUNTY PUBLIC DEFENDER
SITE PHOTOMETRIC PLAN
151 SW 2ND AVE
GAINESVILLE, FL

Drawing Number

E-1

Staff Recommendation:

**Approval of Public Defender's building
(PB-15-31 SPL) development plan with
the requested lighting waiver**