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GAINESVILLE

INTER-OFFICE COMMUNICATION

Item No. 3

TO: City Plan Board DATE: December 14, 2006

FROM: Planning Division Staff

SUBJECT: Petition 160TCH-06 PB. City Plan Board. Amend the City of Gainesville Land Development Code to add "Ambulance Service" as a use by right to the PS (Public Services and Operations District) and add a definition of "Ambulance Service" to Section 30-23 of the Land Development Code.

Recommendation

Planning Division staff recommends approval of Petition 160TCH-06 PB, as revised.

Explanation

Recently, the City of Gainesville has reviewed a development plan for a rescue station facility located in an I-1 (limited industrial district) zone. The I-1 zone allows Industry Number 4119, Local Passenger Transportation, Not Elsewhere Classified, from the Standard Industrial Classification Manual (SIC), 1987. This industry number includes the use, "Ambulance service, road." It was determined that emergency medical services (EMS) vehicles would be the only emergency vehicles allowed to operate from the property, thus excluding the use of fire trucks from the site.

It was noted that an adjacent PS (public services and operations district) zoned property did not allow IN-4199 as a use. Although combined fire protection and ambulance or rescue services are allowed uses on PS-zoned property, ambulance services not associated with a fire department are not. In some communities local governments contract with private ambulance companies to provide service to the public. To allow for this possibility in Gainesville, this petition to add road ambulance service as a use to the PS zoning district was proposed.

After reviewing the uses allowed in the PS zone and the uses that are included within Major Group 41, Local and Suburban Transit and Interurban Highway Passenger Transportation, it was noted that bus service, including maintenance and terminal operation was classified in

this major group. The City's Regional Transit System (RTS) headquarters is located just to the west of the proposed rescue station facility mentioned above. The zoning category for the RTS facility is PS, which presently does not allow MG-41 uses other than Group Number 415, School Buses. The other uses included under MG-41 (see attached) are generally compatible with the PS district. Consequently, the staff recommendation has been expanded to include not only "Ambulance service" as initially planned, but also the other uses listed under MG-41. Because "Ambulance service" is listed under MG-41, no definition needs to be added to the Land Development Code.

The proposed change to Section 30-75(c) is as follows:

**Sec. 30-75. Public services and operations district (PS).**

(c) *Uses permitted by right.* The specific use(s) permitted on the subject property shall be specified as a part of the ordinance which places this classification on a particular area of ground and may include:

- (1) Libraries and information centers (GN-823).
- (2) U.S. Postal Service (MG-43).
- (3) Museums, art galleries and botanical and zoological gardens (MG-84).
- (4) Public administration (Div. J).
- (5) ~~School buses (GN-415).~~ Local and suburban transit and interurban highway passenger transportation (MG-41).
- (6) Public golf courses (IN-7992).
- (7) Commercial sports (GN-794).
- (8) Pipelines, except natural gas (MG-46).
- (9) Electric, gas and sanitary services (MG-49).
- (10) Amusement parks (IN-7996).
- (11) Membership sports and recreation clubs (IN-7997).
- (12) Amusement and recreation services, not elsewhere classified (IN-7999).
- (13) Cemeteries.
- (14) Public service vehicles, in accordance with the conditions and requirements of Article VI.

- (15) Any other use specified in the ordinance rezoning property to this classification.
- (16) Any use customarily incidental to any permitted principal use.
- (17) Public lands designated for open space or conservation.
- (18) Activity-based private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten-years' duration is executed ensuring that only open space outdoor recreation or park uses shall be permitted in accordance with F.S. § 193.501.
- (19) Activity-based public parks and recreational facilities as defined by the comprehensive plan.
- (20) Golf driving ranges.
- (21) Pitch-n-putt golf.
- (22) Utility lines.
- (23) Water conservation areas, water reservoirs and control structures, drainage wells and water wells.
- (24) Transmitter towers in accordance with Article VI.
- (25) Camps and recreational vehicle parks (GN-703).

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH: JS

## Major Group 41.—LOCAL AND SUBURBAN TRANSIT AND INTERURBAN HIGHWAY PASSENGER TRANSPORTATION

### *The Major Group as a Whole*

This major group includes establishments primarily engaged in furnishing local and suburban passenger transportation, such as those providing passenger transportation within a single municipality, contiguous municipalities, or a municipality and its suburban areas, by bus, rail, or subway, either separately or in combination, and establishments engaged in furnishing transportation to local scenic features. Also included are establishments primarily engaged in furnishing highway passenger transportation and establishments furnishing highway passenger terminal or maintenance facilities. Intercity bus lines are included in this major group, but interurban railways are classified in Major Group 40.

Industry Group No.	Industry No.
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#### 411 LOCAL AND SUBURBAN PASSENGER TRANSPORTATION

Establishments primarily engaged in furnishing road or rail passenger transportation confined principally to a municipality, contiguous municipalities, or a municipality and its suburban areas, other than by taxicab, school bus, or charter service. Establishments primarily engaged in furnishing local and suburban passenger transportation by water are classified in Major Group 44 and those providing local and suburban transportation by air are classified in Major Group 45.

##### 4111 Local and Suburban Transit

Establishments primarily engaged in furnishing local and suburban mass passenger transportation over regular routes and on regular schedules, with operations confined principally to a municipality, contiguous municipalities, or a municipality and its suburban areas. Also included in this industry are establishments primarily engaged in furnishing passenger transportation by automobile, bus, or rail to, from, or between airports or rail terminals, over regular routes, and those providing bus and rail commuter services.

Airport limousine scheduled service Airport transportation service, local: road or rail Bus line operation, local Cable cars, except aerial, amusement and scenic City and suburban bus line operation Commuter bus operation Commuter rail passenger operation Elevated railway operation Local railway passenger operation	Monorails, regular route: except amuse- ment and scenic Passenger transportation, regular route, road or rail: between airports and terminals Streetcar operation Suburban and urban railway operation Subway operation Trolley operation, except amusement and scenic
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##### 4119 Local Passenger Transportation, Not Elsewhere Classified

Establishments primarily engaged in furnishing miscellaneous passenger transportation, where such operations are principally within a municipality, contiguous municipalities, or a municipality and its suburban areas. Establishments primarily engaged in renting passenger automobiles without drivers are classified in Services, Industry Group 751. Establishments primarily oper-

Industry Group No.	Industry No.											
411		<b>LOCAL AND SUBURBAN PASSENGER TRANSPORTATION—Con.</b>										
4119		<b>Local Passenger Transportation, Not Elsewhere Classified—Con.</b>										
		ating ski lifts, tows, and other recreational lifts are classified in Services, Industry 7999.										
		<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Aerial tramways, except amusement and scenic</td> <td style="width: 50%;">Cog railways, except amusement and scenic</td> </tr> <tr> <td>Ambulance service, road</td> <td>Hearse rental with drivers</td> </tr> <tr> <td>Automobile rental with drivers</td> <td>Limousine rental with drivers</td> </tr> <tr> <td>Cable cars, aerial: except amusement and scenic</td> <td>Sightseeing buses</td> </tr> <tr> <td></td> <td>Vanpool operation</td> </tr> </table>	Aerial tramways, except amusement and scenic	Cog railways, except amusement and scenic	Ambulance service, road	Hearse rental with drivers	Automobile rental with drivers	Limousine rental with drivers	Cable cars, aerial: except amusement and scenic	Sightseeing buses		Vanpool operation
Aerial tramways, except amusement and scenic	Cog railways, except amusement and scenic											
Ambulance service, road	Hearse rental with drivers											
Automobile rental with drivers	Limousine rental with drivers											
Cable cars, aerial: except amusement and scenic	Sightseeing buses											
	Vanpool operation											
412		<b>TAXICABS</b>										
4121		<b>Taxicabs</b>										
		Establishments primarily engaged in furnishing passenger transportation by automobiles not operated on regular schedules or between fixed terminals. Taxicab fleet owners and organizations are included, regardless of whether drivers are hired or rent their cabs or are otherwise compensated. Establishments primarily engaged in furnishing passenger transportation by automobile or bus, to, from, or between airports or rail terminals, over regular routes, are classified in Industry 4111. Taxicab associations and similar organizations which do not operate taxicabs, but supply maintenance and repair services to their members, are classified in Industry 4173.										
		Taxicab operation										
413		<b>INTERCITY AND RURAL BUS TRANSPORTATION</b>										
4131		<b>Intercity and Rural Bus Transportation</b>										
		Establishments primarily engaged in furnishing bus transportation, over regular routes and on regular schedules, the operations of which are principally outside a single municipality, outside one group of contiguous municipalities, and outside a single municipality and its suburban areas. Charter bus transportation services are classified in Industry Group 414.										
		<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Intercity bus lines</td> <td style="width: 50%;">Interurban bus lines</td> </tr> <tr> <td>Interstate bus lines</td> <td></td> </tr> </table>	Intercity bus lines	Interurban bus lines	Interstate bus lines							
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Interstate bus lines												
414		<b>BUS CHARTER SERVICE</b>										
4141		<b>Local Bus Charter Service</b>										
		Establishments primarily engaged in furnishing local bus charter service where such operations are principally within a single municipality, contiguous municipalities, or a municipality and its suburban areas.										
		Bus charter service, local										
4142		<b>Bus Charter Service, Except Local</b>										
		Establishments primarily engaged in furnishing bus charter service, except local, where such operations are principally outside a single municipality, outside one group of contiguous municipalities, and outside a single municipality and its suburban areas.										
		Bus charter service, except local										

Industry Group No.	Industry No.	
415		<b>SCHOOL BUSES</b>
	4151	<b>School Buses</b>
		Establishments primarily engaged in operating buses to transport pupils to and from school. School bus establishments operated by educational institutions should be treated as auxiliaries.
		School buses
417		<b>TERMINAL AND SERVICE FACILITIES FOR MOTOR VEHICLE PASSENGER TRANSPORTATION</b>
	4173	<b>Terminal and Service Facilities for Motor Vehicle Passenger Transportation</b>
		Establishments primarily engaged in the operation of motor vehicle passenger terminals and of maintenance and service facilities, not operated by companies that also furnish motor vehicle passenger transportation. Establishments that are owned by motor vehicle passenger transportation companies and are primarily engaged in operating terminals for use of such vehicles are classified in the same industry as the establishments providing the motor vehicle transportation. Separate maintenance and service facilities operated by companies furnishing motor vehicle passenger transportation should be treated as auxiliaries. Establishments which provide motor vehicle maintenance or service for the general public are classified in Services, Industry Group 753.
		Bus terminal operation Maintenance facilities for motor vehicle passenger transportation

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Jason Simmons, Planner gave the Staff presentation and stated this petition will allow ambulance services within a PS zoning district whether they are associated with the Fire Department or not, as a use by right, as Staff recommends approval.

<b>Motion By:</b> David Gold	<b>Seconded By:</b> Lauren McDonell
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> 6 – 0.