



080167

Inter-Office Communication

Planning & Development Services
Planning Division/Current Planning Section
x5023, FAX x3259, Station 12

Item No. 5

TO: City Plan Board

DATE: June 19, 2008

FROM: Scott A. Wright,
Current Planning

SUBJECT: Petition 55PSZ-08PB: Eng, Denman and Associates, Inc., agent for Gainesville Regional Utilities (GRU). Rezone to PS (Public services and operations district) to establish specific regulations for the development of the GRU Eastside Operations Center. Zoned: I-1 (Limited industrial district). Located at 4500 Block of North Main Street.

Recommendation:

Approve Petition 55PSZ-08PB with the associated 'Rezoning Report' and 'Conceptual Master Plan', subject to the conditions in this report.

Explanation:

If approved, this petition will apply PS (Public services and operations district) zoning to property located on the east side of Main Street, between NW 39th Avenue and NW 53rd Avenue. The entire 117-acre site was purchased by the City of Gainesville for the establishment of the GRU Eastside Operations Center. This new operations center will include facilities for operations related to electric, water, wastewater, natural gas, and telecommunications. Proposed development for the site will include offices, maintenance shops, warehouse buildings, a training facility, and a systems control center. The center will house a maximum of 325 employees. The land use designation on the site will remain as 'Industrial', since this land use may be implemented by the PS zoning district under Section 30-46 of the City Land Development Code.

The existing uses surrounding the site include large undeveloped parcels, and some commercial and industrial uses. A channelized creek runs along the northern edge of the site eastward toward NE 15th Street. Directly to the north, east, and south of the property are large parcels of forested land. The existing land use designation for these surrounding properties is 'Industrial', 'Commercial' and 'Office'. To the west of the property across Main Street, are another large undeveloped property and the Ring Power heavy equipment sales location. Further to the south, there are several commercial uses located around the intersection of North Main Street and NW 39th Avenue. The closest residential development in the vicinity is Pine Forest Estates, which lies about 700 feet to the south on the other side of Main Street.

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The purpose of this petition is to adopt uniform development regulations that are consistent with the intended use and operation of the proposed new operations center. The petition is proposed in a manner that is compatible with the surrounding land use and considers the existing site conditions. GRU has indicated that this rezoning will be followed by a more detailed development plan.

The attached Rezoning Report and Conceptual Master Plan propose development standards that are tailored specifically to the intended use of the site by GRU. These standards outline the permitted uses for the site, building setbacks and maximum height, and required landscape buffers. These proposed regulations, if approved, will guide the future development of this site by Gainesville Regional Utilities. The City's Land Development Code will remain applicable in all instances that are not specifically addressed by the PS rezoning report and the conceptual plan.

A proposed general layout for the site is also shown on the Conceptual Master Plan. This layout considers the existing features on the site, which includes natural forested areas and a number of wetlands that are of varying size and quality. The plan shows the proposed development area and the general location of the individual buildings and other uses. The wetlands boundaries are delineated on the plan, and an average 50'-wide buffer is shown for all wetlands that will be protected on site. The plan proposes impacts to 7.4 acres of wetlands area, which represents approximately 34% of the 22.0 total acres of wetlands on the property. A wildlife corridor is proposed that connects the largest wetland in the center of the site to the undeveloped properties to the east. The required setback for the creek will be determined at the development review stage, but must be consistent with standard requirements in the Land Development Code.

Condition 1. Preliminary and final development plan review shall be required and all conditions of the reviewing departments must be met prior to final development plan approval. Development of the site shall be consistent with the standards outlined in the rezoning report and the conceptual master plan, and with the layout on the conceptual master plan.

Condition 2. A 70'-wide buffer composed of existing natural vegetation and landscaping shall be required along North Main Street, except at the two access points to North Main Street as shown on the conceptual master plan. The existing vegetation shall be supplemented with shade trees as required for Buffer Type E in the Land Development Code. The type and location of trees within this street buffer shall be determined by the City Arborist during development plan review. A 50'-wide buffer, composed of existing natural vegetation, shall be required around the remaining perimeter of the site.

Condition 3. The location of development on the site shall be as depicted on the conceptual master plan. Only the wetlands and natural areas that are shown within areas designated for development may be impacted, and all other wetlands on the site shall be preserved and protected consistent with the City's Land Development Code. A 50'-wide buffer of existing native vegetation shall remain around all preserved wetlands. As shown on the conceptual master plan, a pervious pedestrian trail and emergency vehicle access of 50' maximum cleared width may be permitted between wetland 'L' and wetland 'R10'. The construction of this access shall be in a manner that minimizes the impact upon the adjacent wetland areas and their buffers.

Condition 4. The setback for the creek along the northern property line shall be determined with development review approval, but shall be a minimum of 35' in width.

The PS zoning district was established specifically for public and private activities that serve and are used by the public for their own benefit, and are necessary to the normal conduct of the community's activities. According to Section 30-75 of the City Land Development Code, a proposal to rezone to the PS district shall consider the following:

Purpose. The PS district is established for the purpose of identifying and providing suitable locations for necessary public and private utility and recreation activities. The GRU Eastside Operations Center will provide administrative and operational services related to the City's utility provider.

Objectives. The objectives for the PS district include ensuring public awareness of potential new facilities and evaluating their compatibility with surrounding uses. Public input has been sought through a neighborhood workshop held on March 21, 2008, and through the City's notification process for public hearings. The existing uses surrounding the site are mostly undeveloped parcels and industrial uses that are consistent with the proposed GRU facilities. The site is over 700 feet from the closest residential area.

Uses permitted by right. For the proposed PS rezoning, a list of specific proposed uses has been provided within the Rezoning Report and on the Conceptual Master Plan. These uses and other standards for this rezoning are attached as a separate document of 'PS Rezoning Standards'. The site is located within the Wellfield Protection Primary and Secondary Zones and includes some proposed uses, including a fueling station, which should be monitored due to their potential impacts on the wellfield. Therefore, a Wellfield Protection Permit or Wellfield Special Use Permit will be required in conjunction with development plan review.

Dimensional requirements. The dimensional requirements that are being proposed are consistent with those applicable to the surrounding zoning districts. A 50'-wide setback and buffer is being proposed around the perimeter of the site, and this is considerably greater than the setback and buffer that would be required for industrial development within the existing I-1 zoning district on the property. The dimensional requirements of the City Land Development Code shall apply where new dimensional requirements specific to the site are not expressly provided as unique standards of the PS zoning.

General conditions. The GRU Eastside Operations Center site shall be subject to the requirements of the City Land Development Code, except where otherwise regulated by the proposed standards for the PS zoning.

Site suitability. The size of the site is more than sufficient for the proposed operations center, although there are environmental constraints related to the presence of several wetlands on the property. The site has enough frontage directly on an arterial roadway (North Main Street) to allow for both a service entrance and a public entrance to the facility.

Site design. The Conceptual Master Plan outlines the extent of the proposed development area on the site. The exact location of buildings, parking, drives and other parts of the proposed development will be evaluated at the development review stage. All site elements shall be designed to protect natural and community resources, such as ecologically sensitive areas. Building elevations and landscaping will also be reviewed with the preliminary and final development plans to ensure that this is an exemplary public project.

Condition 5. At development review, the exact location of buildings and other developed areas shall be adjusted in order to best preserve heritage trees, wetlands and any listed species on the site.

Condition 6. Any buildings that are visible from North Main Street or that will be accessed directly by the public shall meet the Central Corridors design standards for building orientation, glazing and articulation.

External compatibility. The proposed site is surrounded by undeveloped properties and industrial or commercial uses. A more than adequate buffer is being proposed to screen the development from North Main Street and from adjacent properties.

Preliminary development plan in conjunction with rezoning. A rezoning to the PS zoning district may include a preliminary development plan, which *is intended to help further the purpose of this district by providing the plan board and city commission with additional information on site-specific conditions* [Section 30-75(f)(7)]. The Land Development Code states that the plan board shall recommend to the city commission whether or not a preliminary development plan is necessary to evaluate the proposed PS rezoning. The city commission may then require any information that is needed to determine whether the proposed use of the site can be accommodated without detriment to health, safety and general welfare of surrounding properties. In lieu of a complete preliminary development plan, this proposal includes a Conceptual Master Plan that generally depicts the proposed layout for the GRU Eastside Operations Center. It is the opinion of City staff that the information provided is sufficient to evaluate the proposed PS rezoning.

Sincerely,



Ralph Hilliard
Planning Manager

RH:saw

Attachments:

Rezoning Report
Conceptual Master Plan
PS Rezoning Standards
Technical Review Committee Comments
Neighborhood Workshop Information

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**CITY OF GAINESVILLE PLANNING DIVISION
DEVELOPMENT PLAN REVIEW
SUMMARY OF COMMENTS**

Petition Number: 55PSZ-08PB

Reviewed By: Scott Wright

Reviewing Body: City Plan Board

Date: June 19th, 2008

Project Name/Location: GRU Eastside Operations Center; 4500 Block of N. Main Street

Project Description: Rezoning to PS (Public Services and Operations District)

I. Department Comments

- | | | |
|-----|-----------------------|---------------------------------|
| 1. | Planning: | Approved as submitted |
| 2. | Public Works: | Approved as submitted |
| 3. | G.R.U : | Approved as submitted |
| 4. | Police: | Approved as submitted |
| 5. | Fire: | Approved as submitted |
| 6. | Building: | Approved as submitted |
| 7. | Arborist: | Approved as submitted |
| 8. | Environmental: | Approved with conditions |
| 9. | Solid Waste: | Approved as submitted |
| 10. | Concurrency: | Approved with conditions |
| 11. | RTS: | No comments |

II. Overall Recommendation: City staff recommends that this petition, 55PSZ-08PB, be approved with conditions.

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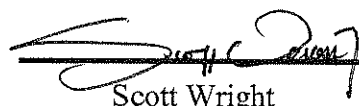
SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 352-334-5023

Petition No. <u>55PSZ-08PB</u>	Date Plan Rec'd: <u>6/3/08</u>	Review Type: <u>Other</u>
Review For: <u>Plan Board</u>	Review Date: <u>6/9/08</u>	Property Owner: City of Gainesville
Project Description: Rezoning to Public Services District to allow for the construction of GRU Eastside Operations Center		Project Agent: Eng Denman and Associates, Inc.
Location: 4500 Block of North Main Street		

<input checked="" type="checkbox"/> Plan meets ordinance requirements as submitted	Comments By:  Scott Wright Planner
<input type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This site is located within the primary and secondary zones of the wellfield protection area. Since a fueling station is being proposed with this development, a wellfield protection permit or wellfield protection special use permit will be required with the submittal of the development plans.

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Environmental Review
GRU Eastside Operations Center rezoning

Mark A. Garland
June 12, 2008

The GRU Eastside Operations Center parcel is an irregularly-shaped, 118-acre area south of NW 53rd Street and east of North Main Street. It lies in a relatively high, level area of flatwoods and cypress swamps. It is surrounded by undeveloped land. North Main Street runs along its western boundary, isolating it somewhat from the natural areas to the west.

Topography: The site is nearly level, ranging from about 169 feet above sea level in higher parts of the uplands to about 163 feet in the centers of the wetlands. The sharpest changes in topography are artificial, resulting from construction of elevated roads and excavated canals.

Soils: The upland areas are mapped as the non-hydric, but poorly drained, Wauchula sand and Pomona sand. Both these soils are typical of flatwoods. They have a "spodic horizon," less permeable than the overlying sand, which tends to perch the water table. If they are not drained they have a water table within 10 inches of the surface for 1 to 4 months in a normal summer wet season. Soils in the larger wetlands are mapped as the hydric Montechoa loamy sand, which has a water table no deeper than 10 inches for more than 6 months of each year.

Ecological Communities: Savanna-like flatwoods dominated by widely spaced longleaf and slash pine originally covered most of the uplands of this site. The groundcover would have been a diverse mix of grasses such as wiregrass (*Aristida stricta*) and herbs, with relatively few shrubs. Aerial photographs from December 1937 show the site covered with such forests. The only obvious disturbance in these photographs is a railroad running southwest to northeast through what is now the southeast corner of the parcel. Wetlands formed isolated, roughly circular patches of denser cypress and black gum forest; some appear to have had a fringe of herbaceous wetland surrounding them. Such flatwoods, in the absence of human interference, probably burned in a mosaic pattern every 2 or 3 years. The fires were most often started from lightning strikes in the summer. At times of high rainfall water would have sheet-flowed across the uplands.

The uplands on the site have been logged since 1937 and are now covered by a denser forest of young slash pines (probably about 30 years old at most). The site has not been bedded. Fire suppression has produced a thick groundcover of shrubs like fetterbush (*Lyonia lucida*), gallberry (*Ilex glabra*), blueberries (*Vaccinium* spp.), and saw palmetto (*Serenoa repens*), and vines like greenbriar (*Smilax* spp.) and grape (*Vitis rotundifolia*).

The wetlands on site were almost all forested, and would have had a canopy of pond cypress (*Taxodium ascendens*) and black gum (*Nyssa sylvatica* var. *biflora*). They have also been logged, judging from the fairly small size of the cypress and black gum trees in their canopy. Several, especially in the northern part of the site, seem to be drier than they would have been originally, as shown by the lack of evidence of standing water and invasion of slash pines. Much of this drying is probably the result of the large canal on the northern boundary that flows east into Little Hatchet Creek. Wetland L, in the center of the property, is now connected to this canal by a ditch that runs

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through an originally isolated wetland to a lobe of large wetland that originally ran along the course of the canal. (This isolated wetland and the lobe are shown on GRU maps as parts of wetland R1). See below, under *Wetlands On-Site or Adjacent*, for further details about the wetlands.

Besides logging and ditching, the site has been disturbed by the construction of a railroad (which was abandoned years ago), a few unpaved roads on the site, and North Main Street. Encampments of homeless people are south of the site, but I did not see any on the parcel on June 10.

I noted a few Chinese tallow trees (*Sapium sebiferum*) on site, but the site seems otherwise free from invasive exotic plants.

Surface Waters On-Site or Adjacent: No natural streams or lakes are on the site or adjacent. A ditch runs northwest from Wetland L, connecting it to a large east-west canal on the northwest boundary of the property. The east-west ditch flows east into Little Hatchet Creek, which empties into Newnan's Lake. It is a regulated creek (Section 30-301, Gainesville Code). Shallower ditches parallel some of the roads on the site. A created pond and ditches lie south of the site.

Wetlands On-Site or Adjacent: Wetlands are scattered throughout the site and its vicinity. The largest is Wetland L, a roughly triangular cypress swamp in the center of the parcel. On June 10, 2008, I examined many of the wetlands on the site with Pete Wallace and Rob Garren of Ecosystem Research Corporation, concentrating on Wetlands R1, R4, and the neck between R10 and L, as these are within the proposed area of development and may be disturbed or removed.

R1: As mentioned above, this wetland consists of a formerly isolated, nearly circular wetland northwest of the central wetland L, a lobe of a larger wetland at the northwest corner of the property, and a ditch running between them.

The west side of the northwest lobe, near Main Street, has a canopy of pond cypress and black gum and a groundcover of fetterbush and grape vines. The ditch runs through this side of the wetland. This side of the wetland appears to be drier than it was originally, probably because of the ditch. The east side of the lobe seems wetter and has a pond cypress—black gum canopy over a groundcover of Virginia chain fern (*Woodwardia virginica*). This grades into a transitional area with a slash pine canopy over over fetterbush and gallberry. Pete Wallace reports the state-listed pitcher plant *Sarracenia minor* from this area. On the south side of the lobe the ditch is cut through upland slash-pine flatwoods.

A small wetland between Main Street and the ditch south of the northern lobe of Wetland R1 has a few black gum over fetterbush.

The west side of the formerly isolated wetland northwest of Wetland L has a canopy of slash pine and pond cypress over a solid groundcover of fetterbush. It is still quite wet, judging from the amount of muck in the soil. The south side of the wetland was disturbed by a forest fire about 10 years ago. Downed pine trunks are common and the ground appears to have been disturbed by firebreaks or logging.

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R11: This is a small area along a sand road between Wetlands R1 and L. It seems to be a ditch created by construction of the road.

R12: This wetland is south of Wetland L and southwest of, and nearly confluent with, Wetland R10. It has a canopy of small slash pine and black gum over a groundcover of fetterbush and Virginia chain fern. A berm has been built up on the south side of the wetland near a sand road, perhaps helping to pond water in the southern part of the wetland. The southern part of the wetland, near the berm, includes an area with thick muck dominated by maidencane (*Panicum hemitomom*). Aerial photographs from 1937 show that this wetland had a sparse canopy, unlike the others on the parcel, and may have had open water in its center.

Neck between R10 and L: I examined the area between wetland flags 212 and 213 on the west side of the neck and flags 258 and 259 on the east side. It has a sparse canopy of small loblolly bay (*Gordonia lasianthus*), laurel oak (*Quercus laurifolia*), dahoon (*Ilex cassine*), and black gum over fetterbush, blueberry (*Vaccinium corymbosum*), and Virginia chain fern. There is patchy muck in the soil. This seems to be a slightly higher wetland area. No flow channel was evident; at times of high rainfall, water may sheet flow from R10 to L (or vice versa) through this area. The 1937 aerial photographs show a darker area with sparse trees in this location, indicating that it was wet.

A small wetland flagged between Wetlands L and R4 includes one sweet bay (*Magnolia virginiana*) over fetterbush. I saw little evidence of hydric soil, but the area probably is wet periodically.

R4: This has a canopy entirely composed of small slash pine. The groundcover is entirely Virginia chain fern, with fetterbush near the edges. This is more a low spot in the flatwoods rather than the usual wetland on this site, but it is clearly wet periodically. Because of the slash pine canopy, this area may not meet the state criteria for wetlands. The area is not obvious on the 1937 aerial photographs.

I did not examine Wetland R3, another lobe of the large wetland along the ditch on the northern boundary of the parcel. During a previous trip I noted that was a forested wetland with pond cypress, black gum, and red maple.

The city will not require buffers along the upland-cut ditch between the parts of Wetland R1 (Sect. 30-304(a)8, Gainesville Code). It will also not require mitigation for impacts to this ditch. In fact, blocking this ditch may improve the hydrology of Wetlands R1 and L. The northwestern part of Wetland R1, however, is in fairly good condition and should be preserved if possible, particularly since a listed plant species is known from the area. The formerly isolated wetland northwest of L that is also part of Wetland R1 is also in fairly good hydrologic condition and should be protected as much as possible. Wetland R4 may not even meet the state criteria for wetlands and appears less significant than nearly all the other wetlands on site. The neck between R10 and L serves as a hydrologic connection and perhaps a wildlife corridor. Any road across here should include the minimum amount of fill and the largest culvert or bridge possible to preserve this connection, or should be designed at grade.

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Listed Species Probable or Present: The Florida Natural Areas Inventory (FNAI) has no record of state- or federally-listed plants or animals from the parcel. Listed species of animals that may be found on the site include eastern indigo snake (*Drymarchon couperi*), Florida pine snake (*Pituophis melanoleucus mugitus*), flatwoods salamander (*Ambystoma cingulatum*), Sherman's fox squirrel (*Sciurus niger shermani*), Florida black bear (*Ursus americanus floridanus*), and other animals that use pine flatwoods and cypress swamps. Many of these animals require more undisturbed forests and swamps than are found on this site. Gopher tortoise (*Gopherus polyphemus*) and its associated species are unlikely, as the site is too moist and thickly vegetated.

I noted an osprey (*Pandion haliaetus*) nest across Main Street from the site and saw white-tailed deer (*Odocoileus virginianus*) and a mouse during the inspection.

Pete Wallace has found the pitcher plant *Sarracenia minor* near Wetland R1. This plant is listed as threatened by the state of Florida. Other listed plants that may be possible on the site include *Calopogon multiflorus*, *Ctenium floridanum*, *Drosera intermedia*, *Epidendrum magnoliae*, *Platanthera* species, *Lilium catesbaei*, *Litsea aestivalis*, *Lycopodiella cernua*, *Osmunda cinnamomea*, *Osmunda regalis*, *Pinguicula caerulea*, *Pogonia divaricata*, *Pogonia ophioglossoides*, *Spiranthes* species, and other flatwoods plants. Many of these plants prefer more open, fire-maintained sites, and so are unlikely to be found.

Karst Features on Property (Caves, Springs, Sinkholes): The site lies within the "confined zone" of Alachua County, where clay-rich sediments of the Hawthorn Formation overlie limestones of the Ocala Group. In this area, karst features are uncommon; none are known from the parcel or its vicinity.

Historical and Archaeological Resources: Flatwoods areas such as this are often poor in archaeological or historical sites. The Florida Master Site File has no record of any such sites from the parcel or its vicinity. Aerial photographs from 1937 on show no evidence of any buildings on the parcel.

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SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. <u>55PSZ-08PB</u>	Review Date: <u>5/21/08</u>	Review Type: <u>Preliminary</u>
Review For : <u>Plan Board</u>	Plan Reviewed: _____	
Description, Agent & Location: <u>Eng. Denman & Associates</u>		Project Planner: <u>Scott Wright</u>
<u>GRU Eastside Operations Center</u>		

APPROVABLE **APPROVABLE** **DISAPPROVED** **CONCEPT**
SUBJECT TO COMMENTS

<p>This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction. Complete code compliance plan review will be performed at Building Permitting.</p>	<p>Comments By: <u>Buddy McGhin</u> Buddy McGhin Plans Examiner PX0000545</p>
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
REVISIONS / RECOMMENDATIONS:

No comments, looks good.

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CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022

Sheet 1 of 1

Petition	<u>55PSZ-08PB</u>	Date Received	<u>5/12/08</u>	<input type="checkbox"/>	Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input type="checkbox"/>	Final
Project Name	<u>GRU Eastside Operations</u>			<input type="checkbox"/>	Amendment
Location	<u>4500 block of N. Main St.</u>			<input type="checkbox"/>	Special Use
Agent/Applicant Name	<u>Eng. Denman</u>			<input type="checkbox"/>	Planned Dev.
Reviewed by	<u>Onelia Lazzari</u> 			<input type="checkbox"/>	Design Plat
				<input type="checkbox"/>	Concept

Approvable (as submitted) Approvable (subject to below) Insufficient Information

PD Concept (Comments only) Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This development is in Zone B of the TCEA and must meet all relevant Concurrency Management Element Policy 1.1.6 standards at the development plan review stage.
2. At the development plan review stage, this development will be required to sign a TCEA Zone B Agreement to meet required Concurrency Management Element Policy 1.1.6 standards and make a payment for mitigation of the new trips.
3. A full traffic study meeting the specifications of the methodology meeting will be required at the development plan stage.

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SITE PLAN EVALUATION SHEET

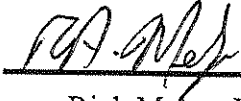
PUBLIC WORKS DEPARTMENT 334-5070 M.S. 58

Petition No. <u>55PSZ-08PB</u>	Review Date: <u>5/23/08</u>	Review Type:
Review For : <u>Technical Review Committee</u> Plan Reviewed: <u>5/23/2008</u>		<u>Land Use Change</u>
Description, Agent & Location: <u>GRU Eastside Operations Center</u>		Project Planner:
<u>Eng. Denman</u> <u>4500 block of N. Main Street</u>		<u>Scott Wright</u>

APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

<input type="checkbox"/> Alachua County Public Works approval required. <input type="checkbox"/> F.D.O.T. approval required. <input type="checkbox"/> SJRWMD permit is required. <input type="checkbox"/> 100 Yr. critical duration analysis required. <input type="checkbox"/> Treatment volume must be recovered within 72 Hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency.	Comments By:  Rick Meizer P.E. Development Review Engineer
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REVISIONS / RECOMMENDATIONS:

1st Submittal Comments 4/16/08

1. The rezoning application discusses the FEMA floodplain and meeting the requirements of development within the floodplain. Please be advised that the site does not have a base flood elevation and the determination of the base flood elevation will be the responsibility of the Developer.
2. A traffic methodology meeting will be required with the appropriate reviewing agency's to determine the scope of the traffic study.

2nd Submittal Comments 5/23/08

1. The traffic study is currently being reviewed by Public Works staff, comments will be given directly to the Traffic consultant.

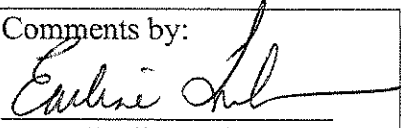
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SITE PLAN EVALUATION SHEET

Urban Forestry Inspector 334-2171 – Sta. 27-Second Review

Petition: 55PSZ-08PB Review For: Technical Review Committee Agent: Eng, Denman & Associates for GRU Eastside Operations Center located at 4500 block of North Main Street.	Review date: 5/20/08 Review: Rezone I-1 to PS Planner: Scott
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APPROVED (as submitted) **APPROVED** (with conditions) **DISAPPROVED**

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by:  Earline Luhrman Urban Forestry Inspector
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Approved as submitted.

No impact on the Urban Forest at this time.



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**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 393-1644 - Fax (352) 334-3480

May 22, 2008

9 Petition 55PSZ-08PB

Eng, Denman & Associates, Inc., agent for the City of Gainesville, Gainesville Regional Utilities (GRU Eastside Operations Center.) Rezone property from I-1 (Limited Industrial district) to PS (Public Services) without a preliminary development plan. Located in the 4500 block of N Main Street. (Planner, Scott Wright)

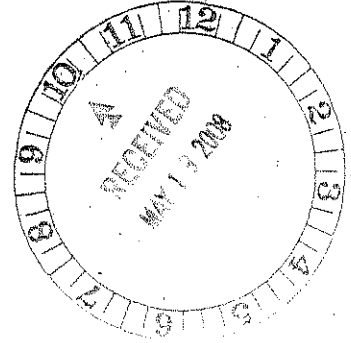
- Conceptional Comments
- Approved as submitted

- Conditions/Comments
- Insufficient information to approve

- New
- Services
- Water
- Sanitary
- Sewer
- Electric
- Gas
- Real
- Estate

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City of Gainesville
Solid Waste Division
Plan review



Date 5-13-08

Project Number; 55 PSZ-08PB

Project Name; GRU Eastside Operations Center - Responses to Technical Review
Committee comments.

Reviewed by; Paul F. Alcantar Steve Joplin

Comments

No issues of concern to Solid Waste Division
with the Responses to Technical Review Committee comments.

Approved Approved with conditions Disapproved

[Signature] Date 5-13-08



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SITE PLAN EVALUATION SHEET

Gainesville Police Department Review

Petition Number: 55PSZ-08PB	Review Date: 05-19-08	Comments By: Sgt. Art Adkins
Review For: GRU Eastside Ops Center	Plan Reviewed:	
Description, Agent & Location: 4500 N Main St		
Review Type: TRC		

APPROVABLE

APPROVABLE
(SUBJECT TO COMMENTS)

DISAPPROVED

CODE REQUIREMENTS:

RECOMMENDATIONS:

No recommendations at this time.

CRIME STATS:

The purpose of this review is to provide security recommendations. This report is advisory only and is not intended to identify all weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.



080167

ENG, DENMAN & ASSOCIATES, INC.

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Rezoning Application



- Project Request:** Rezoning of property from 'I-1' (Limited Industrial) to 'PS' (Public Services)
- Project Address:** 4500 block of North Main Street
- Project Owner:** City of Gainesville
- Submittal Date:** June 3, 2008
- Prepared By:** Clay Sweger, AICP
Eng, Denman and Associates, Inc.

Planning

55PSZ-08PB

Project Summary:

The following rezoning report is prepared to analyze the appropriateness of rezoning the site to accommodate the future Gainesville Regional Utilities (GRU) Eastside Operations Center. This property, consisting of approximately 117 acres, is located on the east side of North Main Street between NE 39th Avenue and NE 53rd Avenue (parcel number 08159-010-002). Currently, the land use designation for the property is Industrial and the zoning is I-1 (Limited Industrial). The request is to rezone the property to PS (Public Services) which states that *'the PS district is intended to accommodate utilities and public facilities, at appropriate locations, necessary to serve the public.'*

Proposed On-Site Activities:

Gainesville Regional Utilities intends to develop the property located in the 4500 block of North Main Street as a combined utilities operations center. The new Eastside Operations Center will provide support facilities for the operations of Electric, Water, Wastewater, Natural Gas, and Telecommunications utilities services. The new center will be staffed by approximately 325 employees. Present plans call for the construction of multiple buildings including offices, shops, a warehouse, training facility and a system control center. Normal operations at the site will be from 6:00 AM to 6:00 PM weekdays, except that the system control center will operate as a 24/7 operation. This center will not be open to the general public and will permit only limited public access.

Proposed buildings planned include:

System Control Center, a hardened building housing computers and systems operators and functioning as a computerized dispatch center. This facility will operate 24/7 and serves as the "nerve center" of all utilities operations. The building will be constructed to facilitate continuous operations during severe weather and other events.

Training Center, a multi-use building that includes classrooms, a large meeting room and a fitness center. This facility will be located adjacent to an outdoor craft training area.

Warehouse and Materials Storage, the warehouse will provide indoor storage for materials used in utility field operations, materials will be stored in a stacked "high bay" configuration. Materials will also be stored outdoors adjacent to the warehouse. Other materials handling will include dumpsters for trash and recycling. It is anticipated that the storage areas will be buffered from view by landscaping and other means.

Operations Building 1, Administrative offices, shops, and meeting rooms for several operations departments including Field Services, Gas & Electric Measurement and Relay & Substation.

Operations Building 2, Administrative offices, shops, and meeting rooms for several operations departments including the, Electric Transmission & Distribution, GRUCom, and Engineering (Energy Delivery).

Operations Building 3, Administrative offices, shops, and meeting rooms for several operations departments including Water Distribution, Wastewater Collection and Facilities Maintenance.

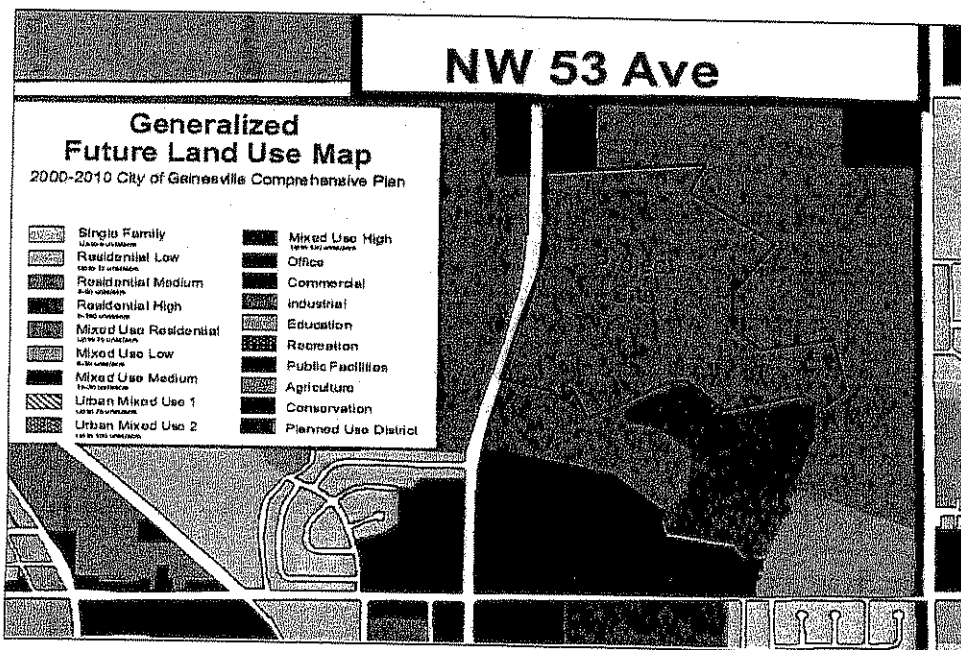
Apparatus Repair Shop, facility provides testing, maintenance, assembly and repair of electrical equipment.

Other facilities on the site will include security at entrances, parking for approximately 244 GRU vehicles of various types, employee parking, a vehicle refueling and washing facility, and covered vehicle parking. There are also plans to develop walking trails nearby adjacent to conservation areas planned on site.

GRU intends to seek LEED Silver (or higher) certification for the project. The project will be developed with many “green” innovations to conserve energy and water and although not primarily an energy production facility, the site may include renewable energy sources such as solar photovoltaic panels.

Existing Future Land Use Designation:

The subject property currently has an Industrial Future Land Use map designation, as shown on the following map:

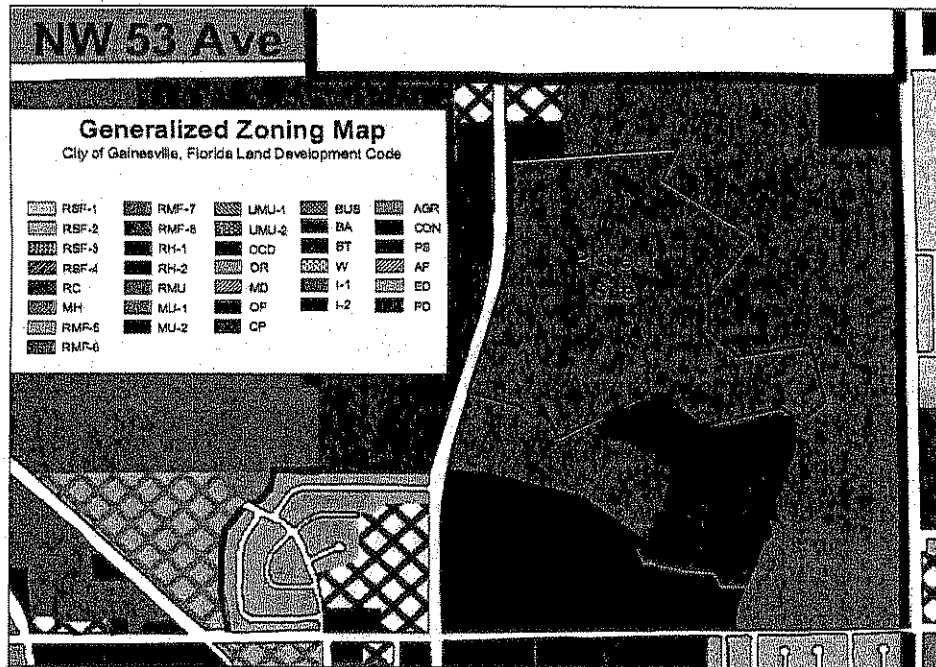


According to the City of Gainesville Comprehensive Plan, the following definition for the Industrial land use designation is offered:

Industrial. The industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling and other ancillary uses and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less and requiring buildings to face the street.

Existing Zoning District:

The subject property currently has an 'I-1' Industrial zoning designation, as shown on the following map:



According to the City of Gainesville Land Development Code, the following definition for the 'I-1' zoning district is offered:

The I-1 district is established for the purpose of providing sufficient space in appropriate locations physically suitable for the development of certain types of

retail-commercial sales and services, as well as research operations, wholesale or storage distribution concerns, and enterprises engaged in light manufacturing, processing or fabrication of products and machinery. This district contains those industries which generally are not objectionable because of noise, heavy truck traffic or fumes, or which generate nuisances which may be mitigated adequately by performance standards. In many instances, this district serves as a transition zone between intensive industrial activities and uses that are relatively sensitive to nuisance, such as residential and commercial areas and arterial streets.

Proposed Zoning District:

GRU seeks to develop the subject property as an operation center for the local public utility that serves the residents of the City of Gainesville and parts of unincorporated Alachua County. However, the current zoning designation of I-1 does not allow this type of on-site activity. Therefore, GRU is filing this application requesting that the City of Gainesville rezone the property to Public Services (PS), which considers the proposed operation to be a permitted use. The underlying land use designation of Industrial supports this requested zoning district.

Section 30-75 of the City of Gainesville Land Development Code defines the purpose, objectives and permitted uses for the Public Services zoning district. This code citation is listed below in italics and the applicant's response to each section listed in bold.

Sec. 30-75. Public Services and Operations district

(a) Purpose. The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.

Applicant's Response: As indicated throughout this report, this property is a suitable location for the placement of a public utility facility. This operations center will serve the public and is located in an area without any abutting residential properties. The surrounding properties have industrial zoning and are compatible with the proposed PS zoning district.

(b) Objectives. The provisions of this district are intended to:

(1) Accommodate utilities, recreation and public facilities, at appropriate locations, necessary to serve the public.

Applicant's Response: The proposed rezoning to Public Services will serve the public by allowing the site to be utilized as a GRU operations center, therefore helping to provide enhanced utility services to the citizens of Gainesville. The proposed location of the facility is appropriate in size and location. The property is located in a centralized area but also distanced from any non-compatible residential development.

- (2) *Ensure public awareness of the location of existing or potential utilities, recreation and public facilities*
- (3) *Allow, through the rezoning process, public review of specific utility, recreation and public facility uses to ensure locations compatible with surrounding activities;*

Applicant's Response: The rezoning of the property from I-1 to PS shall be processed through the standard City zoning review process which includes a neighborhood meeting, Plan Board hearing and City Commission hearings. Thus, there will be substantial notification of the public to this request. A neighborhood meeting was held on March 21, 2008 to invite the nearby property owners to make comment or ask questions regarding the proposal. No citizens attended this meeting. In addition, the project location is compatible with surrounding activities (please see the 'Compatibility with Adjacent Uses' section of this report).

- (4) *Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties*

Applicant's Response: A conceptual master plan is included in the rezoning application which provides buffers, setbacks and other dimensional criteria to minimize negative impacts. In addition, the development of the site would be subsequent to the approval of the property rezoning by the City Commission. At such time, a site plan shall be submitted and processed through the standard City development review process to ensure that the project meets all applicable City requirements and minimizes negative impacts on surrounding properties.

Sec. 30-75(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) *Local and suburban transit and interurban highway passenger transportation*
- (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).*

Applicant's Response: As indicated above, the PS zoning district is intended to provide an appropriate zoning designation to allow the placement of public facilities that will provide enhanced services to the general public. The PS ordinance will be drafted in such a way as to provide development parameters regarding types of use, intensity, etc. It is also clear that this zoning designation should only be permitted in locations that are compatible with the surrounding area and also have adequate public facilities to serve the site (i.e. utilities, roads, etc.). This report serves to provide evidence that this is an appropriate location for such a zoning district.

(d) *Uses by special use permit.*

- (1) *Food distribution center for the needy in accordance with article VI.*
- (2) *Residences for destitute people in accordance with article VI.*

Applicant's Response: These activities are not proposed and therefore are not applicable.

(e) *Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:*

- (1) *Office and administrative activities:*

- a. *Minimum lot area: 10,000 square feet.*
- b. *Minimum lot width at minimum building front yard setback: 100 feet.*
- c. *Minimum yard setbacks:*
 - 1. *Front: Ten feet.*
 - 2. *Side, street: Ten feet.*
 - 3. *Side, interior: Zero feet.*

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: 20 feet or the 60-degree angle of light obstruction, whichever is greater.

- 4. *Rear: Zero feet.*

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Twenty feet or 60-degree angle of light obstruction, whichever is greater.

Applicant's Response: The proposed operations center will exceed these minimum standards and are indicated on an exhibit included with this PS zoning application.

Specifically, the following minimum building setbacks shall apply to the proposed development as indicated on the conceptual master plan:

- North: 50 feet*
- East: 50 feet*
- South: 50 feet*
- West: 70 feet*

(2) *All intensive recreation uses (fairgrounds, stadia, community assembly buildings, performing arts halls, arenas, etc.):*

- a. *Minimum lot size: One acre.*
- b. *Minimum yard setbacks:*
 - 1. *Front: Twenty-five feet.*
 - 2. *Side, interior: Twenty feet.*

Except where the side yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty feet or 45-degree angle of light obstruction, whichever is greater.

3. *Side, street: Twenty feet.*

4. *Rear: Zero feet.*

Except where the rear yard abuts property which is in a residential district or which is shown for residential use on the future land use map of the comprehensive plan: Fifty feet or 45-degree angle of light obstruction, whichever is greater.

Applicant's Response: The proposed operations center will not include any intensive recreation buildings and therefore, these dimensional requirements are not applicable.

(3) All other uses: As specified in the rezoning ordinance.

Applicant's Response: As part of this rezoning application, a conceptual master plan is included which indicates the types of proposed uses, intensity and general location of proposed development, wildlife corridor, conservation area, wetlands and wetland buffers. In addition, the master plan includes a 70 foot minimum landscape buffer along North Main Street and 50 foot landscape buffers along the north, east and south property lines. This information is specified in this report and is included as an exhibit in the rezoning ordinance.

(f) Additional requirements.

(1) General conditions. All structures and uses within this district shall also comply with the applicable requirements and conditions of article IX.

(2) Development plan approval. Preliminary and final development plan approval in accordance with article VII shall be required for all development. In addition to the review criteria listed in article VII, the following criteria shall also apply:

Applicant's Response: Upon the approval of the PS zoning application by the City Commission, the applicant will submit a full development plan application which will provide all technical details required in the City code. This development plan will be reviewed by staff and will be subject to approval by the Development Review Board or Plan Board.

a. Site suitability.

1. The site shall be suitable to the use proposed. Adequate land area should be provided for the current development, as well as any anticipated expansion.

Applicant's Response: There is more than adequate room to accommodate this facility. The proposed GRU operations center is proposed on a very large property,

approximately 117 acres in size. The proposed facility will not exceed 220,000 square feet of building area.

2. *The site shall be adequately served by water and wastewater facilities.*

Applicant's Response: The site shall connect to existing centralized potable water and wastewater facilities.

3. *Transportation facilities available to the site shall be appropriate to the use. Large scale uses or those generating large volumes of traffic should be located on arterial or major collector streets as shown in the comprehensive plan.*

Applicant's Response: The site is located along North Main Street, categorized as a collector road.

4. *The site shall be suitable for the use proposed without hazard to persons or property from the probability of flooding, soil erosion or other hazards.*

Applicant's Response: A portion of the subject property contains FEMA-designated "Special Flood Hazard Areas" (SFHAs) subject to inundation by the 1% annual chance of flood, which must be factored when considering on-site development. All future development within these areas will be at least 1.0 feet higher than the FIRM base flood plain elevation. Any development within the SFHAs will require flood compensation, which will be incorporated with the proposed stormwater facilities. Any proposed on-site stormwater facilities must provide water quality and flood control for the proposed project. This will be demonstrated as part of the subsequent development plan submittal.

b. *Site design.*

1. *Building scale and massing shall relate to that of adjacent buildings to the extent practical.*

Applicant's Response: There are no adjacent buildings in relation to the project site and therefore, this provision is not applicable. However, it should be noted that all buildings will be located internal to the project and buffering will exist along the property boundaries.

2. *Public developments shall be exemplary in their use of signage and landscaping and in the preservation of existing trees.*

Applicant's Response: As indicated on the master plan, a significant amount of existing landscaping will be preserved, including a landscape buffer along North Main Street, a conservation area in the center of the site, wetlands and wetland buffers and a wildlife corridor.

3. *Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic circulation should be safe, convenient and designed according to sound engineering practices.*

Applicant's Response: Pedestrian areas shall be provided on-site where appropriate. It should be noted that this facility will not be open to the general public and only GRU personnel and authorized individuals will be in the facility.

4. *The design of the site and facilities shall promote energy conservation through proper solar access, shading and other measures, where appropriate.*

Applicant's Response: As mentioned previously in this report, GRU intends to seek LEED Silver (or higher) certification for the project. The project will be developed with many "green" innovations to conserve energy and water and although not primarily an energy production facility, the site may include renewable energy sources such as solar photovoltaic panels.

5. *Appropriate access for emergency vehicles, garbage trucks and other service vehicles shall be provided.*

Applicant's Response: Two proposed access points to North Main Street will provide adequate access for emergency vehicles, etc.

6. *All site elements shall be designed to protect natural and community resources, such as wildlife habitats, historic structures and ecologically sensitive areas.*

Applicant's Response: As indicated on the conceptual master plan included in this application, a significant portion of the site will be set aside from proposed development. All on-site wetlands (and associated buffers), conservation areas and wildlife corridors are identified.

c. *External compatibility.*

1. *Buffering and screening of public service facilities shall be provided commensurate with the facility's degree of impact and incompatibility with surrounding developments.*

Applicant's Response: Upon approval of the PS zoning ordinance by the City Commission, the applicant will submit a site plan that shows all surrounding properties will be screened from public view. No development currently surrounds the property. In addition, the conceptual master plan indicates that a minimum 70 foot landscape buffer is to be required along North Main Street to screen drivers from the facility. In addition, minimum 50 foot landscape buffers shall be located along the north, east and south property lines.

2. *Electrical transformers and other utility equipment shall be screened from public view.*

Applicant's Response: Upon approval of the PS zoning ordinance by the City Commission, the applicant will submit a site plan that shows all electrical transformers and utility equipment will be screened from public view. The master plan indicates that a landscape buffer is to be required along North Main Street to screen drivers from the facility.

3. *Site illumination and public address systems, particularly for recreation areas, shall be designed so as to create no interference with the privacy of adjoining properties.*

Applicant's Response: Upon approval of the PS zoning ordinance by the City Commission, the applicant will submit a photometric (lighting) plan that demonstrates compliance with the applicable site illumination criteria and will be demonstrated as part of the subsequent development plan submittal. No public address systems are anticipated to be used in the proposed operations center.

4. *Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be mitigated through site design. Where necessary, building construction methods or mechanical equipment should also be utilized to mitigate these adverse impacts.*

Applicant's Response: Upon approval of the PS zoning ordinance by the City Commission, the applicant will submit a site plan that demonstrates compliance with the applicable site design criteria. As shown on the master plan, buffering will be provided on all sides of the property to mitigate any adverse impacts to surrounding properties.

(3) *Parking. Any development within any PS district shall comply with the parking requirements as set forth in article IX.*

Applicant's Response: Upon approval of the PS zoning ordinance by the City Commission, the applicant will submit a site plan that demonstrates compliance with the applicable parking regulations.

(4) *Landscaping. Any development within any PS district shall comply with the landscaping requirements is set forth in article VIII.*

Applicant's Response: Upon approval of the PS zoning ordinance by the City Commission, the applicant will submit a site plan that demonstrates compliance with the applicable landscape requirements. As shown on the master plan, many trees and other vegetation will remain undisturbed on-site and will serve as a natural buffer from adjacent properties.

(5) *Street signs. In order to receive and maintain a valid certificate of occupancy within all PS districts, the sign requirements shall be complied with as set forth in article IX.*

Applicant's Response: Any proposed signage along North Main Street must comply with the applicable City code requirements.

(6) *Flood control. Prior to the issuance of a building permit in any PS district, the provisions of the flood control ordinance, article VIII, shall be complied with where applicable.*

Applicant's Response: Upon approval of the PS zoning ordinance by the City Commission, the applicant will submit a site plan that demonstrates compliance with the applicable flood control requirements. A portion of the subject property contains FEMA-designated "Special Flood Hazard Areas" (SFHAs) subject to inundation by the 1% annual chance of flood, which must be factored when considering on-site development. All future development within these areas will be at least 1.0 feet higher than the FIRM base flood plain elevation. Any development within the SFHAs will require flood compensation, which will be incorporated with the proposed stormwater facilities. Any proposed on-site stormwater facilities must provide water quality and flood control for the proposed project.

(7) *Preliminary development plan in conjunction with rezoning.*

a. *Intent. A preliminary development plan is intended to help further the purpose of this district by providing the plan board and city commission with additional information on site-specific conditions which will assist the city plan board and city commission in their decision-making process relating to the accommodation of the proposed use(s) at appropriate locations necessary to serve the public; the assurance of public awareness of the proposed location of potential public facilities, utilities and recreation; and the assurance that the conditions placed upon the rezoning are designed to minimize any potential negative impacts on surrounding properties.*

Applicant's Response: As part of this rezoning application, a conceptual master plan has been provided to allow the City review the particular proposed location, intensity and type of on-site activities. Also included in the master plan are landscape buffers, setbacks, conservation areas, wildlife corridor, wetlands and wetland buffers. This master plan shall provide the development guidelines for the project. A full site plan shall be submitted to the City separately upon approval of the PS zoning.

b. *Approval process. The plan board shall recommend to the city commission whether a preliminary development plan is required before the property is rezoned or the uses permitted on the property are changed. The city commission may require such development plan, or those specific items or portions of a preliminary development plan that the city commission deems necessary, to be included as part of any petition to rezone property to this classification or to change the permitted uses on the property if the newly*

permitted use has not been previously approved. Should the city commission deem such a plan is needed in order to judge whether the proposed use can be accommodated on the site without detriment to the health, safety and general welfare of surrounding properties the development plan shall meet the requirements of article VII.

Applicant's Response: The conceptual master plan submitted as part of this rezoning application is not a full site plan. However, this master plan does provide the Plan Board and City Commission a clear picture of the proposed operations center. The applicant intends on submitting a full site plan upon approval of the PS zoning application.

Compatibility with Adjacent Uses:

Again, LDC Sec. 30-75(b)(3) states that through the rezoning process, there shall be *'public review of specific utility, recreation and public facility to ensure locations compatible with surrounding activities.'*

The following land uses currently exist on the adjacent properties:

North: To the north of the parcel exists a vacant commercial property and a large tract of undeveloped land. A small road and ditch runs just to the north of the site from N. Main St. eastward to NE 15th Street. In addition, the City of Gainesville (Gainesville Regional Utilities) owns a parcel to the northeast of the site which serves as a utility sub-station.

East: To the east of the parcel is a large tract of undeveloped land.

South: To the south of the parcel is a large tract of undeveloped land.

West: Immediately to the west of the subject property is North Main Street. To the west of Main Street lies a large tract of undeveloped land and the Ring Power heavy equipment sales lot. The nearest residential development in the area is Pine Forest Estates. The entrance to this subdivision (along N. Main Street) is located approximately 850 feet southwest of the property.

Upon analyzing these existing land uses, the potential uses in the 'PS' zoning district should be compatible with the neighboring properties. Further, the proposed GRU operations center should not have any substantial visual, noise or any other type of impact on the area. Due to the large size of the subject property, there will be adequate space to provide significant vegetative buffering on all sides of the property to provide a visual and sound buffer from the adjacent properties. The conceptual master plan includes a minimum 70 foot landscape buffer/setback line along Main Street and a minimum 50 foot buffer/setback line along the north, east and south property lines. Therefore, it appears that the subject property is compatible with the existing surrounding uses and shall not create an adverse impact.

In addition, this compatibility analysis is based on the relationship of the surrounding properties and the proposed 'PS' zoning only. It does not consider that the existing zoning of the property is industrial, which can be argued allows a more intensive (and potentially less compatible) set of potential land uses.

Comprehensive Plan Consistency:

The proposed rezoning application is consistent with the City of Gainesville Comprehensive Plan. Specifically, the following objectives and policies are offered (in italics) with the applicant's response (in bold) to each:

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which 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.

Objective 3.3

Provide adequate land for utility facilities and that utility facilities be available concurrent with the impacts of development...

Applicant's Response: The rezoning of this property to Public Facilities will be the first step in allowing GRU to consolidate its operation facilities from their current locations downtown and at the intersection of NW 53rd Avenue and NW 43rd Street. This new facility will allow GRU to construct a new and updated facility to better serve the public. In addition, the abandonment of these two existing high-visibility, economically desirable sites will allow for these properties to be redeveloped in accordance with the City's vision for these areas.

Policy 4.7.1

Chapter 30, City of Gainesville Code of Ordinances shall implement the Future Land Use categories created by this Plan as indicated on the table labeled "Future Land Use Categories and Corresponding/Implementing Zoning Districts." All development shall be regulated by the provisions of these zoning districts.

Future Land Use Categories and Corresponding/Implementing Zoning Districts:

Land Use	Zoning
Single-family (SF)	RSF-1, RSF-2, RSF-3, RSF-4, CON, PD, PS
Residential—Low (RL)	RSF-4, RMF-5, MEH, RC, PD, CON, PS
Residential—Medium (RM)	RMF-6, RMF-7, RMF-8, PD, CON, PS
Residential—High (RH)	RH-1, RH-2, PD, TND, CON, PS
Mixed-use—Residential (MUR)	RMU, PD, CON, PS
Mixed-use—Low (MUL)	MU-1, PD, TND, CON
Mixed-use—Medium (MUM)	MU-2, CP, PD, TND, CON
Mixed-use—High (MUH)	CCD, PD, TND, CON, PS
Office (O)	OR, OF, MD, PD, CON, PS
Commercial (C)	BA, BT, BUS, W, PD, CON, PS
Industrial (IND)	I-1, I-2, W, PD, CON, PS
Education (E)	ED, PD, CON, PS
Recreation (REC)	PS, PD, CON
Conservation (CON)	CON, PD, PS
Agriculture (AGR)	AGR, CON, PS
Public facilities (PF)	AF, PS, PD, CON
Planned Unit Development (PUD)	PD, TND, PS or rezoning consistent with the underlying land use designation

Applicant's Response: As indicated in the table above, the proposed Public Services (PS) zoning is compatible with the Industrial (IND) land use category. Further, this table states that the PS zoning district is intended to implement the Industrial land use category. Therefore, this rezoning application is consistent with the abovementioned policy.

Environmental Conditions Review:

Current Wetland Delineation:

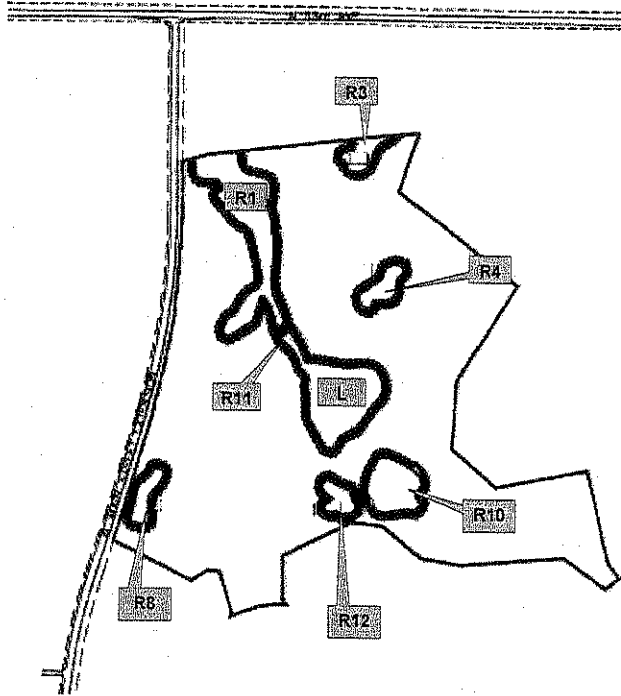
A recent wetland delineation (November 6, 2007) was conducted by Ecosystem Research Corporation and is indicated on the exhibit titled, "Conceptual Master Plan." This delineation indicates that there are approximately 22 acres of wetland area on-site and approximately 7.4 acres of wetland impact. The following section of the environmental conditions review addresses this impact.

Existing Permits Regarding Wetlands:

The subject property contains wetlands on-site as indicated in this application. An investigation and delineation of the wetlands was performed and a Conceptual Environmental Resource Permit was issued on April 7, 1998 by the St. Johns River Water Management District (SJRWMD) and is valid for 20 years. In addition, an Army Corp of Engineers (ACOE) permit was issued on May 27, 1999.

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The following map illustrates the approximated boundaries of on-site wetland areas according to the SJRWMD permit:



According to the permit issued by the St. Johns River Water Management District (SJRWMD), approximately 13.0 acres of wetlands are located within the site. The following table indicates these areas.

Wetland areas located within the Subject Parcel*

Wetland Name	Area (ac.)
R1	4.45
R3	0.82
R4	0.67
R8	0.64
R10	1.78
R11	0.22
L	3.65
R12	0.77
Total	13.00

- * Areas are based on the "FDEP Delineation Table" in the Henderson Engineering, Inc. report titled, "Wetland Map and Proposed Mitigation Plan" dated 02-07-06 in accordance with 62-340, F.A.C.

These permits were issued to a larger 254 acre tract of land (including the subject property) and include an approved plan to mitigate future wetland impacts. The SJRWMD permit allows impacts to 17.82 acres and the ACOE permit allows impacts to 28.51 acres. The proposed wetland impact on the subject property is estimated to be only approximately 7.4 acres.

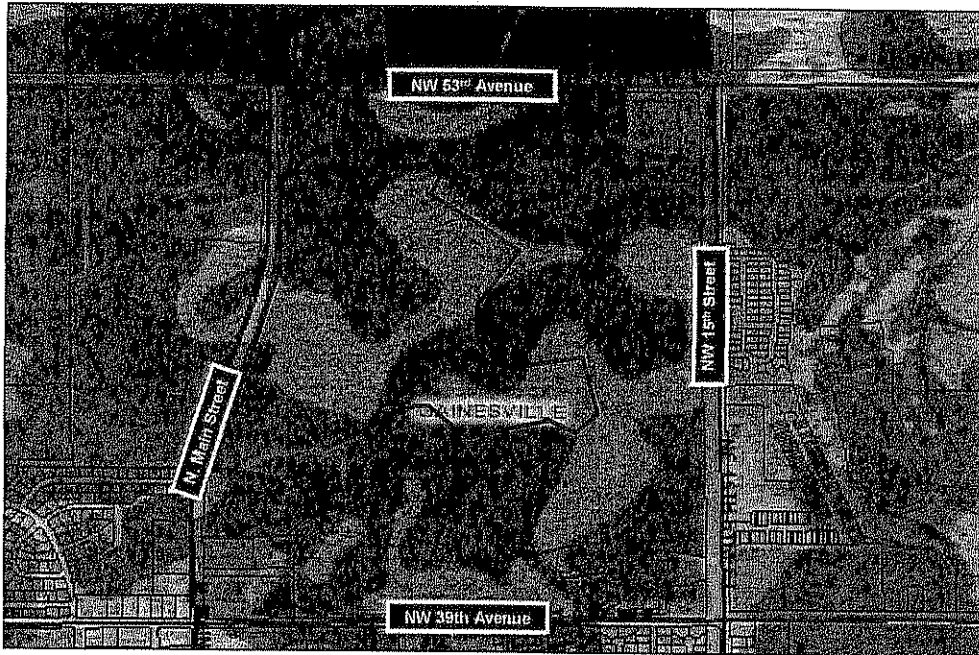
In addition, the required mitigation measures were completed in 2000 and therefore, it is the applicant's position that the proposed wetland impacts on the GRU property have already been properly mitigated and should be allowed as part of the on-site development. It is also important to note that the proposed wetland impact area is less than what was permitted and the highest quality on-site wetlands (northern portion of R-1 and all of L, R-8, R-10 and R-12) are to be preserved and the required 50-foot wide average wetland buffer shall be applied around all preserved wetlands (per Sec. 30-302(b)).

FEMA Flood Plain Area:

A portion of the subject property contains FEMA-designated "*Special Flood Hazard Areas*" (SFHAs) *subject to inundation by the 1% annual chance of flood*, which must be factored when considering on-site development. All future development within these areas will be at least 1.0 feet higher than the FIRM base flood plain elevation. Any development within the SFHAs will require flood compensation, which will be incorporated with the proposed stormwater facilities. Any proposed on-site stormwater facilities must provide water quality and flood control for the proposed project. These standards shall be demonstrated as part of the development plan submittal to the City following the rezoning of the property.

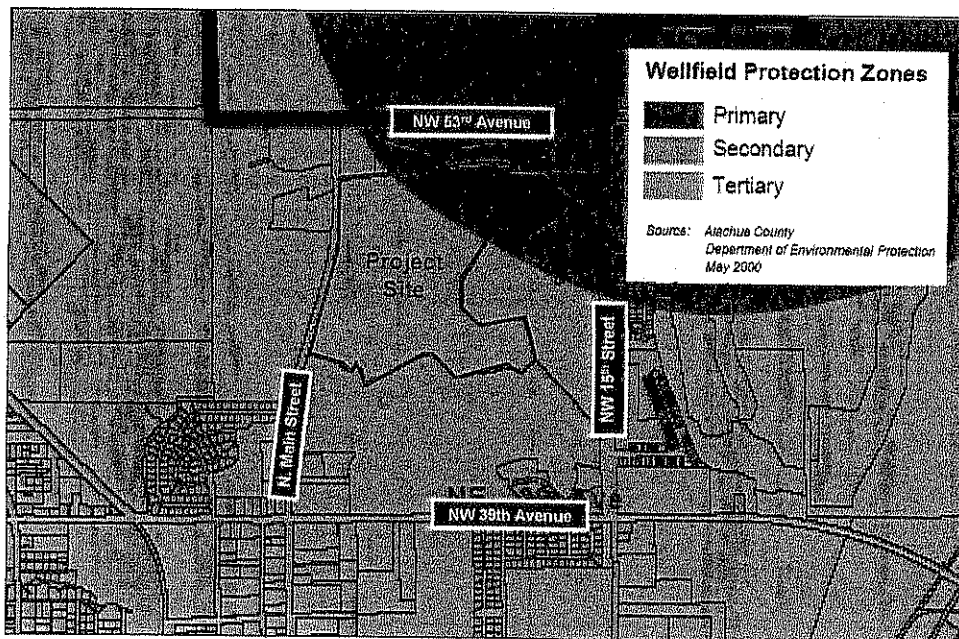
The following map illustrates the approximated boundaries of Special Flood Hazard areas in pink:

080167



Wellfield Protection Zone:

According to the following map provided by the City of Gainesville, the subject property is located within the Murphree Wellfield Protection Zone:



Specifically, the property is located within the Secondary Zone and a very small portion located within the Primary Zone. According to Sec. 30-200 of the City of Gainesville

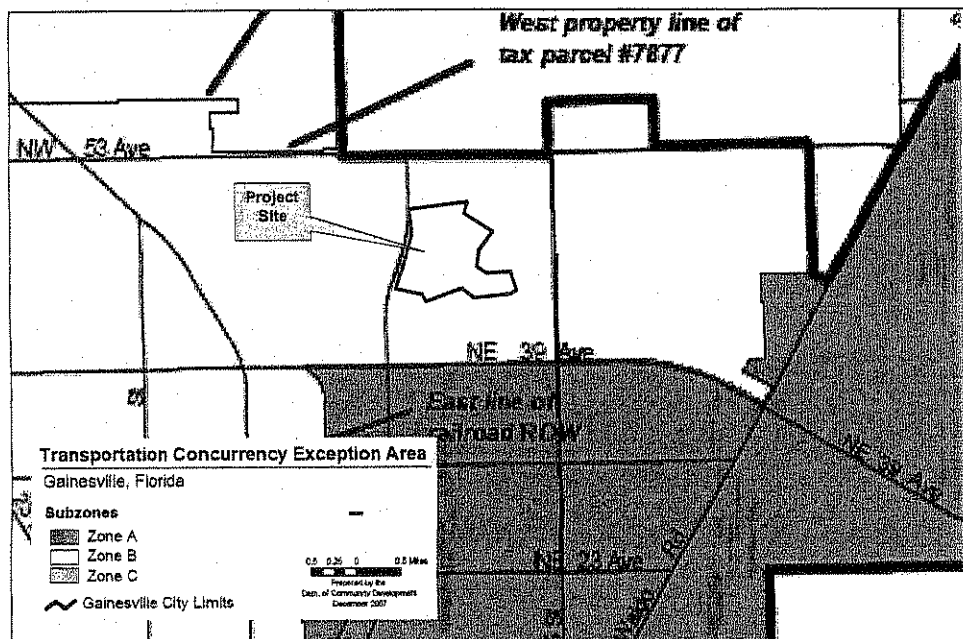
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Code, special provisions exist to help protect the long-term supply of potable water in the community. In doing so, site-specific approvals must be granted by the City based on the proposed on-site operations. At the development review stage, the City will determine which permitting process is required to permit the development of the site as a utility operations center. It should be noted that no proposed septic tanks are requested as part of the site development.

Transportation:

Transportation Concurrency Exception Area (TCEA):

The subject property is located within the limits of TCEA Zone "B," as indicated on the following map:



The future development of this site will occur in accordance with the regulations outlined for properties within the limits of a TCEA. At the development review stage, a 'TCEA Zone B Agreement' may be required to mitigate the trips associated with the development.

Roadway Improvements:

At the development review stage, a site plan will be prepared to indicate specific roadway improvements to N. Main Street. These improvements will be in accordance with the permitting requirements as determined by the City of Gainesville Public Works

Department. Standard improvements for developments of this type may include turn lanes, acceleration/deceleration lanes, road widening, etc.

In addition to the required future improvements to N. Main Street, a traffic light is planned for the intersection of N. Main Street and NW 53rd Avenue which was partially funded by GRU. This signalization will provide a much safer intersection which can accommodate an increase in daily traffic volume.

Trip Generation:

A trip generation analysis for the proposed operations center is included in the application. For this information, please see the attached traffic study prepared by GMB Engineers and Planners, Inc.

Peak Hour Traffic Impacts:

A peak hour traffic impact analysis for the proposed operations center is included in the application. For this information, please see the attached traffic study prepared by GMB Engineers and Planners, Inc.

Trip Distribution:

A trip distribution for the proposed operations center is included in the application. For this information, please see the attached traffic study prepared by GMB Engineers and Planners, Inc.

Utility Availability:

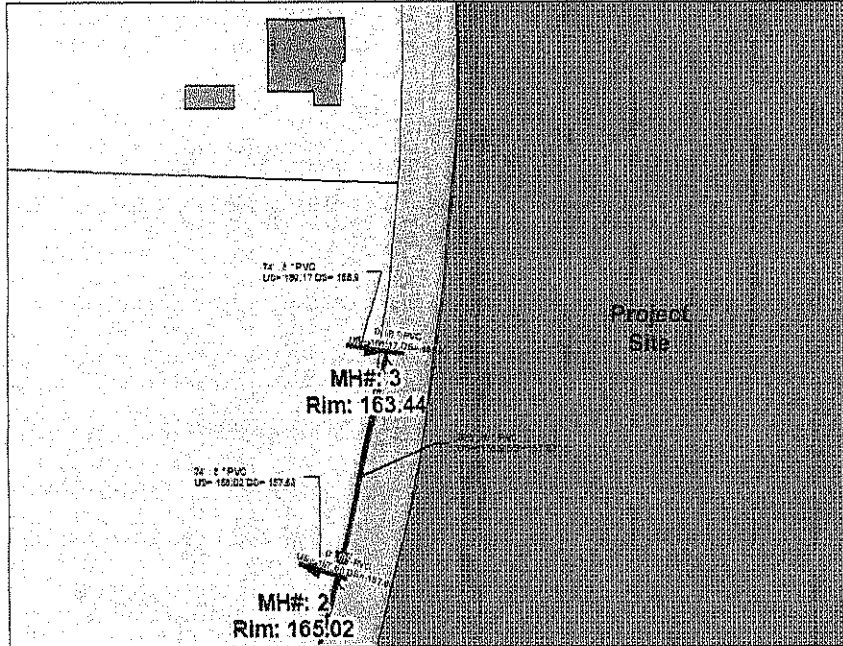
Adequate sewer, water and electric services exist in the immediate area to adequately serve the site.

Electric:

Power lines currently exist along the eastern side of North Main Street along the entire property frontage, providing ready access for connection to the proposed operations center.

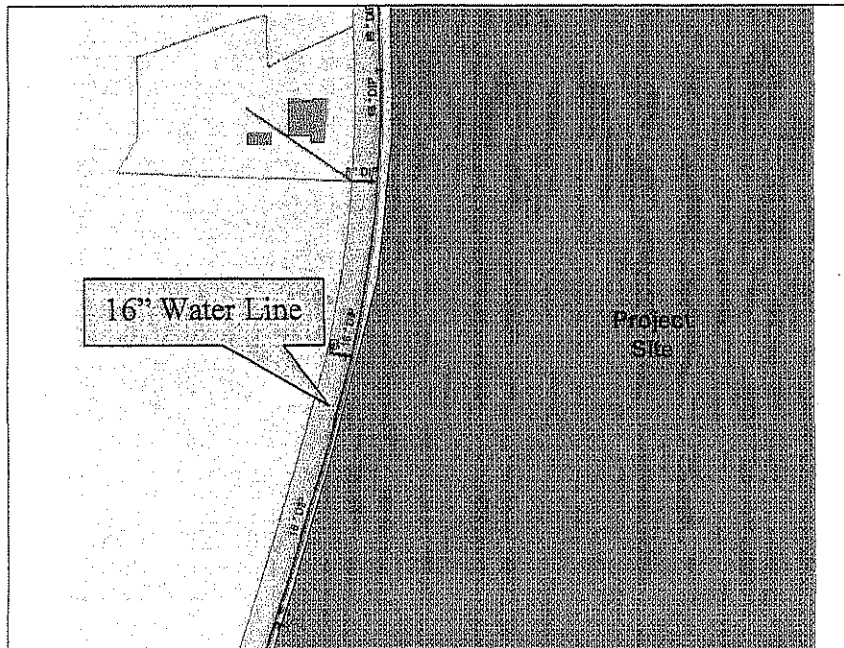
Sanitary Sewer:

An 8" sewer main runs on the west side of a portion of North Main Street adjacent to the site. Connection to this existing line is available. The following map illustrates the specific location:



Potable Water:

A 16" water main currently exists along the eastern side of North Main Street, providing an immediate connection point to the project site. The location of the water line is shown on the following map:



Basis for Approval:

Sec. 30-347.3 *Basis for recommendations by city plan board on proposed changes or amendments.*

(a) *Zoning ordinance changes. In reviewing and formulating recommendations to the city commission on requested or proposed changes in the zoning ordinances that are quasi-judicial in nature, the city plan board shall consider and evaluate the changes in relation to all pertinent factors, including the following:*

- (1) *The character of the district and its peculiar suitability for particular uses;*

Applicant's Response: The proposed rezoning of the property from an industrial zoning (I-1) to Public Services is consistent with the character of the district. The property has adequate frontage on N. Main Street for safe vehicular access. The permitted activities in the proposed Public Services zoning are compatible with the surrounding properties as they are all non-residential in nature. In addition, the site will be processed through the development review process to ensure that all applicable code regulations are met.

- (2) *Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city;*

Applicant's Response The proposed rezoning from I-1 to PS will encourage the most appropriate use of the land. The site will serve the public good by providing a suitable location for the operation center for the local public utility provider.

- (3) *The applicable portions of any current city plans and programs such as land use, trafficways, recreation, schools, neighborhoods, stormwater management and housing;*

Applicant's Response: The proposed rezoning from I-1 to PS is an appropriate zoning action regarding site suitability. In addition, the development of the site shall comply with all TCEA guidelines and regulations regarding stormwater management. The proposed rezoning does not involve any residential activity and therefore does not affect city programs related to recreation, schools, neighborhoods or housing.

- (4) *The needs of the city for land areas for specific purposes to serve population and economic activities;*

Applicant's Response: As stated previously in this report, the rezoning of this property to Public Facilities will be the first step in allowing GRU to consolidate its operation facilities from their current locations downtown and at the intersection of

NW 53rd Avenue and NW 43rd Street. This new facility will allow for GRU to construct a new and updated facility to better serve the public. In addition, the abandonment of these two existing high-visibility, economically desirable sites will allow for these properties to be redeveloped in accordance with the City's vision for the area.

- (5) *Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning;*

Applicant's Response: There have not been substantial changes in the character of the area under consideration for rezoning. The surrounding properties have been industrially-zoned for many years and primarily remain undeveloped. The construction of a GRU operations center on this site will be compatible with the development pattern of the surrounding area.

- (6) *The goals, objectives and policies of the comprehensive plan; and*

Applicant's Response: The rezoning request is consistent with underlying Industrial Future Land Use Designation and the comprehensive plan as a whole. Please see the 'Comprehensive Plan Consistency' section of the report.

- (7) *The facts, testimony and reports presented to the city plan board at public hearings*

Applicant's Response: This report will be submitted to planning staff as part of this rezoning application. In addition, this information shall be presented to the city plan board and city commission at public hearings.

PS REZONING STANDARDS

080167

PROJECT AREAS

TOTAL SITE AREA:	± 118.0 ACRES
CONCEPTUAL DESIGN DEVELOPMENT AREA:	± 64.8 ACRES
TOTAL ON-SITE WETLAND AREA:	± 22.0 ACRES
CONCEPTUAL DESIGN WETLAND IMPACT:	± 7.4 ACRES
CONCEPTUAL DESIGN WETLAND PRESERVATION:	± 14.6 ACRES

NOTE: WETLAND LINES SHOWN AS FIELD DETERMINED BY ECOSYSTEM RESEARCH CORPORATION (NOV. 6, 2007). UPDATED WETLAND LINES MAY BE DELINEATED BY THE APPLICANT FOR CONSIDERATION DURING THE DEVELOPMENT REVIEW PROCESS.

BUILDING INFORMATION

- OVERALL BUILDING SQUARE FOOTAGE NOT TO EXCEED 220,000 SQ. FT.
- BUILDING LOCATION AND ORIENTATION MAY BE ADJUSTED INTERNALLY WITH THE APPROVAL OF THE SITE PLAN REVIEWING BOARD.
- BUILDING SETBACKS
NORTH: 50 FEET (MINIMUM)
SOUTH: 30 FEET (MINIMUM)
EAST: 50 FEET (MINIMUM)
WEST: 70 FEET (MINIMUM)
NOTE: THE CREEK SETBACK ALONG THE NORTHERN PROPERTY LINE SHALL BE DETERMINED AT THE DEVELOPMENT REVIEW STAGE.
- MAX. BUILDING HEIGHT: 50 FT.

PROPOSED ON-SITE ACTIVITIES

GAINESVILLE REGIONAL UTILITIES INTENDS TO DEVELOP THE PROPERTY LOCATED IN THE 4500 BLOCK OF NORTH MAIN STREET AS A COMBINED UTILITIES OPERATIONS CENTER. THE NEW EASTSIDE OPERATIONS CENTER WILL PROVIDE SUPPORT FACILITIES FOR THE OPERATIONS OF ELECTRIC, WATER, WASTEWATER, NATURAL GAS, AND TELECOMMUNICATIONS UTILITIES SERVICES. THE NEW CENTER WILL BE STAFFED BY APPROXIMATELY 325 EMPLOYEES. PRESENT PLANS CALL FOR THE CONSTRUCTION OF MULTIPLE BUILDINGS INCLUDING OFFICES, SHOPS, A WAREHOUSE, TRAINING FACILITY AND A SYSTEM CONTROL CENTER. NORMAL OPERATIONS AT THE SITE WILL BE FROM 6:00 AM TO 6:00 PM WEEKDAYS, EXCEPT THAT THE SYSTEM CONTROL CENTER WILL OPERATE AS A 24/7 OPERATION. THIS CENTER WILL NOT BE OPEN TO THE GENERAL PUBLIC AND WILL PERMIT ONLY LIMITED PUBLIC ACCESS.

PROPOSED BUILDINGS PLANNED INCLUDE:

SYSTEM CONTROL CENTER. A HARDENED BUILDING HOUSING COMPUTERS AND SYSTEMS OPERATORS AND FUNCTIONING AS A COMPUTERIZED DISPATCH CENTER. THIS FACILITY WILL OPERATE 24/7 AND SERVES AS THE "NERVE CENTER" OF ALL UTILITIES OPERATIONS. THE BUILDING WILL BE CONSTRUCTED TO FACILITATE CONTINUOUS OPERATIONS DURING SEVERE WEATHER AND OTHER EVENTS.

TRAINING CENTER. A MULTI-USE BUILDING THAT INCLUDES CLASSROOMS, A LARGE MEETING ROOM AND A FITNESS CENTER. THIS FACILITY WILL BE LOCATED ADJACENT TO AN OUTDOOR CRAFT TRAINING AREA.

WAREHOUSE AND MATERIALS STORAGE. THE WAREHOUSE WILL PROVIDE INDOOR STORAGE FOR MATERIALS USED IN UTILITY FIELD OPERATIONS. MATERIALS WILL BE STORED IN A STACKED "HIGH BAY" CONFIGURATION. MATERIALS WILL ALSO BE STORED OUTDOORS ADJACENT TO THE WAREHOUSE. OTHER MATERIALS HANDLING WILL INCLUDE DUMPSTERS FOR TRASH AND RECYCLING. IT IS ANTICIPATED THAT THE STORAGE AREAS WILL BE BUFFERED FROM VIEW BY LANDSCAPING AND OTHER MEANS.

OPERATIONS BUILDING 1. ADMINISTRATIVE OFFICES, SHOPS, AND MEETING ROOMS FOR SEVERAL OPERATIONS DEPARTMENTS INCLUDING FIELD SERVICES, GAS & ELECTRIC MEASUREMENT AND RELAY & SUBSTATION.

OPERATIONS BUILDING 2. ADMINISTRATIVE OFFICES, SHOPS, AND MEETING ROOMS FOR SEVERAL OPERATIONS DEPARTMENTS INCLUDING THE ELECTRIC TRANSMISSION & DISTRIBUTION, GRUCOM, ENGINEERING & ENERGY DELIVERY.

OPERATIONS BUILDING 3. ADMINISTRATIVE OFFICES, SHOPS, AND MEETING ROOMS FOR SEVERAL OPERATIONS DEPARTMENTS INCLUDING WATER DISTRIBUTION, WASTEWATER COLLECTION, AND FACILITIES MAINTENANCE.

APPARATUS REPAIR SHOP. FACILITY PROVIDES TESTING, MAINTENANCE, ASSEMBLY AND REPAIR OF ELECTRICAL EQUIPMENT.

OTHER FACILITIES ON THE SITE WILL INCLUDE SECURITY AT ENTRANCES, PARKING FOR APPROXIMATELY 244 GRU VEHICLES OF VARIOUS TYPES, EMPLOYEE PARKING, A VEHICLE REFUELING AND WASHING FACILITY, AND COVERED VEHICLE PARKING. THERE ARE ALSO PLANS TO DEVELOP WALKING TRAILS NEARBY ADJACENT TO CONSERVATION AREAS PLANNED ON SITE.

PARKING

SHALL BE PROVIDED ACCORDING TO THE APPLICABLE PROVISIONS OUTLINED IN THE LAND DEVELOPMENT CODE.

LANDSCAPING

THE SITE SHALL BE LANDSCAPED ACCORDING TO THE CURRENT CITY OF GAINESVILLE LAND DEVELOPMENT REGULATIONS AND DEMONSTRATED DURING THE SITE PLAN REVIEW PROCESS.

LANDSCAPE BUFFERS

WILL CONSIST OF EXISTING NATURAL VEGETATION OR CODE COMPLIANT EQUIVALENT.

- NORTH: 50 FEET (MINIMUM)
SOUTH: 50 FEET (MINIMUM)
EAST: 50 FEET (MINIMUM)
WEST: 70 FEET (MINIMUM)

Petition 55PSZ-08PB Eng, Denman & Associates, Inc., agent for the City of Gainesville, Gainesville Regional Utilities. Rezone property from I-1 (Limited industrial district) to PS (Public services and operations district). Located in the 4500 block of North Main Street.

Scott Wright, Senior Planner gave the Staff presentation and stated that the proposed development is on a 117 acre site that will allow 325 employees and house future uses such as administrative offices, maintenance shops, warehouses, training facilities and a systems control center. Mr. Wright further stated that the land use surrounding the site is Industrial and the petitioner submitted a master plan that outlines:

- proposed areas of development and two access points from Main Street
- allowed uses, buffers and the dimensional requirements
- 22 acres of small and isolated wetlands, of which 7.4 acres are being proposed for impacts
- channelized creek on the north side to site
- proposed wildlife corridor to the east of the site

Mr. Wright added that Staff is recommending approval subject to the Rezoning Report and the Conceptual Master Plan along with:

- 50 and 70 foot buffers with shade trees
- at least a 35 foot creek setback
- building placements that will preserve wetlands
- adhering to Central Corridor Standards in public access areas

Clay Sweger, representative for the petitioner stated that the proposed area has very little undistributed land; however there are wetlands on the property and GRU has agreed to have larger buffers and setbacks, and a wildlife corridor. Mr. Sweger further stated that he agrees with all of staff's conditions and recommendations.

Reid Rivers, GRU Engineer Manager and Project Manager stated that one of the biggest features of this proposed development is the relocation of the operations yard, the training facility and the system control facility to this site; as they will all be in one location and they are not planning for public access on the site because it will be an operations area. Mr. Rivers further stated that their vision is to make this development LEED certified, water conservation, energy efficiency, and intends to preserve the best parts of the site.

Mark Garland, Environmental Review Coordinator stated that the site has natural features with forested wetlands, ditches, regulated creeks and a conservation easement; as the greatest significance of the site is that it is part of a larger system and to some degree serves as a wildlife habitat.

Chair Reiskind inquired if the petitioner has any intentions of improving the wetlands. Mr. Rivers stated that they will be directing water into the wetlands since some of the wetlands

Chair Reiskind inquired if the petitioner has any intentions of improving the wetlands. Mr. Rivers stated that they will be directing water into the wetlands since some of the wetlands

have experienced some subsidence. Mr. Rivers further stated that to the east of the property, there are over 100 acres that have been set aside as a conservation easement; as GRU has rights to it for mitigation purposes, and is also part of an Association that will maintain it forever. Mr. Rivers added that they are funded for the design of the development in the 2008- 2009 Fiscal Year and does not anticipate for construction to begin before fiscal year 2010, with likely not completing the project until Fiscal Year 2011. Mr. Rivers further added that their intentions are to sell the site that originally housed the system control operations with the proceeds going into this development.

Motion: Jack Walls	Seconded By: Bob Ackerman
Moved To: Approve.	Upon Vote: 4 – 0.