

ORDINANCE NO. 160121

An ordinance of the City of Gainesville, Florida, amending the list of permitted uses specified in Ordinance No. 081040 for the existing Public Services and Operations District (PS) zoning for certain property generally located south of Depot Avenue, east of South Main Street, north of SE Veitch Street and west of SE 4th Street, commonly known as “Depot Park,” as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

WHEREAS, on August 20, 2009, the City Commission adopted Ordinance No. 081040 and rezoned the property that is the subject of this ordinance to Public Services and Operations District (PS); and

WHEREAS, notice was given as required by law that the list of permitted uses by right in the Public Services and Operations District (PS) zoning on the subject property be amended; and

WHEREAS, the City Plan Board, which acts as the local planning agency pursuant to Section 163.3174, Florida Statutes, held a public hearing on June 30, 2016, and voted to recommend that the City Commission approve this rezoning; and

WHEREAS, an advertisement no less than two columns wide by ten (10) inches long was placed in a newspaper of general circulation and provided the public with at least seven (7) days’ advance notice of this ordinance’s first public hearing to be held by the City Commission in the City Hall Auditorium, located on the first floor of City Hall in the City of Gainesville; and

WHEREAS, a second advertisement no less than two columns wide by ten (10) inches long was placed in the aforesaid newspaper and provided the public with at least five (5) days’ advance notice of this ordinance’s second public hearing to be held by the City Commission; and

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

4 **WHEREAS**, the City Commission finds that this ordinance is consistent with the City of
5 Gainesville Comprehensive Plan.

6 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE**
7 **CITY OF GAINESVILLE, FLORIDA:**

8 **Section 1.** The property that was zoned Public Services and Operations District (PS) by
9 Ordinance No. 081040 and is the subject of this ordinance is described as follows:

10 See **Exhibit A** attached and made a part here as if set forth in full.

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12 **Section 2.** Section 2 of Ordinance No. 081040 (uses permitted by right on the property)
13 is amended as set forth below. Except as amended herein, the remainder of Ordinance No.
14 081040 remains in full force and effect. The uses permitted by right on the property are as
15 follows:

- 16 (1) Public park and recreation area, including active and passive recreation amenities;
17 (2) Public lands designated for open space, conservation, or preservation;
18 (3) Museums, art galleries and botanical and zoological gardens (MG-84), and customary
19 accessory uses clearly incidental thereto; such as, but not limited to, display areas,
20 eating places, outdoor cafes, retail sales, special events, amphitheater and outdoor
21 performances;
22 (4) Community center, such as, but not limited to, senior center and recreation center;
23 (5) Public administration (Div. J);
24 (6) Commercial sports (GN-794);
25 (7) Membership sports and recreation clubs (IN-7997);
26 (8) Amusement and recreation services, not elsewhere classified (IN-7999);
27 (9) Indoor and Outdoor events, such as, but not limited to concerts, cultural events, athletic

1 events, and temporary events such as festivals, displays, and demonstrations;

2 (10) Libraries and information centers (GN-823);

3 (11) Stormwater retention and treatment, water conservation areas, water reservoirs and
4 control structures, drainage wells and water wells;

5 (12) Parking;

6 (13) Vending booths ~~and itinerant food vendors~~, in accordance with Chapter 19 of the City's
7 Codes of Ordinances; and food trucks in accordance with Article VI;

8 (14) Eating places;

9 (15) Outdoor cafes in accordance with Article VI;

10 (16) Special events, amphitheater and outdoor performances;

11 (17) Retail sales;

12 (18) Beauty shops and barber shops;

13 (19) Bicycle rentals; and

14 (20) Accessory uses customarily and clearly incidental to any permitted principal use.

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16 **Section 3.** The City Commission finds that a preliminary development plan is not
17 required in connection with this ordinance.

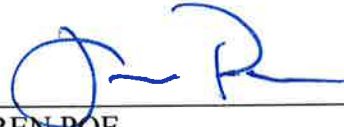
18 **Section 4.** The City Manager or designee is authorized and directed to make the
19 necessary changes to the Zoning Map Atlas to comply with this ordinance.

20 **Section 5.** If any word, phrase, clause, paragraph, section or provision of this ordinance
21 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
22 finding shall not affect the other provisions or applications of this ordinance that can be given
23 effect without the invalid or unconstitutional provision or application, and to this end the
24 provisions of this ordinance are declared severable.

25 **Section 6.** All ordinances or parts of ordinances in conflict herewith are to the extent of
26 such conflict hereby repealed.

27 **Section 7.** This ordinance shall become effective immediately upon adoption.

1 PASSED AND ADOPTED this 21st day of July, 2016.
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6 LAUREN POE
7 MAYOR

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9 Attest:

Approved as to form and legality:

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11
12 By:


13 KURT LANNON
14 CLERK OF THE COMMISSION

By:


15 NICOLLE M. SHALLEY
16 CITY ATTORNEY


17 This ordinance passed on first reading this 7th day of July 2016.

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19 This ordinance passed on second reading this 21st day of July, 2016.

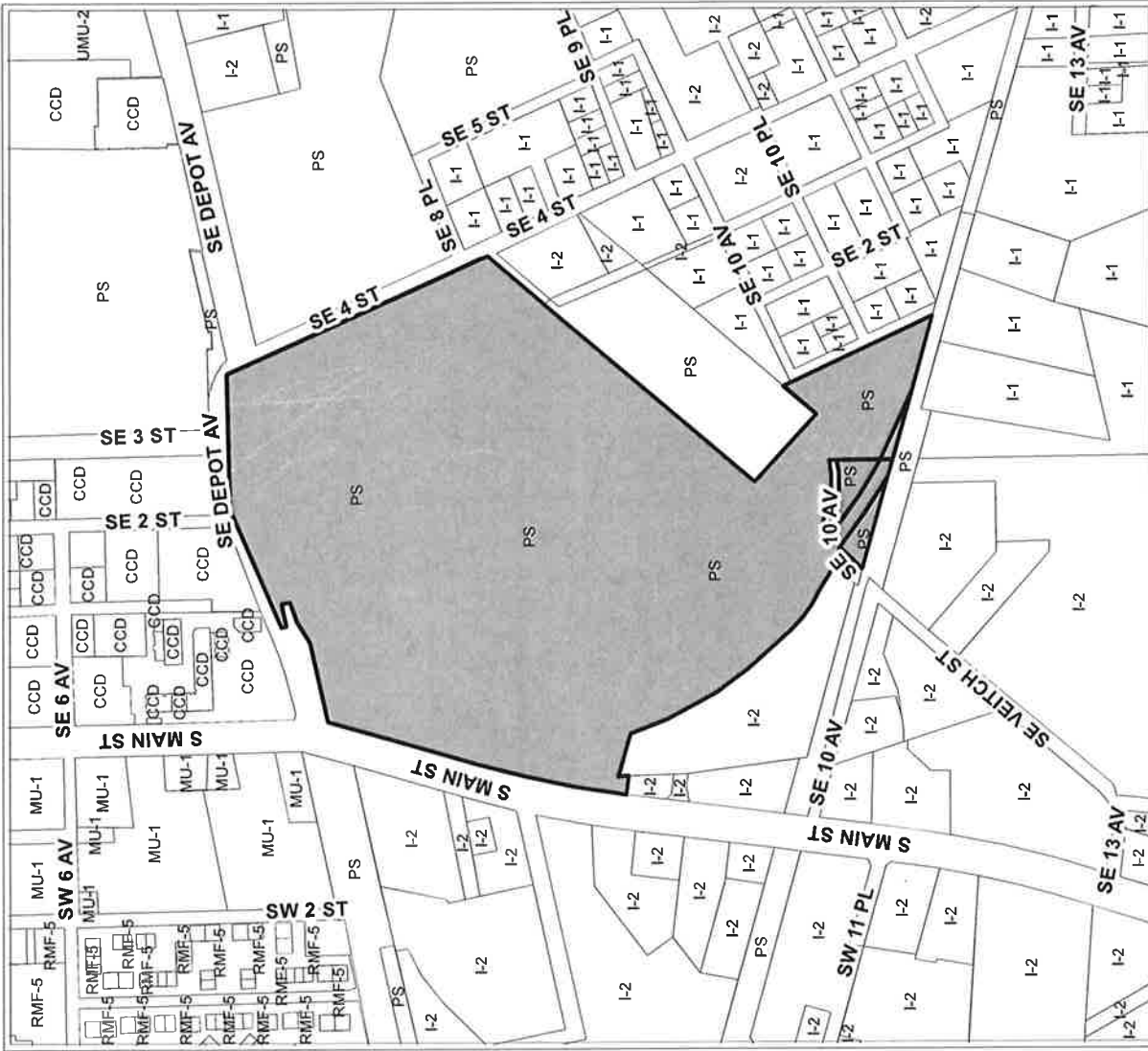
Zoning District Categories

- RMF-5 Residential Low Density (12 du/acre)
- MU-1 Mixed Use Low Intensity (8-30 du/acre)
- MU-2 Mixed Use Medium Intensity (12-30 du/acre)
- CCD Central City District
- I-1 Limited Industrial
- I-2 General Industrial
- PS Public Services and Operations

Area under petition consideration



----- Division line between two zoning districts



EXISTING ZONING

Name	Petition Request	Petition Number
City of Gainesville	Amend the list of permitted uses for the Public Services and operations district (PS) pertaining to the area commonly known as Depot Park	PB-16-80 ZON

