

1 **WHEREAS**, a second advertisement no less than two columns wide by 10 inches long
2 was placed in the aforesaid newspaper and provided the public with at least five (5) days advance
3 notice of the second public hearing; and

4 **WHEREAS**, public hearings were held pursuant to the published notices described above
5 at which hearings the parties in interest and all others had an opportunity to be and were, in fact,
6 heard.

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

9 **Section 1.** Certain uses permitted by right, dimensional requirements, and other
10 development regulations as more specifically set forth in this ordinance are established for the
11 following described property that is zoned Public services and operations district (PS). This
12 approximately 22.82-acre property is known as the RTS Maintenance Facility site and is located
13 in the vicinity of 200 SE 16th Avenue.

14 See legal description attached hereto as Exhibit “A” and made a part hereof
15 as if set forth in full. The location of the property is shown on Exhibit “B”
16 for visual reference. In the event of conflict or inconsistency, Exhibit “A”
17 shall prevail over Exhibit “B.”
18

19 **Section 2.** The uses permitted by right on the property described in Section 1 of this
20 ordinance are as follows:

- 21 1) Public administration government offices;
- 22 2) Regional Transit System operations, repair, and maintenance facilities;
- 23 3) Utilities (as defined in Section 30-23 of the Land Development Code);
- 24 4) Recreation, open space, and conservation areas;

- 1 5) Wireless communications facilities and towers;
- 2 6) Outdoor storage;
- 3 7) Solar generation station;
- 4 8) Physical fitness facilities for employees; and
- 5 9) Any use customary and incidental to any permitted use.

6 **Section 3.** The following dimensional requirements shall apply to the development and
7 use of the property:

8 (a) All office and administrative activities shall comply with the requirements of
9 Subsection 30-75(e)(1) of the Land Development Code.

10 (b) All intensive recreational uses shall comply with the requirements of Subsection
11 30-75(e)(2) of the Land Development Code.

12 (c) All new principal and accessory structures not meeting the requirements of (a) or
13 (b) above shall be located and constructed in accordance with the following dimensional and
14 setback requirements; however, no setbacks for principal and accessory structures shall be
15 required when the adjacent property is designated Industrial (IND) and/or Public Facilities (PF)
16 on the Future Land Use Map of the Comprehensive Plan:

17 a. Minimum lot area: 10,000 square feet.

18 b. Minimum lot width at minimum building front yard setback: 100 feet.

19 c. Minimum setbacks:

20 1. Front: 25 feet

21 2. Side, street: 25 feet

22 3. Side interior: 20 feet, except that where the side yard abuts

1 property that permits residential use, the setback shall be 20 feet or
2 the 45 degree angle of light obstruction, whichever is greater.

- 3
4 4. Rear: 10 feet, except that where the side yard abuts property that
5 permits residential use, the setback shall be 10 feet or the 45 degree
6 angle of light obstruction, whichever is greater.
7

8 **Section 4.** The subject property shall be developed and regulated in accordance with the
9 requirements of the City of Gainesville's Land Development Code and all other applicable
10 regulations, except as expressly provided herein.

11 **Section 5.** The City Commission finds that the preliminary development plan, attached
12 to this ordinance as Exhibit "C" and made a part hereof as if set forth in full, demonstrates that
13 the uses and conditions as shown on the plan can be accommodated on the site without detriment
14 to the health, safety, and general welfare of surrounding properties. Any other uses as permitted
15 in Section 2 of this ordinance are not addressed and would require approval by the City
16 Commission as provided in Subsection 30-75(f)(7) of the Land Development Code.

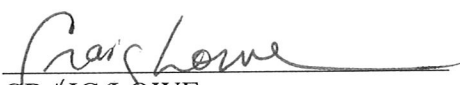
17 **Section 6.** If any word, phrase, clause, paragraph, section or provision of this ordinance
18 or the application hereof to any person or circumstance is held invalid or unconstitutional, such
19 finding shall not affect the other provisions or applications of this ordinance that can be given
20 effect without the invalid or unconstitutional provision or application, and to this end the
21 provisions of this ordinance are declared severable.

22 **Section 7.** All ordinances, or parts of ordinances, in conflict herewith are to the extent of
23 such conflict hereby repealed.

24 **Section 8.** This ordinance shall become effective immediately upon final adoption.


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PASSED AND ADOPTED this 18 day of October, 2012.


CRAIG LOWE
MAYOR

ATTEST:

Approved as to form and legality


KURT M. LANNON
CLERK OF THE COMMISSION


NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this 4th day of October, 2012.

This ordinance passed on second reading this 18th day of October, 2012.



*Focused on Excellence
Delivered with Integrity*

DESCRIPTION

APRIL 30, 2012

CLIENT: CHARLES PERRY PARTNERS, INC
PROJECT NO: 11-0389
DESCRIPTION FOR: ZONING PARCEL

LEGAL DESCRIPTION:

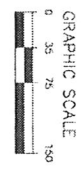
A PARCEL OF LAND LYING IN THE D.L. CLINCH GRANT AND SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 6" X 6" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION; THENCE SOUTH 01°54'34" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 105, PAGE 422 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1413.00 FEET TO THE SOUTHEAST CORNER OF SAID CERTAIN TRACT OF LAND; THENCE SOUTH 89°52'35" WEST, ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND, A DISTANCE OF 694.12 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2089, PAGE 2036 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°52'35" WEST, A DISTANCE OF 28.80 FEET, MORE OR LESS; THENCE NORTH 07°41'59" WEST, A DISTANCE OF 191.40 FEET; THENCE NORTH 09°33'12" EAST, A DISTANCE OF 43.45 FEET; THENCE NORTH 03°28'01" EAST, A DISTANCE OF 94.61 FEET; THENCE NORTH 33°56'18" EAST, A DISTANCE OF 105.91 FEET; THENCE NORTH 14°47'10" WEST, A DISTANCE OF 323.04 FEET; THENCE NORTH 38°37'35" WEST, A DISTANCE OF 23.18 FEET; THENCE NORTH 30°06'41" WEST, A DISTANCE OF 41.46 FEET; THENCE NORTH 20°00'15" EAST, A DISTANCE OF 474.12 FEET; THENCE NORTH 49°07'45" WEST, A DISTANCE OF 252.50 FEET; THENCE NORTH 41°23'02" EAST, A DISTANCE OF 38.68 FEET TO THE SOUTH LINE OF THE CITY LIMITS OF GAINESVILLE, FLORIDA; THENCE SOUTH 89°27'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 750.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINS 22.82 ACRES MORE OR LESS.

**ALL AS SHOWN ON THE
MAP ATTACHED HERewith
AND MADE A PART HEREOF**

Exhibit "A" to Ordinance No. 120178 (page 1 of 2)



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
LYING IN THE D.L. CLINCH GRANT AND SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20
EAST, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

(BASIS OF BEARINGS)
S 01°54'34" E 1413.00'

EAST BOUNDARY LINE OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN O.R.B. 105, PAGE 422

POINT OF BEGINNING
NE CORNER OF THE SE 1/4 OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST

ZONING PARCEL
±22.82 ACRES
A PORTION OF TAX PARCEL:
15691-000-000

TAX PARCEL:
15702-005-002

SOUTH LINE OF THE CITY LIMITS OF GAINESVILLE, FLORIDA

S 89°27'20" E 750.34'

SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN O.R.B. 105, PAGE 422

S 89°52'35" W ±694.12'

SE CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN O.R.B. 105, PAGE 422

NORTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN O.R.B. 2089, PAGE 2036

TAX PARCEL:
15701-050-000
15701-050-002
O.R.B. 4027,
PAGE 1343,
PAGE 918

TAX PARCEL:
15701-050-002
O.R.B. 4027,
PAGE 313

A PORTION OF TAX PARCEL:
15691-000-000
O.R.B. 7089,
PAGE 2036

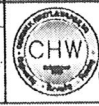
SURVEYOR'S NOTES:
BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 01°24'34" EAST FOR THE EAST BOUNDARY LINE OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST, AS DESCRIBED IN O.R.B. 2089, PAGE 2036 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA. SAID BEARING IS IDENTICAL TO THE DEED OF RECORD.

LEGEND:
[Symbol] = FOUND 6"x6" CONCRETE MONUMENT
O.R.B. = OFFICIAL RECORDS BOOK

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°52'35" W	±28.80'
L2	N 07°41'59" W	191.40'
L3	N 09°33'12" E	43.45'
L4	N 03°28'01" E	94.61'
L5	N 33°56'18" E	105.91'
L6	N 38°37'35" W	23.18'
L7	N 30°06'41" W	41.45'
L8	N 41°23'02" E	38.68'

CHARLES PERRY PARTNERS, INC.

Cousseaux, Hewett, & Walpole, Inc.
Engineers & Surveyors
6011 NW 1st Place, Gainesville, Florida
Phone: (352) 331-1978 Fax: (352) 331-2476
www.chw.com



TECHNICIAN:
TRC
CHECKED BY:
A/HH
FIELD BOOK & PAGE:
N/A
DATE:
1" = 150'
GRAPHIC SCALE
THIS IS ONE PART ONLY OF THE SURVEY
IF NOT ONE PART ONLY OF THIS SURVEY, SCALE IS ACCURATE

DATE:
04/30/2012
REVISION DATE:
PROJECT NUMBER:
11-0389

AARON H. HICKMAN

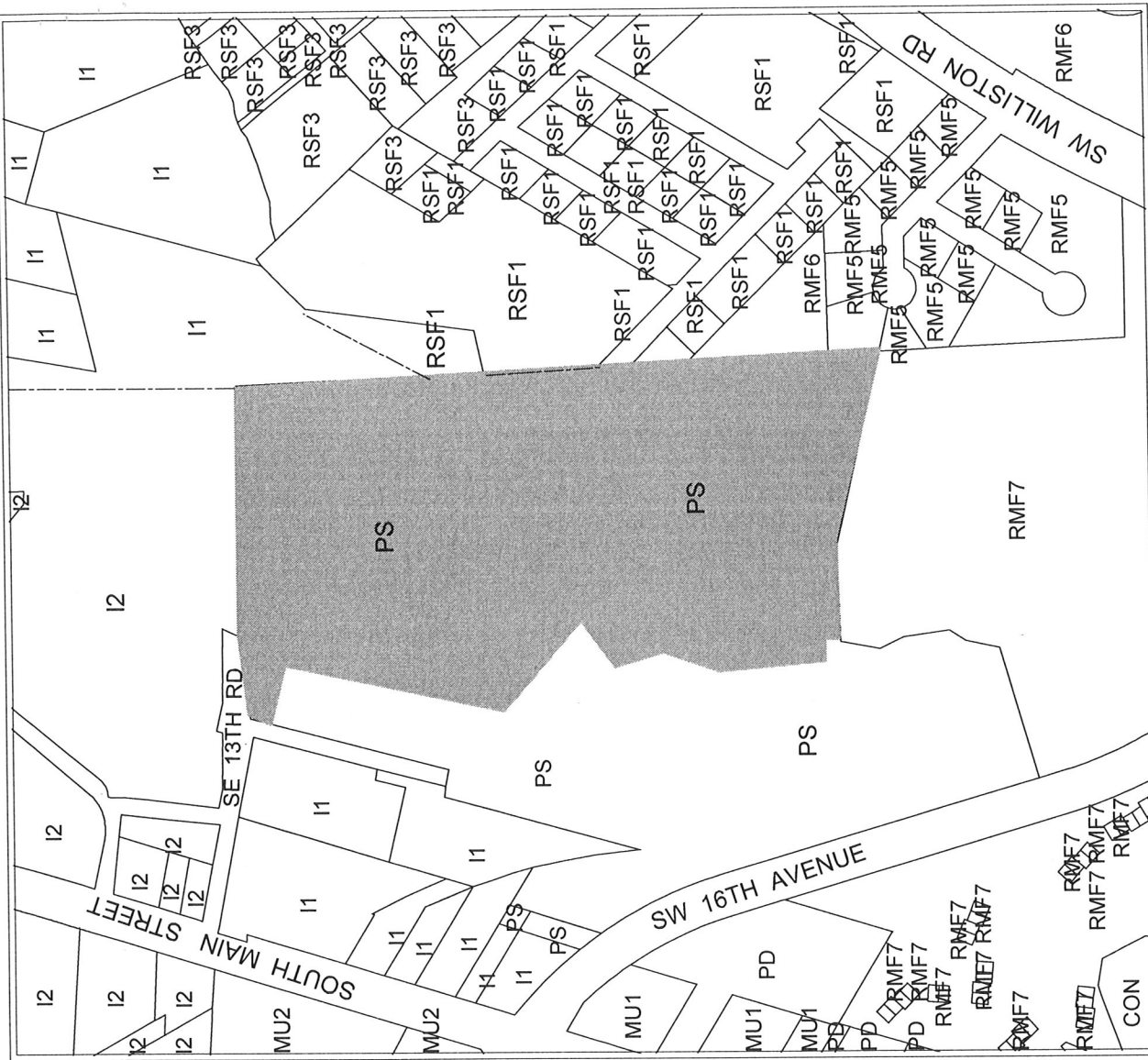
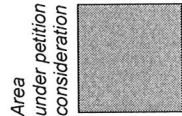
Professional Surveyor & Mapper No. License No. 5791

This map prepared by
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE DONOR'S AND ORIGINAL RASD S.A. & A FLORIDA LICENSED SURVEYOR AND MAPPER

1 OF 1

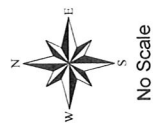
City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 8-75 du/acre; & up to additional 25 du/acre by special use permit
- UMU-2 10-100 du/acre; & up to additional 25 du/acre by special use permit
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

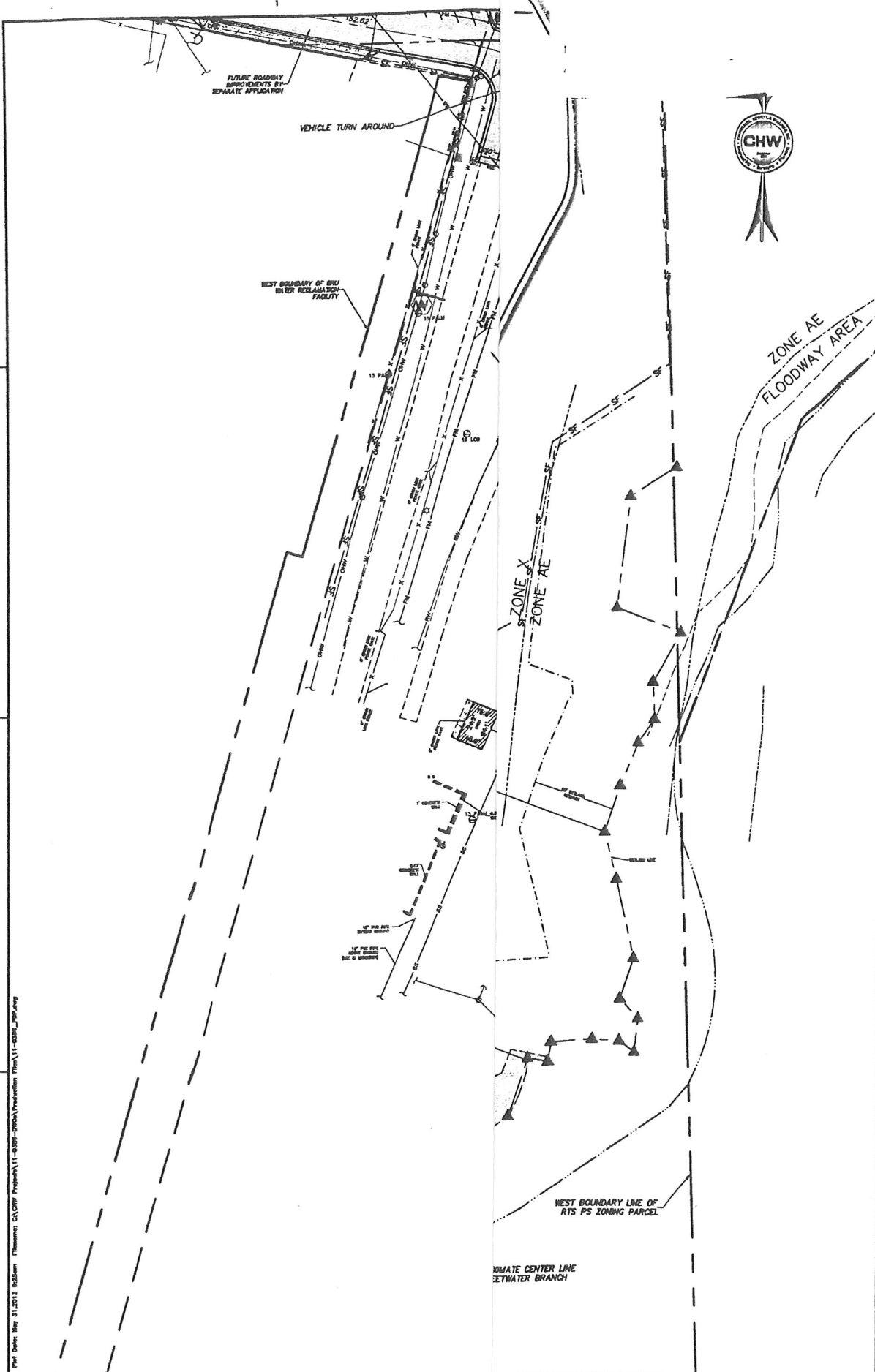


EXISTING ZONING


Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett and Walpole, agents for the City of Gainesville	Modify allowed uses in existing PS district to allow transportation services on shaded portion of tract.	4251	PB-12-52 PSZ



Path: I:\Projects\11-0389\11-0389-0000\Production\Plan\11-0389_PDP.dwg
 Title: Preliminary Site Plan
 Date: May 31, 2012 8:23am
 User: Shawn D. Webber



PRELIMINARY SITE PL

		Causseaux, Hewett, & Walpole, Inc. Engineering • Surveying • Planning 6011 NW 1st Place, Gainesville, Florida 32607 Phone: (352) 381-8776 • Fax: (352) 381-8775 • www.chw-inc.com CA-5573	
SCALE: 1" = 40' VERIFY SCALE ON ORIGINAL DRAWING 0 = 1" = 40' (AS SHOWN) THIS SHEET, ALL SHEETS SCALES ACCORDINGLY.		SUBMITTALS: 05/02/12 - CITY SUBMITTAL	
CLIENT: CHARLES PERRY PARTNERS, INC. PROJECT: RTS BUS FLEET MAINTENANCE & OPERATIONS FACILITY SHEET TITLE: PRELIMINARY DEVELOPMENT PLAN FOR PS ZONING		PROJECT NUMBER: 11-0389 FL PE No. 70251	
DESIGNER: T.F. COMBART CHECKER: S.D. WEBBER, P.E. A.S. ROBERTS, P.E.		SHEET NO.: PDP-1	