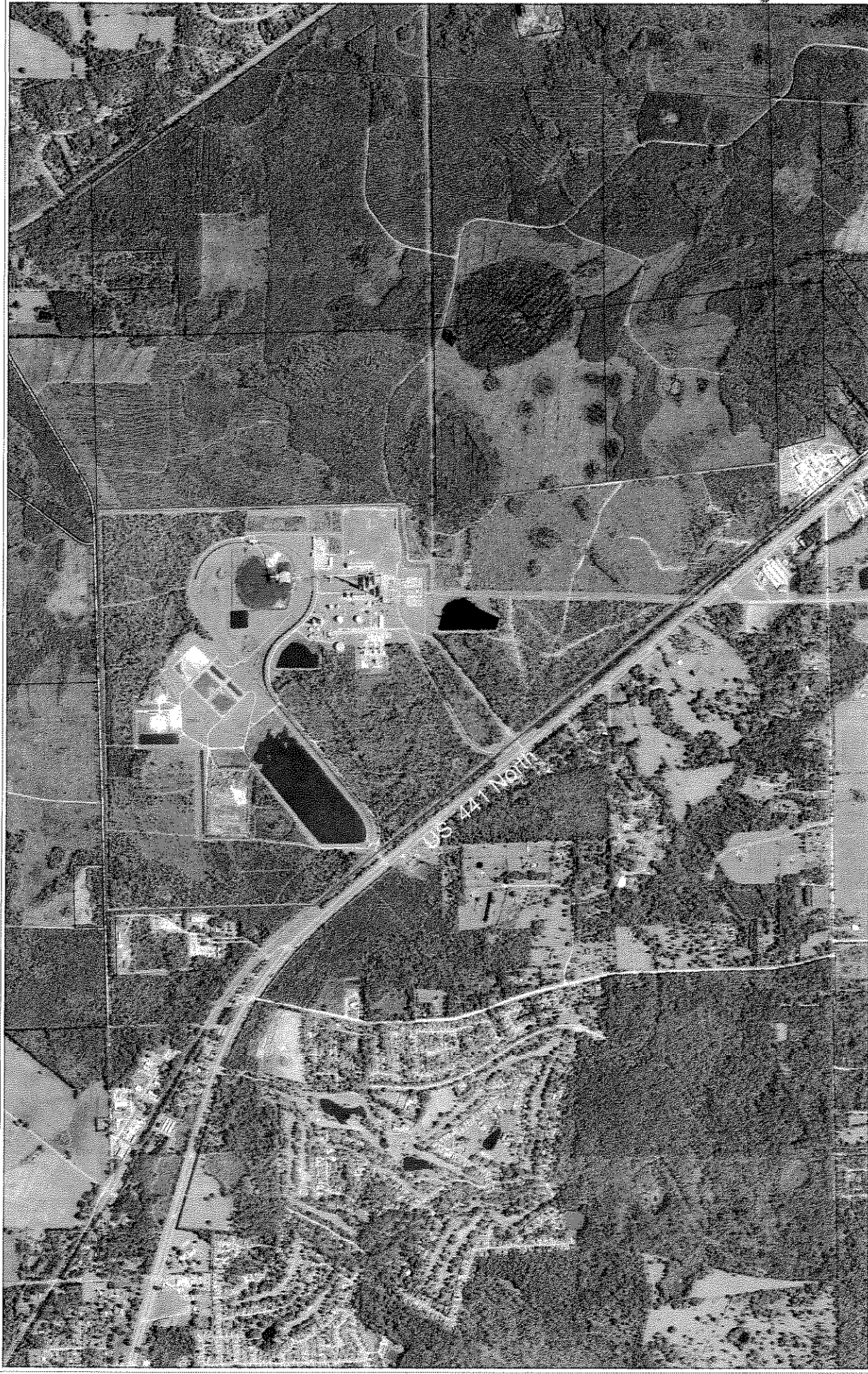
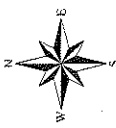


090113A



AERIAL PHOTOGRAPH

 <p>No Scale</p>	<p>Name</p> <p>City of Gainesville, applicant</p>	<p>Petition Request</p> <p>Amend Existing PS district designation on Property to Allow Additional Use.</p>	<p>Map(s)</p> <p>2544</p>	<p>Petition Number</p> <p>PZ-09-00045</p>
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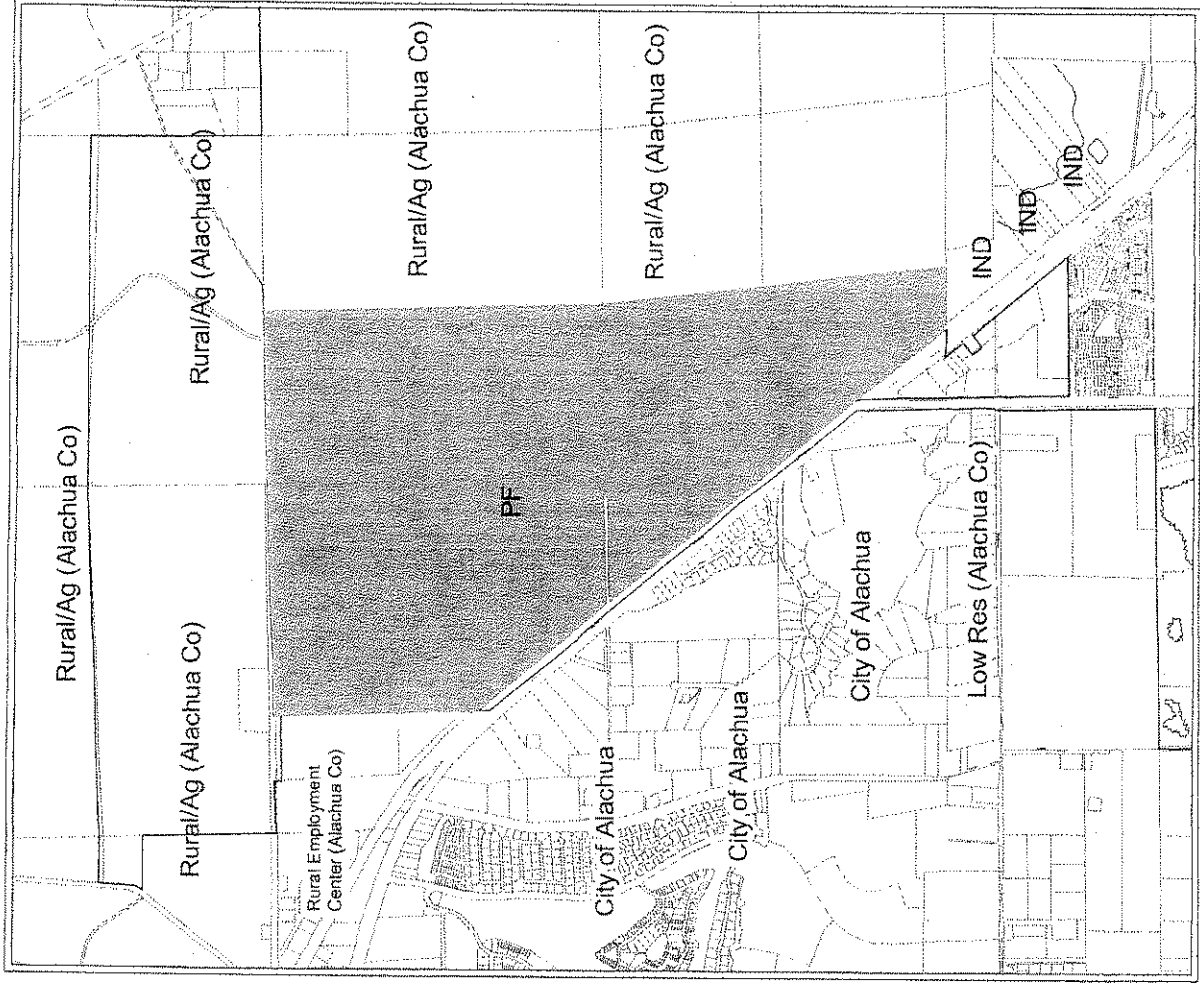
Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

Division line between two land use districts
 City Limits



No Scale



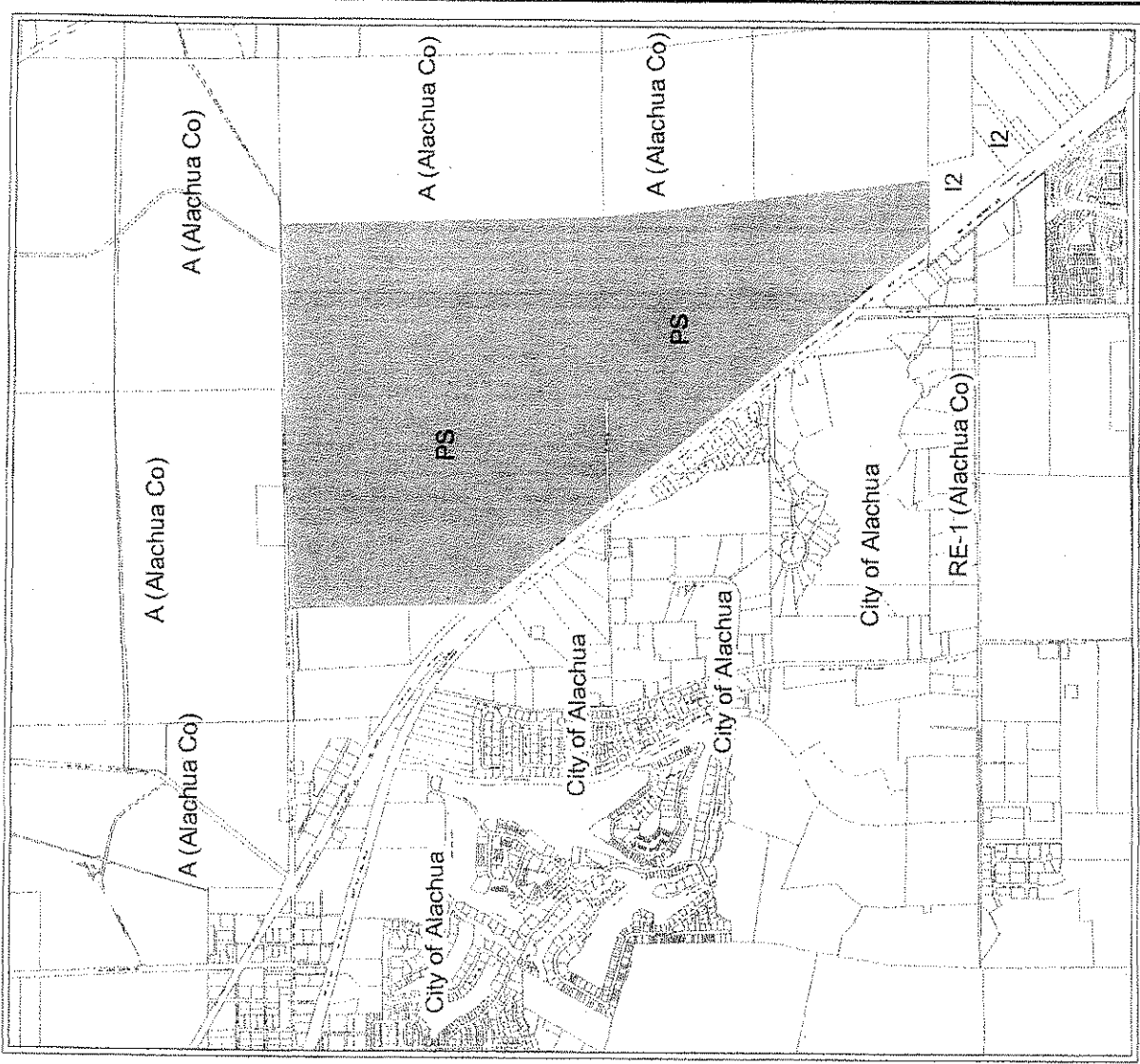
EXISTING LAND USE			
Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend Existing PS district designation on Property to Allow Additional Use.	2544	PZ-09-00045

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Area under petition consideration

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits



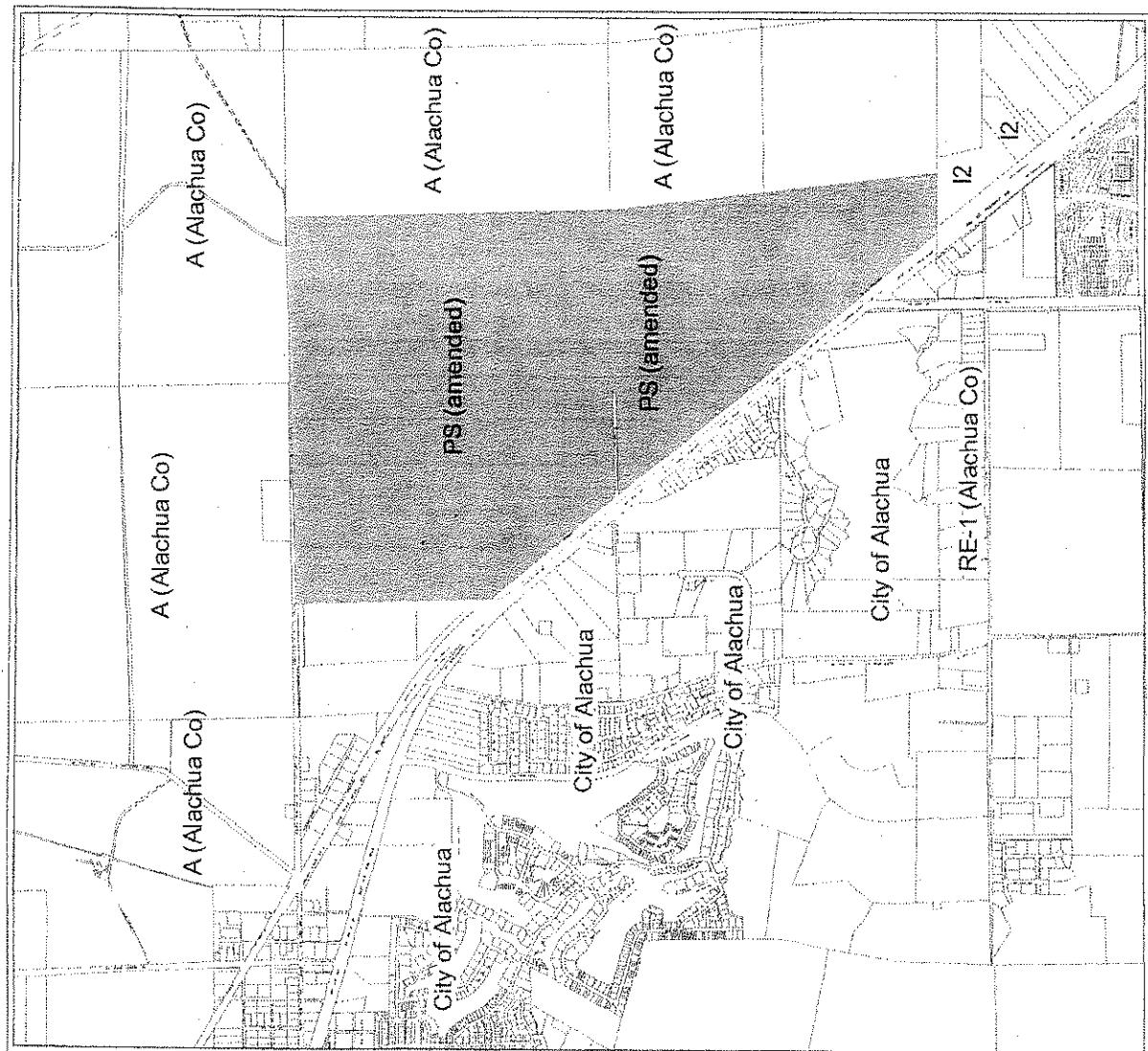
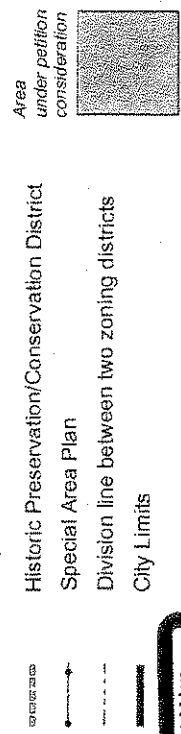
EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend Existing PS district designation on Property to Allow Additional Use.	2544	PZ-09-00045

EXHIBIT

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
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- MH Mobile Home Residential (12 du/acre)
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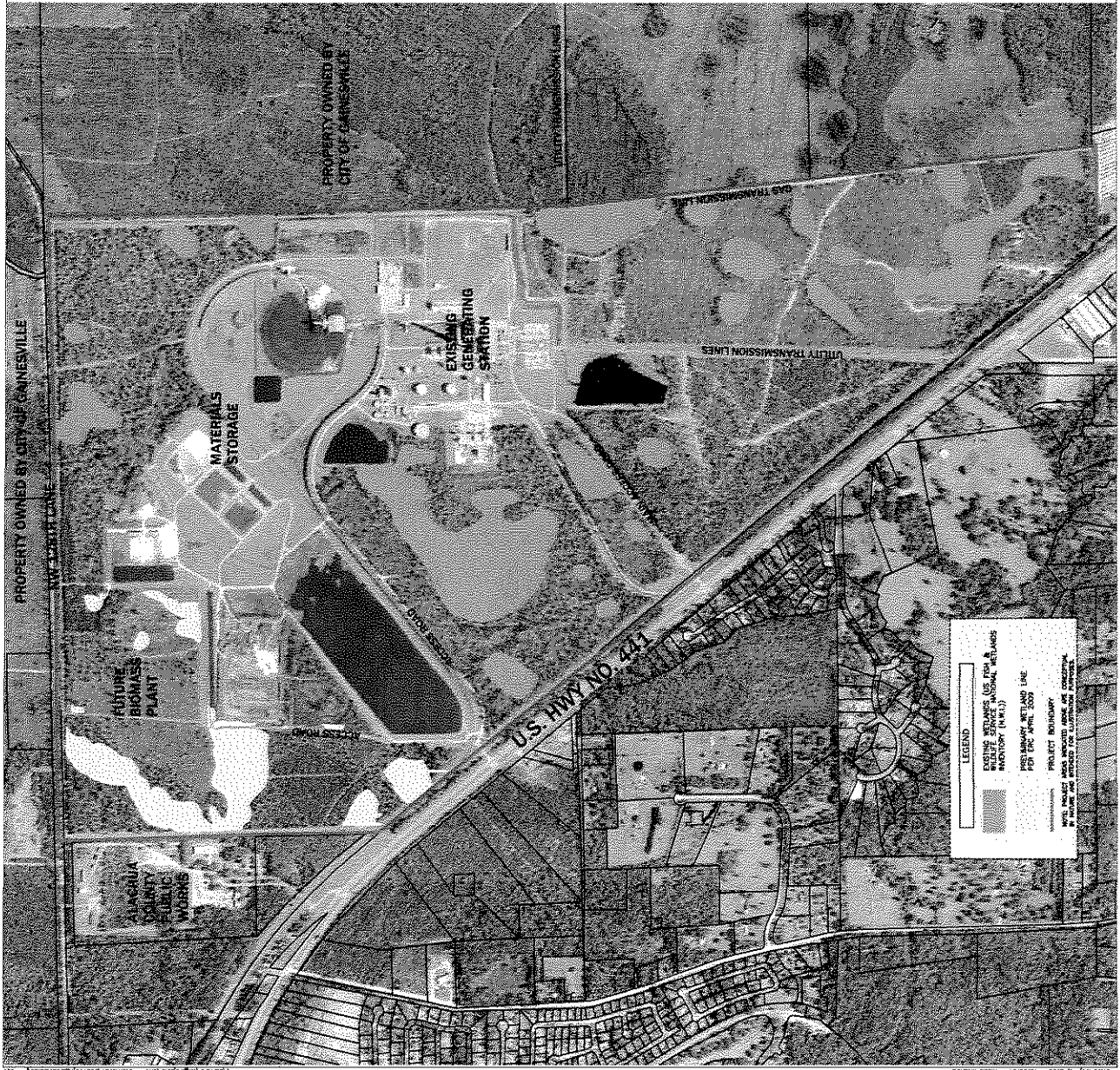


PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend Existing PS district designation on Property to Allow Additional Use.	2544	PZ-09-00045

EXHIBIT

4



GRU
More than Energy

**GAINESVILLE REGIONAL UTILITIES
DEERHAVEN GENERATING STATION**

The following standards shall apply to the Public Services zoning ordinance and shall be applicable to this property:

A. Permitted Uses:

- Electric power generating plants and ancillary systems and buildings as required for steam and combustion turbines, solar photovoltaic arrays, fuel cells, energy storage systems and other technologies as required to produce and manage electric power for retail consumption using fossil and renewable energy sources of energy. Ancillary systems include water treatment and storm water management, cooling systems, air emission controls, electric substations and transmission facilities, security management, water management and storage facilities, warehousing and maintenance facilities (MG 49 - Electric, Gas and Sanitary Services).
- Green industries that assist in reducing society's reliance on fossil fuels that would benefit from by-products of the power generation process. Examples could include, but are not limited to, a facility using steam and electricity to produce ethanol from cellulosic materials, whose waste by-products are able to be devolped and used as a fuel; a facility that would sequester and compress carbon dioxide for a variety of industrial and food-use applications; or a facility to make ice from steam.
- Fuel and chemical transportation, loading, storage, and handling systems as required for power generation or the management of power generation by-products, including rail (MG-40 - Railroad Transportation) and truck conveyance, unloading, and loading facilities, conveyor belts, pipelines and melting stations.
- Long term storage and disposal of power generation by-products.
- Communications towers and facilities in accord with the provisions of Section 30-98 (Wireless communication facilities and antenna regulations) of the Land Development Code. Monopole towers shall be permitted in this PS zoning district, and monopole towers must meet the provisions of Sub-section 30-98(g).
- Timber planting and harvesting.
- Wetlands management.
- Training areas for municipal police and fire agencies.
- Outdoor storage, as defined in Article II and in accordance with Article VI of the Land Development Code.
- Any accessory uses customarily and clearly incidental to any permitted principal use.

B. Development Standards:

- The areas depicted on this exhibit represent the general location of existing and future facilities and are not intended to prohibit development activity in other portions of the property.
- The subject property shall maintain a minimum 50 foot building setback along the northern, western and southern property lines. No building setback is required along the eastern property line as the adjacent lands are owned by the City of Gainesville and managed by GRU. Should it be necessary due to environmental resource protection considerations or safety considerations to construct an electrical switching and transformation facility on the western side of the property along US 441, the appropriate reviewing board, city manager, or designee can approve encroachment of the switchyard facility within the minimum 50-foot setback along the western property line, provided that adequate buffering approved by the appropriate reviewing board, city manager or designee is provided.
- All future development activity shall occur in compliance with the applicable development standards and dimensional requirements as indicated in LDC Sec. 30-75 and all other applicable sections of the Land Development Code.
- All future development activity shall be directed away from all existing wetland areas to the greatest extent possible. Any development in and around wetland areas shall comply with the criteria outlined in LDC Subdivision III (Surface Waters and Wetlands District).
- The existing access road leading to the proposed biomass plant area may remain and improvements to the access road may be made subject to meeting all applicable city and state regulations.

C. Development Plan Review:

- Development plan review shall be required for future site improvements according to the criteria outlined in the City of Gainesville Land Development Code.

<p>NORTH SCALE: 1" = 300' GRAPHIC SCALE</p>		<p>CITY OF GAINESVILLE ENGINEERS & ARCHITECTS PLANNERS & ENVIRONMENTALISTS INCORPORATED</p>		<p>CONCEPTUAL SITE MAP</p>	
<p>PROJECT NO. 2009-113 DATE: MAY 18, 2009</p>		<p>CITY OF GAINESVILLE PUBLIC SERVICES ZONING AMENDMENT</p>		<p>PROJECT NAME PS ZONING AMENDMENT</p>	

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