

091014C

Appendix C



**Alachua County
Operations and Administration Facilities
Public Services Zoning Report**

Public Services Zoning Report

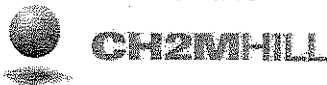
Prepared for Submittal to:

City of Gainesville, Florida

Prepared on Behalf of:

Alachua County Facilities Management

Prepared by:



April 5, 2010

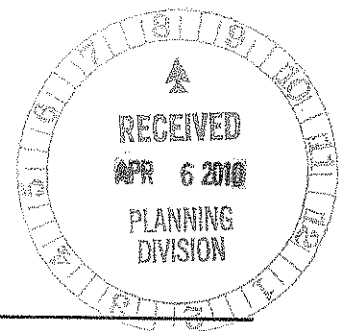


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**Alachua County
Operations and Administration Facilities
Public Services Zoning Report**

Submitted in accordance with the requirements of
Sections 30-75 City of Gainesville, Land Development Code (LDC)

Section 30-75: Purpose and Intent of PS District

The purpose of this petition is to establish specific zoning criteria and enable expansion of the existing Supervisor of Elections Operations and Storage Facility at the Alachua County Operations and Administration site. This site currently has one zoning district designation: Public Services and Operations (PS). The PS zoning district only included the approved use of Police Services from the time when the buildings on the site housed the Sheriff's Office functions. When the Sheriff's Office moved out of the existing facilities in 1996, Alachua County ("the County") began to occupy the existing buildings with other County functions. These uses were not included in the approved list of uses for the site and no development plan was submitted to amend the uses at the time that the facilities were occupied. The intent of the new PS zoning district is to include all existing functions in the list of allowed uses on the existing site.

The PS zoning will apply to the entire site, approximately 6.3 acres, located at 913 SE 5th Street, Gainesville FL (see existing conditions map). This zoning will define the full range of site uses allowed, as well as define appropriate dimensional standards based on the context area.

As defined in the Land Development Code, the following use categories apply to this site:

- Administration; Executive, Legislative and General Government, Except Finance (MG-91).
- Facilities Maintenance Offices and Storage; Executive, Legislative and General Government, Except Finance (MG-91).
- Fire Rescue Operations; Public Order and Safety (IN-9224).
- Records Retention; Any use customarily incidental to any permitted principal use.
- Parking; Any use customarily incidental to any permitted principal use.
- Professional Training; Any use customarily incidental to any permitted principal use.
- Storage; Public Warehousing and Storage (IN-4225).
- Outdoor Storage in accordance with Article 6.
- Communications Tower in accordance with Article 6.

Accessory uses, which are customarily associated with and clearly incidental to the primary permitted uses, may also be allowed. The allowable uses, as defined by this zoning action, will accommodate current and future County operations and administration activities on the site.

Properties surrounding the site currently are in the PS, I1, and I2 zoning districts (See Table 1).

The general context area contains industrial-type uses and some vacant lands. The existing uses on the subject site are consistent and compatible with the surrounding properties (*reference attached site plan*).

Table 1: Surrounding Property Future Land Use Designations and Zoning Districts

Direction	Future Land Use Designation	Zoning District
North	PF	PS
East	IND	I1
South	IND	I1/I2
West	IND	I1

Consistent with the objectives of the PS district, the use is public in nature. Additionally, signage that indicates the facility's location, and uses on the site, will be installed in accordance with City of Gainesville regulations. This PS zoning district petition allows for public comment regarding the Alachua County Operations and Administration Facilities in this location. In addition, the request provides the City opportunities to create design standards and solutions to address potential neighbor concerns regarding the PS Zoning.

Consistency with Section 30-75

The City of Gainesville's Land Development Code (LDC) will take precedence on this site unless otherwise specified in this report.

Dimensional Requirements

There are five buildings on the existing site that house Alachua County Operations and Administration functions as described above. We are recommending that all of the current activities and associated usages on the site as indicated in this report are adopted as allowed uses in the PS Zoning District for this property. Given the varied site uses and existing facilities, the following dimensional standards will apply to the project. These dimensional standards, with some slight modifications, reflect the actual facility sizes.

Table 2: Dimensional Requirements

Site Acreage	5.9 Acres
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 Feet
Minimum Front Building Setback	14 Feet
Minimum Side Street Building Setback	14 Feet
Minimum Side Interior Building Setback	58 Feet
Minimum Rear Building Setback*	0 Feet

*Except where superceded by other applicable regulations (e.g. creek setback).

Site Suitability

The project site is 6.3 acres and is currently used for a variety of Alachua County Operations and Administrative Functions housed in the existing buildings on site. Our proposed new building project is an expansion for the existing Supervisor of Elections Building where they store and maintain elections equipment and ballots and distribute equipment to poll workers during elections.

The site is served by both existing Gainesville Regional Utilities (GRU) potable water and sanitary sewer service. These services are adequate to serve the existing facilities, as well as the planned new building expansion project.

Portions of the site are located in the Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA); however, the balance of the site including all structures (existing and proposed) are located in FEMA Flood Zone 'X', areas outside the 0.2% annual chance floodplain.

The storm water runoff from the records retention building and associated parking areas is directed to an existing storm water management facility.

Site Design

The Alachua County Administrative and Operations functions define the site's design. The five existing buildings on site are occupied by the Fire Rescue Services, County Records Retention, County Maintenance Offices and Storage, Supervisor of Elections Operations and Storage and County Administrative offices. Employee parking areas are located adjacent to the existing facilities within the site.

There is adequate safety lighting on the existing site; however, the existing site lighting does not meet all applicable LDC requirements. The existing site would require costly retrofits to comply with the requirement to upgrade the entire site lighting system per the LDC. The proposed Supervisor of Elections Building expansion site will be provided with lighting in accordance with the LDC, however, the deficiencies in the existing lighting on the rest of the site will be brought up to code in the future.

There is interior landscaping on the site, (e.g. around the existing storm water pond), in addition to the existing exterior landscaping as mentioned above. However, any additional landscaping upgrades to the existing site would require costly retrofits. Therefore, landscaping upgrades for the entire site will not be included at this time. The planned building expansion for the Supervisor of Elections Facility will comply with all applicable requirements and any existing trees that are missing from the site will be replaced.

The existing facilities have adequate parking for their uses. Ten new parking spaces will be provided for the new building. A bicycle rack will be provided at the new building as well. The new building will employ one full time person.

External Compatibility

The site will provide appropriate setbacks as designated in this document. All existing site setbacks comply with Section 30-75. Within these setbacks, appropriate landscaping will be provided. Nine-foot landscape buffers shall be provided along SE 9th Avenue (*buffers adjacent to streets shall meet the street buffer requirements, unless otherwise noted*). However, the vegetation may be limited to large and small shrubs due to the presence of the existing site constraints in the area. The northern boundary of the site is adjacent to a creek, the eastern boundary of the site is adjacent to a private driveway and the western side is bounded by SE 5th Street. Proposed street buffers and setbacks are as shown on the preliminary development plan.

The existing site layout is very limited in space, also the surrounding sites are industrial type uses and there is limited pedestrian traffic in the area, therefore we will not be adding sidewalks in the public right of way. However, we will be granting a 5 foot easement to the City for future sidewalk construction.

The storm water runoff from the proposed Supervisor of Elections Building Expansion and associated parking area will also be directed to this facility. In addition, this facility will be expanded to provide treatment and to ensure that the post- development run-off rates and volumes will not exceed pre-development run-off rates and volumes.

Trip Generation

The Institute of Transportation Engineers Trip Generation Manual, 8th Edition (ITE) was used to calculate the number of trips generated from the existing and new buildings.

TRIP GENERATION: GENERAL OFFICE 733 AND WAREHOUSING 150

DAILY TRIPS GENERATED = ITE VEHICLE TRIP GENERATION RATE X EXPECTED UNITS (KSF)

EXISTING (33,444 SF (33.4 KSF) CODE 733 AND 7,800 SF (7.8 KSF) CODE 150):

CODE 733: DAILY TRIPS = 27.92 X 33.4 = 933 AM PEAK = 2.21 X 33.4 = 74 PM PEAK = 2.85 X 33.4 = 95

CODE 150: DAILY TRIPS = 3.56 X 7.8 = 28 AM PEAK: 0.30 X 7.8 = 2 PM PEAK = 0.32 X 7.8 = 2

TOTAL: DAILY TRIPS = 961 AM PEAK = 76 PM PEAK = 97

PROPOSED (EXISTING PLUS 3,555 SF (3.6 KSF) CODE 733 FOR BUILDING EXPANSION)

CODE 733: DAILY TRIPS = 27.92 X 3.6 = 101 AM PEAK = 2.21 X 3.6 = 8 PM PEAK = 2.85 X 3.6 = 10

TOTAL: DAILY TRIPS = 1,062 AM PEAK = 84 PM PEAK = 107

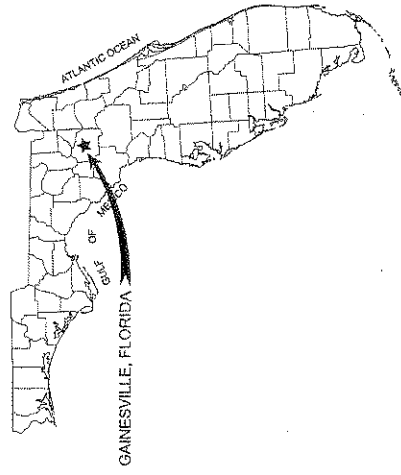
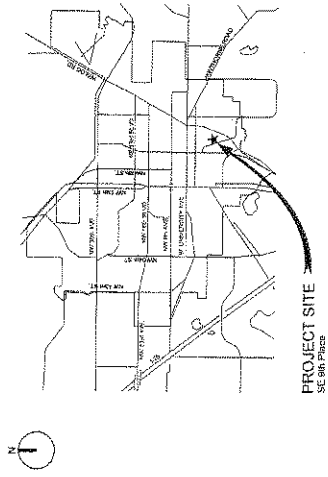
EXHIBIT
C-2

PRELIMINARY DEVELOPMENT PLAN
FOR PS REZONING

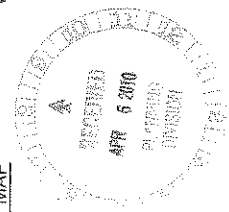
ALACHUA COUNTY
SUPERVISOR OF ELECTIONS
BUILDING EXPANSION

INDEX OF DRAWINGS

GENERAL	DWG	C-1	COVER SHEET AND INDEX OF DRAWINGS
SHEET			
1			
CIVIL		C-1	PRELIMINARY DEVELOPMENT PLAN FOR PS REZONING
2			



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Prepared for
ALACHUA COUNTY
Gainesville, Florida

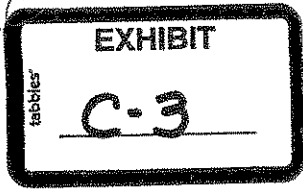
For information regarding
this project, contact:
Charlie Jackson
Project Manager
Alachua County Facilities Management
105 SE 1st Ave., Suite 2B
Gainesville, FL 32601
(352) 334-5229

CH2M HILL Project No. 398066
MARCH 2010

CH2MHILL

PB-10-17 PSZ
Supervisor of Elections

091014



CH2M HILL
3011 SW Williston Road
Gainesville, FL 32608-3926
P.O. Box 147009
Gainesville, FL 32614-7009
Tel 352.335.7991
Fax 352.335.2959



CH2MHILL

March 31, 2010

Bedež Massey
City of Gainesville Department of Community Development
Planning Division
P.O. Box 490
Gainesville, Florida 32602

Ref: Alachua County Supervisor of Elections Building Addition

Dear Bedez,

Pursuant of Section 30345 of the City's LDC we are providing this letter as satisfaction of the General Performance Standards as set forth in the section. This project meets the standards as follows:

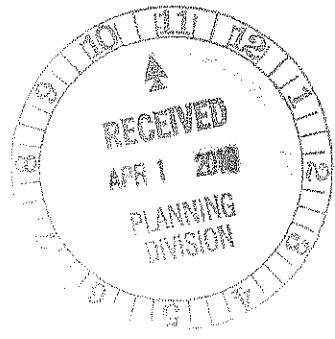
1. *Fire and Explosion Hazards*: No storage of flammable or explosive materials is proposed at the site.
2. *Radiation*: No radiation operations are proposed for this development
3. *Electromagnetic Radiation*: No electromagnetic radiation is proposed for the site.
4. *Smoke and Other Particulate Matter*: No smoke or particulate matter will be discharged from this development without proper treatment and permitting with ACEPD.
5. *Toxic or Noxious Matter*: No activity involving toxic or noxious matter is proposed for this development.
6. *Waste Disposal*: this site will not discharge waste (liquid or solid) that will result in a violation of local, state or federal regulations.
7. *Vibration*: This use will not create any vibrations as defined in the section.
8. *Heat, Cold, Dampness, or Movement of Air*: The proposed use of the site will not effect temperature, motion of humidity of the atmosphere.
9. *Glare*: The site plan meets the City's lighting ordinance and therefore meets the performance standard for glare.
10. *Noise, Odor, etc*: Use of the site will not create noise, odor or any other irritant that will unreasonably disturb the adjoining lands.

In addition all utilities are proposed to be underground except for those apertures (i.e., transformers, fire hydrants, etc.) that are defined by code to be allowed to be above grade.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Morrison".

Richard Morrison, P.E.



PB-10-17 PSZ
Supervisor of Elections