

**LEGISLATIVE #**

**110557C**

## Appendix A – Land Development Code

### Exhibit A-1 – Section 30-23. Definitions – *Utility building or facility*

*Utility building or facility* means a location or installation of a utility company where employees are not stationed and traffic is not generated, such as a substation or lift station.

### Exhibit A-2 - Section 30-75. - Public services and operations district (PS)

- (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.
- (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;
  - (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; and
  - (4) Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties.
- (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 (MG-41).
  - (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 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).
- (26) Places of religious assembly, in accordance with article VI.

*(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.

*(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.

(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.

(3) All other uses: As specified 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:
  - 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.

2. The site shall be adequately served by 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.
  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.
- b. Site design.
1. Building scale and massing shall relate to that of adjacent buildings to the extent practical.
  2. Public developments shall be exemplary in their use of signage and landscaping and in the preservation of existing trees.
  3. Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic circulation should be safe, convenient and designed according to sound engineering practices.
  4. The design of the site and facilities shall promote energy conservation through proper solar access, shading and other measures, where appropriate.
  5. Appropriate access for emergency vehicles, garbage trucks and other service vehicles shall be provided.
  6. All site elements shall be designed to protect natural and community resources, such as wildlife habitats, historic structures and ecologically sensitive areas.
- 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.
  2. Electrical transformers and other utility equipment shall be screened from public view.
  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.
  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.
- (3) Parking. Any development within any PS district shall comply with the parking requirements as set forth in article IX.
- (4) Landscaping. Any development within any PS district shall comply with the landscaping requirements is set forth in article VIII.
- (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.
- (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.
- (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.
  - 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.