



# MEMORANDUM

Office of the City Attorney

980990

Phone: 334-5011/Fax 334-2229  
Box 46

**TO:** Mayor and City Commission

**DATE:** June 14, 1999  
FIRST READING

**FROM:** City Attorney

**SUBJECT:** Ordinance No. 0-99-53; Petition No. 249TCH-98PB

A ordinance of the City of Gainesville, Florida, amending subsections 30-51(c)(1) (single-family residential districts), 30-52(c)(1) (residential low density districts), 30-53(c)(1) (multiple-family medium density residential districts), and 30-55(c)(1) (residential high density districts) to allow public schools other than institutions of higher learning as a use permitted by right; amending section 30-77(e)(2) regarding educational services district (ED) providing exemption from development plan approval for public school facilities when such exemption is required by state law; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

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Recommendation: The City Commission (1) approve Petition 279TCH-98PB, and (2) adopt the proposed ordinance.

## STAFF REPORT

These proposed revisions to the Land Development Code are required to implement amendments to the Future Land Use Element that are proposed by Petition 248CPA-98PB, which was previously heard by the Plan Board and City Commission, and was transmitted to the Florida Department of Community Affairs on March 24<sup>th</sup>. Florida Statutes, Section 163.3177(6)(a), calls for all local governments to comply with school siting requirements by October 1, 1999.

Each of the 17 public school sites within city limits is adjacent to one or more of the Single-Family, Residential Low Density, Residential Medium Density, or Residential High Density land uses, as shown on Map 1. These land use categories implement the single-family residential districts (RSF-1, RFS-2, RSF-3 and RSF-4), residential low density districts (RMF-5, RC and MH), multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8) and the residential high density districts (RH-1 and RH-2). The proposed allowance of public schools as a

use by right in these zoning districts would provide increased flexibility for the public school system in meeting future needs for either expanding existing school sites or siting new schools.

The proposed revisions to the Land Development Code will establish public schools as a permitted use in additional zoning districts, and will make the development plan approval requirements in Section 30-77 of the City of Gainesville Land Development Code consistent with applicable provisions of Florida Statutes.

Planning Division staff recommended that the Plan Board approve Petition 249TCH-98PB. The Plan Board reviewed the petition and recommended approval.

Public notice was published in the *Gainesville Sun* on March 31, 1999. The Plan Board held a public hearing April 15, 1999. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 249TCH-98PB. Plan Board vote: 6-0.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two public hearings. If the Commission adopts the ordinance on first reading, the second and final reading will be held at the next regular commission meeting.

Prepared by:



Patricia M. Carter  
Sr. Assistant City Attorney

Approved and  
Submitted by:



Marion J. Radson  
City Attorney

MJR:PMC:sw

ORDINANCE NO. \_\_\_\_\_  
0-99-53

An ordinance of the City of Gainesville, Florida, amending subsections 30-51(c)(1) (single-family residential districts), 30-52(c)(1) (residential low density districts), 30-53(c)(1) (multiple-family medium density residential districts), and 30-55(c)(1) (residential high density districts) to allow public schools other than institutions of higher learning as a use permitted by right; amending section 30-77(e)(2) regarding educational services district (ED) providing exemption from development plan approval for public school facilities when such exemption is required by state law; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**WHEREAS**, the City Plan Board authorized the publication of notice of a Public Hearing that the text of the Land Development Code of the City of Gainesville, Florida, be amended; and

**WHEREAS**, notice was given and publication made as required by law and a Public Hearing was then held by the City Plan Board on April 15, 1999; and

**WHEREAS**, notice was given and publication made of a Public Hearing which was then held by the City Commission on June 14, 1999; and

**WHEREAS**, pursuant to law, an advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of this proposed ordinance and of a Public Hearing in the City Commission meeting room, City Hall, City of Gainesville to be held at least 7 days after the day this first advertisement was published; and

**WHEREAS**, a second advertisement no less than two columns wide by 10 inches long was placed in a newspaper of general circulation notifying the public of the

1 second Public Hearing to be held at the adoption stage at least 5 days after the day this  
2 second advertisement was published; and

3 **WHEREAS**, the Public Hearings were held pursuant to the published notice  
4 described at which hearings the parties in interest and all others had an opportunity to  
5 be and were, in fact, heard;

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

8 **Section 1.** Section 30-51(c)(1) is amended to read as follows:

9 **Sec. 30-51. Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).**

10 (c) *Permitted uses.*

11 (1) *Uses by right.*

12 a. Single-family dwellings and customary accessory buildings incidental  
13 thereto.

14 b. Occupancy of a single-family dwelling by one family.

15 c. Community residential homes in accordance with the conditions and  
16 requirements of Article VI.

17 d. Family day care homes, in accordance with the conditions and  
18 requirements of state law.

19 e. Adult day care homes.

20 f. Home occupations in accordance with the conditions and requirements of  
21 Article IV, section 30-58.

22 g. Public schools other than institutions of higher learning, in accordance  
23 with the provisions of sec. 30-77, educational services district (ED).

1 **Section 2.** Section 30-52(c)(1) is amended to read as follows:

2 **Sec. 30-52. Residential low-density districts (RMF-5, RC and MH).**

3 (c) *Permitted uses.*

4 (1) *Uses by right.*

5 a. *Uses by right for RMF-5 and RC districts.*

6 1. Single-family dwellings.

7 2. Two-family dwellings.

8 3. Three-family dwellings, except in RC district.

9 4. Four-family dwellings, except in RC district.

10 5. Accessory buildings incidental to such uses, not including  
11 management offices.

12 6. Community residential homes in accordance with the conditions  
13 and requirements of Article VI.

14 7. Family day care homes, in accordance with the conditions and  
15 requirements of section 30-247.1 [sic].

16 8. Housing for the elderly, in accordance with the conditions and  
17 requirements of Article VI.

18 9. Day care centers, in accordance with Article VI.

19 10. Adult day care homes.

20 11. Home occupations in accordance with the conditions and  
21 requirements of Article IV, section 30-58.

22 12. Places of religious assembly in accordance with the conditions and  
23 requirements of Article VI, on unified and contiguous sites of twenty (20)

1 acres or more, except in the RC district as provided in subsection (c)(2) of  
2 this section.

3 13. Public schools other than institutions of higher learning, in  
4 accordance with the provisions of sec. 30-77, educational services district  
5 (ED).

6 b. *Uses by right for MH districts.*

7 1. Mobile homes and mobile home parks.

8 2. Community residential homes in accordance with the conditions  
9 and requirements of state law.

10 3. Family day care homes, in accordance with the conditions and  
11 requirements of state law.

12 4. Housing for the elderly, in accordance with the conditions and  
13 requirements of Article VI.

14 5. Day care centers, in accordance with Article VI.

15 6. Adult day care homes.

16 7. Public schools other than institutions of higher learning, in  
17 accordance with the provisions of sec. 30-77, educational services district  
18 (ED).

19 **Section 3.** Section 30-53(c)(1) is amended to read as follows:

20 **Sec. 30-53. Multiple-family medium density residential districts (RMF-6, RMF-7**  
21 **and RMF-8).**

22 (c) *Permitted uses.*

23 (1) *Uses by right.*

- 1 a. Single-family dwellings.
- 2 b. Multiple-family dwellings.
- 3 c. Accessory uses incidental to such uses, including storage rooms,  
4 management offices, club or game rooms, and recreational and laundry facilities  
5 intended for use solely by the residents of the development and their guests.
- 6 d. Roominghouses in accordance with the conditions and requirements of  
7 Article VI.
- 8 e. Family day care homes, in accordance with the conditions and  
9 requirements of state law.
- 10 f. Housing for the elderly, in accordance with the conditions and  
11 requirements of Article VI.
- 12 g. Emergency shelters.
- 13 h. Day care centers.
- 14 i. Adult day care homes.
- 15 j. Community residential homes in accordance with the conditions and  
16 requirements of Article VI.
- 17 k. Home occupations in accordance with the conditions and requirements of  
18 Article IV, section 30-58.
- 19 l. Places of religious assembly in accordance with the conditions and  
20 requirements of Article VI, on unified and contiguous sites of 20 acres or more.
- 21 m. Public schools other than institutions of higher learning, in accordance  
22 with the provisions of sec. 30-77, educational services district (ED).

23 **Section 4.** Section 30-55(c)(1) is amended to read as follows:

1 **Sec. 30-55. Residential high density districts (RH-1 and RH-2).**

2 (c) *Permitted uses.*

3 (1) *Uses by right.*

4 a. Multiple-family dwellings.

5 b. Roominghouses, in accordance with the conditions and requirements of  
6 Article VI.

7 c. Dormitories, in accordance with the conditions and requirements of Article  
8 VI.

9 d. Community residential homes, in accordance with the conditions and  
10 requirements of Article VI.

11 e. Family day care homes, in accordance with the conditions and  
12 requirements of state law.

13 f. Housing for the elderly, in accordance with the conditions and  
14 requirements of Article VI.

15 g. Accessory uses incidental to such uses, including storage rooms,  
16 management offices, club or game rooms, recreational and laundry facilities  
17 intended for use solely by the residents of the development and their guests, and  
18 other activities and uses customarily incidental to an otherwise permitted use.

19 h. Day care centers.

20 i. Adult day care homes.

21 j. Home occupations in accordance with Article IV, section 30-58.

22 k. Places of religious assembly in accordance with the conditions and  
23 requirements of Article VI, on unified and contiguous sites of 20 acres or more.



1            I. Public schools other than institutions of higher learning, in accordance  
2            with the provisions of sec. 30-77, educational services district (ED).

3    **Section 5.** Section 30-77(e)(2) is amended to read as follows:

4    **Sec. 30-77. Educational services district (ED).**

5    (e)    *Additional requirements.*

6            (2)    *Development plan approval.* Development plan approval in accord with  
7            Article VII shall be required for all development unless specifically exempted by  
8            the city commission or by applicable provisions of chapter 235, Fla. Stat.

9            ~~Additionally, a relocatable structure may be placed on a school lot after~~  
10           ~~development review board review and approval in accordance with Article VII.~~  
11           ~~Additionally, the development review board may review a development plan~~  
12           ~~approving general locations for proposed relocatable structures on the entire~~  
13           ~~school lot.~~

14    **Section 6.** It is the intention of the City Commission that the provisions of Sections 1  
15    through 5 of this ordinance shall become and be made a part of the Code of  
16    Ordinances of the City of Gainesville, Florida, and that the Sections and Paragraphs of  
17    this Ordinance may be renumbered or relettered in order to accomplish such intentions.

18    **Section 7.** If any section, sentence, clause or phrase of this ordinance is held to be  
19    invalid or unconstitutional by any court of competent jurisdiction, then said holding shall  
20    in no way affect the validity of the remaining portions of this ordinance.

21    **Section 8.** All ordinances, or parts of ordinances, in conflict herewith are to the extent  
22    of such conflict hereby repealed.

1 **Section 9.** This ordinance shall become effective immediately upon final adoption.

2  
3 **PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

4  
5  
6  
7 \_\_\_\_\_  
8 PAULA M. DeLANEY  
9 MAYOR

10  
11 ATTEST: Approved as to form and legality

12  
13  
14 \_\_\_\_\_  
15 KURT M. LANNON MARION J. RADSON  
16 CLERK OF THE COMMISSION CITY ATTORNEY

17 This Ordinance passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_,  
18 1999.

19 This Ordinance passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_,  
20 1999.

21  
22 carter:ordinances:249TCH-98PB

Item No. 2

**TO:** City Plan Board

**Date:** April 15, 1999

**FROM:** Planning Division Staff

**SUBJECT:** Petition 249TCH-98 PB. City Plan Board. Amend the City of Gainesville Land Development Code to: add public schools, excluding institutions of higher learning, as a permitted use in the single family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4), residential low density districts (RMF-5, RC and MH), multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8), and residential high density districts (RH-1 and RH-2); and establish dimensional and other requirements for public schools in these residential districts.

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Recommendation

Planning Division staff recommends approval of Petition 249TCH-98 PB.

Explanation

These proposed revisions to the Land Development Code are required to implement amendments to the Future Land Use Element that are proposed by Petition 248CPA-98 PB, which was previously heard by the Plan Board and City Commission, and was transmitted to the FL Department of Community Affairs on March 24<sup>th</sup>. Florida Statutes, Sub-Section 163.3177(6)(a) calls for all local governments to comply with school siting requirements by October 1, 1999. The future land use element of the comprehensive plan must: "...clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use. ...The future land use element shall include criteria which encourage the location of schools proximate to urban residential areas..."

Currently, the Future Land Use Element of the 1991-2001 Comprehensive Plan allows public schools only in the Education and the Mixed Use land use categories. These land use categories are implemented respectively by the ED (Educational services district) and the RMU (Residential mixed use), MU-1 (Mixed use low intensity), MU-2 (Mixed use medium intensity), and CCD (Central city district) zoning districts. All 17 public schools (10 elementary, three middle, one

high school, and three other educational facilities: A.Q. Jones Center, Horizon / New Pathways, and Sidney Lanier Center) within city limits are on sites zoned ED.

Each of the 17 public school sites within city limits is adjacent to one or more of the Single Family, Residential Low Density, Residential Medium Density, or Residential High Density land uses, as shown on attached Map 1. These land use categories implement the Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4), Residential low density districts (RMF-5, RC and MH), Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8), and the Residential high density districts (RH-1 and RH-2). The proposed allowance of public schools as a use by right in these zoning districts would provide increased flexibility for the public school system in meeting future needs for either expanding existing school sites or siting new schools.

It is School Board of Alachua County (SBAC) policy that the recommended acreage for a new elementary, middle and high school be at least 15, 30 and 65 acres, respectively. Although the upcoming, State-required School Plant Survey is expected to show the need for at most one new school in the school district during the next five years (and that school would probably be located in unincorporated Alachua County), city staff examined the parcel data base for potential school sites that could possibly result from the proposed allowance of public schools as a permitted use in the Single-family, Residential low density, Multiple-family medium density residential, or Residential high density zoning districts. Staff determined that there are very few potential sites for new public schools in the city.

Staff also examined vacant residential (Single-family, Residential low density, Multiple-family medium density residential, or Residential high density zoning) parcels proximate (within 125 ft.) to existing public schools in order to ascertain the potential for school site expansion onto nearby properties. Examination of the parcel database revealed that there are only 10 such parcels one acre or larger in size. Please see attached Map 2 entitled Vacant Lands Proximate to Public Schools.

The proposed revisions to the Land Development Code will establish public schools as a permitted use in additional zoning districts, and will make the development plan approval requirements in Sec. 30-77 consistent with applicable provisions of Florida Statutes. The proposed revisions are as follows:

Amendments to Sections 30-51, 30-52, 30-53, 30-55 and 30-77.

Sec. 30-51. Single-family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4).

- (c) Permitted uses.
- (1) Uses by right.
  - a. Single-family dwellings and customary accessory buildings incidental thereto.
  - b. Occupancy of a single-family dwelling by one (1) family.

- c. Community residential homes in accordance with the conditions and requirements of Article VI.
- d. Family day care homes, in accordance with the conditions and requirements of state law.
- e. Adult day care homes.
- f. Home occupations in accordance with the conditions and requirements of Article IV, section 30-58.
- g. Public schools other than institutions of higher learning, in accordance with the provisions of Sec. 30-77, Educational services district (ED).

Sec. 30-52. Residential low density districts (RMF-5, RC and MH).

- (c) Permitted uses.
  - (1) Uses by right.
    - a. *Uses by right for RMF-5 and RC districts.*
      - 1. Single-family dwellings.
      - 2. Two-family dwellings.
      - 3. Three-family dwellings, except in RC district.
      - 4. Four-family dwellings, except in RC district.
      - 5. Accessory buildings incidental to such uses, not including management offices.
      - 6. Community residential homes in accordance with the conditions and requirements of Article VI.
      - 7. Family day care homes, in accordance with the conditions and requirements of section 30-247.1 [sic].
      - 8. Housing for the elderly, in accordance with the conditions and requirements of Article VI.
      - 9. Day care centers, in accordance with Article VI.
      - 10. Adult day care homes.
      - 11. Home occupations in accordance with the conditions and requirements of Article IV, section 30-58.
      - 12. Places of religious assembly in accordance with the conditions and requirements of Article VI, on unified and contiguous sites of twenty (20) acres or more, except in the RC district as provided in subsection (c)(2) of this section.
      - 13. Public schools other than institutions of higher learning, in accordance with the provisions of Sec. 30-77, Educational services district (ED).
    - b. *Uses by right for MH districts.*
      - 1. Mobile homes and mobile home parks.
      - 2. Community residential homes in accordance with the conditions and requirements of state law.
      - 3. Family day care homes, in accordance with the conditions and requirements of state law.
      - 4. Housing for the elderly, in accordance with the conditions and requirements of Article VI.
      - 5. Day care centers, in accordance with Article VI.
      - 6. Adult day care homes.

7 Public schools other than institutions of higher learning, in accordance with the provisions of Sec. 30-77, Educational services district (ED).

Sec. 30-53. Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8).

- (c) Permitted uses.
- (1) Uses by right.
  - a. Single-family dwellings.
  - b. Multiple-family dwellings.
  - c. Accessory uses incidental to such uses, including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.
  - d. Roominghouses in accordance with the conditions and requirements of Article VI.
  - e. Family day care homes, in accordance with the conditions and requirements of state law.
  - f. Housing for the elderly, in accordance with the conditions and requirements of Article VI.
  - g. Emergency shelters.
  - h. Day care centers.
  - i. Adult day care homes.
  - j. Community residential homes in accordance with the conditions and requirements of Article VI.
  - k. Home occupations in accordance with the conditions and requirements of Article IV, section 30-58.
  - l. Places of religious assembly in accordance with the conditions and requirements of Article VI, on unified and contiguous sites of twenty (20) acres or more.
  - m. Public schools other than institutions of higher learning, in accordance with the provisions of Sec. 30-77, Educational services district (ED).

Sec. 30-55. Residential high density districts (RH-1 and RH-2)

- (c) Permitted uses.
- (1) Uses by right.
  - a. Multiple-family dwellings.
  - b. Roominghouses, in accordance with the conditions and requirements of Article VI.
  - c. Dormitories, in accordance with the conditions and requirements of Article VI.
  - d. Community residential homes, in accordance with the conditions and requirements of Article VI.
  - e. Family day care homes, in accordance with the conditions and requirements of state law.
  - f. Housing for the elderly, in accordance with the conditions and requirements of Article VI.

- g. Accessory uses incidental to such uses, including storage rooms, management offices, club or game rooms, recreational and laundry facilities intended for use solely by the residents of the development and their guests, and other activities and uses customarily incidental to an otherwise permitted use.
- h. Day care centers.
- i. Adult day care homes.
- j. Home occupations in accordance with Article IV, section 30-58.
- k. Places of religious assembly in accordance with the conditions and requirements of Article VI, on unified and contiguous sites of twenty (20) acres or more.
- l. Public schools other than institutions of higher learning, in accordance with the provisions of Sec. 30-77, Educational services district (ED).

Sec. 30-77. Educational services district (ED)

- (e) Additional requirements.
- (2) Development plan approval. Development plan approval in accord with Article VII shall be required for all development unless specifically exempted by the city commission or by applicable provisions of Chapter 235, F.S. ~~Additionally, a relocatable structure may be placed on a school lot after development review board review and approval in accordance with Article VII. Additionally, the development review board may review a development plan approving general locations for proposed relocatable structures on the entire school lot.~~

A copy of Sec. 30-77 is attached.

**Consistency with the Goals, Objectives and Policies of the Comprehensive Plan**

The proposed revisions to the Code are consistent with:

Future Land Use Element Policy 1.5.1

The City shall continue to coordinate with governmental entities to ensure that the placement of public facilities promotes compact development and is consistent with the adopted LOS standards.

Future Land Use Element Objective 2.4:

Redevelopment shall be encouraged to promote urban infill, improve the condition of blighted areas, to reduce urban sprawl and foster compact development patterns.

City Plan Board  
Petition 249TCH-98 PB  
April 15, 1999

**Intergovernmental Coordination Element Goal 1:**

To coordinate the plans and activities of the various units of government to promote effective and efficient comprehensive planning, provision of urban services and to mitigate potential conflicts between jurisdictions.

**Impact on Affordable Housing**

This petition will have no impact on the provision of affordable housing.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Ralph Hilliard".

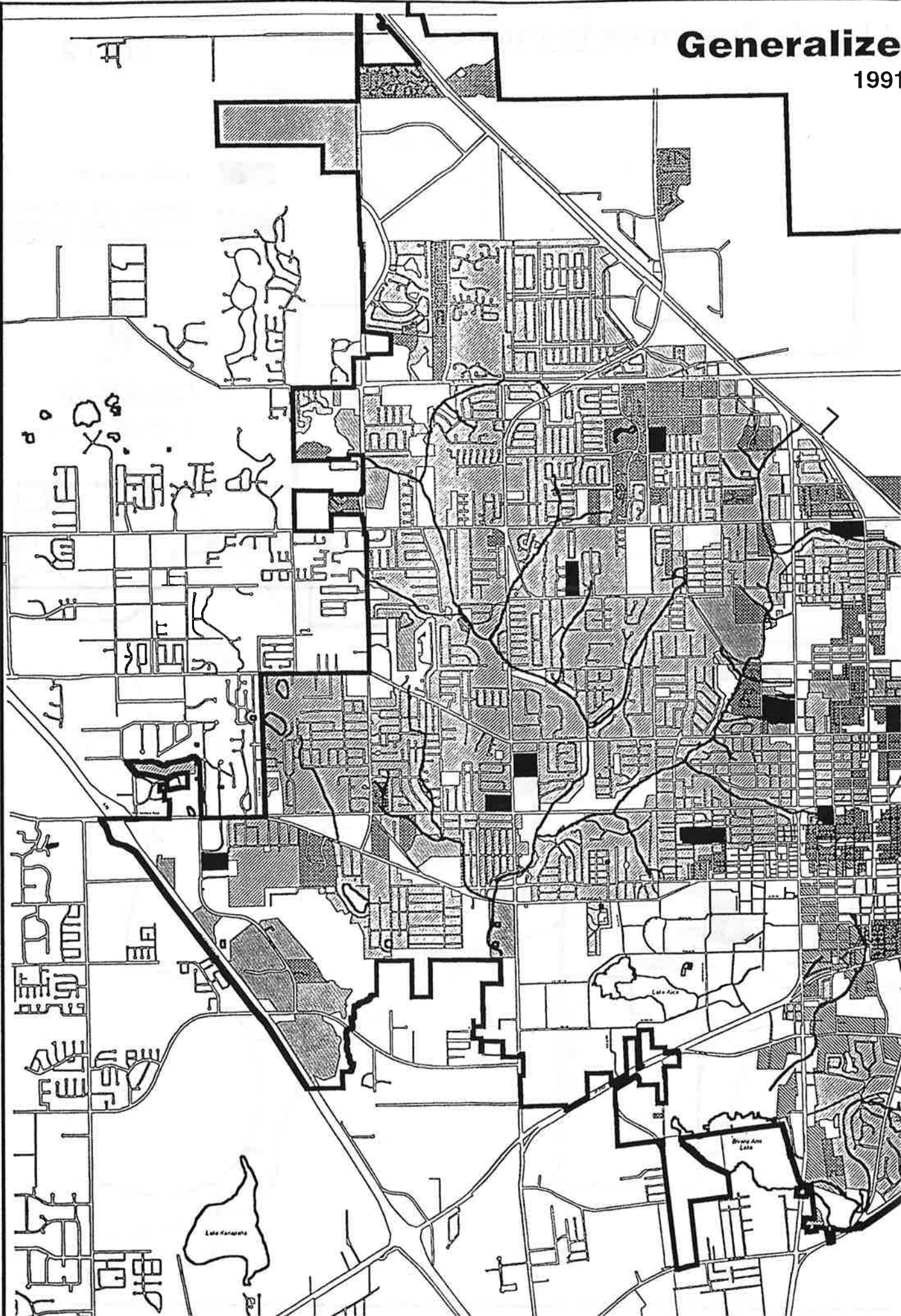
Ralph Hilliard  
Planning Manager

Attachments



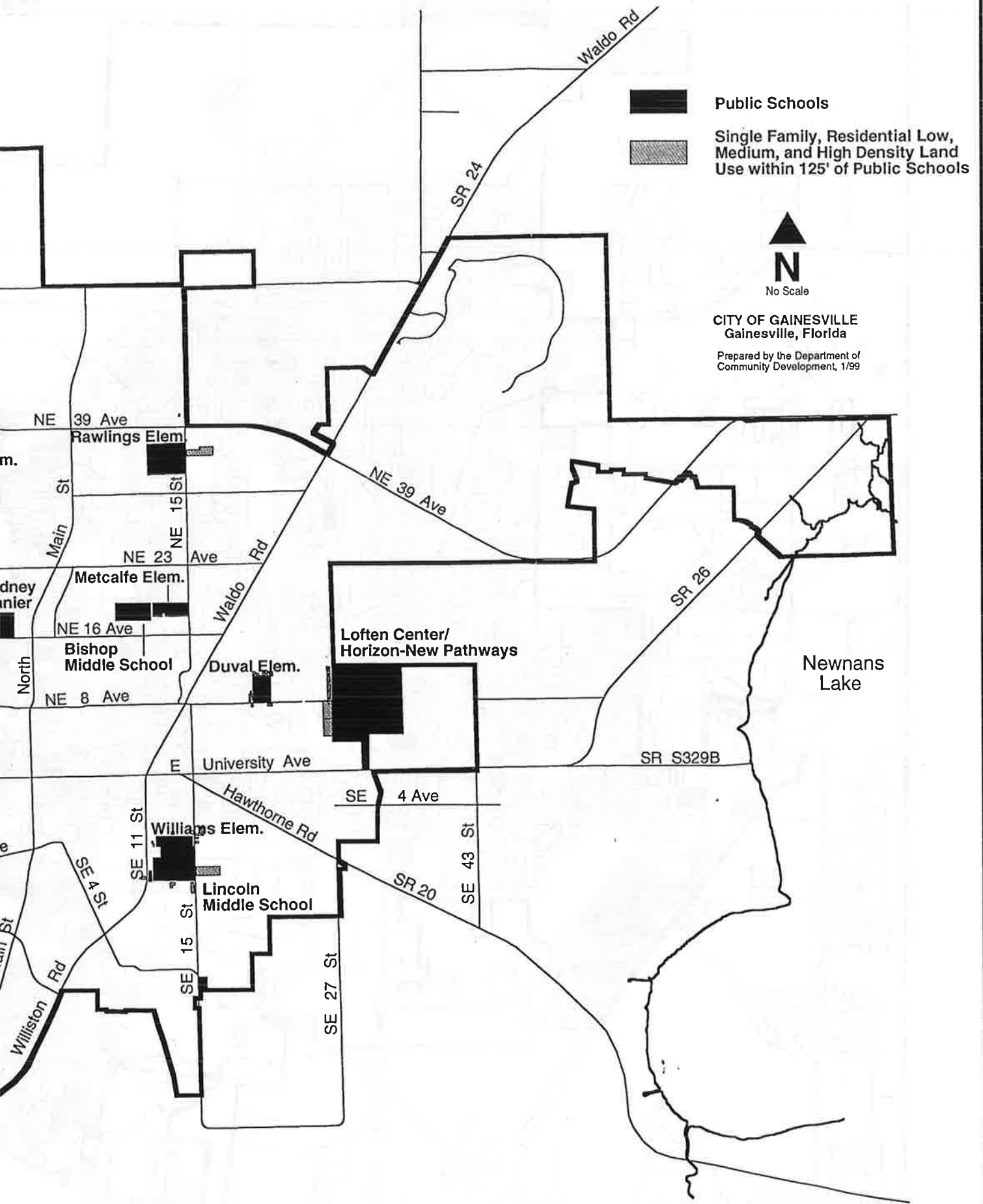
# Generalize

1991



# Lands Proximate to Public Schools

## Map 2



Article VIII, except, in development plan review, if the authority finds that such landscaping is in conflict with Federal Aviation Administration safety requirements, it may waive or modify the landscaping requirements. Additionally, the city commission may exempt areas within the AF district from these requirements at the time of rezoning, upon a finding that provision for landscaping or certain other requirements of Article VIII would not serve the best interest of the flying public or where landscaping would constitute a safety hazard. The areas exempt from the landscaping requirements shall be clearly shown on the airport layout zoning map and on any approved development plan.

- (5) *Signs.* 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 the AF district, the provisions of the flood control district, Article VIII, shall be complied with where applicable.

(Ord. No. 3777, § 1, 6-10-92)

Cross reference—Airport hazard zoning, § 3-166 et seq.

**Sec. 30-77. Educational services district (ED).**

(a) *Purpose.* The ED district is established to identify and locate public educational facilities at appropriate locations throughout the community.

(b) *Objectives.* The provisions of this district are intended to locate such uses so as to provide easy accessibility and convenience to the users.

(c) *Permitted uses.* Uses by right:

- (1) Any public elementary, middle school, high school, vocational school, college or university.
- (2) Public service vehicles, in accordance with the conditions and requirements of Article VI.
- (3) Any use customarily incidental to a permitted principal use.

(d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:

- (1) Minimum lot area: One (1) acre.
- (2) Minimum yard setbacks:
  - a. Front: Twenty-five (25) feet.
  - b. Side, interior: Fifty (50) 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 (50) feet or forty-five-degree angle of light obstruction, whichever is greater.

- c. Side, street: Twenty-five (25) feet.
- d. Rear: Fifty (50) 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 (50) feet or forty-five-degree angle of light obstruction, whichever is greater.

(e) *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.* Development plan approval in accord with Article VII shall be required for all development unless specifically exempted by the city commission. Additionally, a relocatable structure may be placed on a school lot after development review board review and approval in accordance with Article VII. Additionally, the development review board may review a development plan approving general locations for proposed relocatable structures on the entire school lot.
- (3) *Parking.* Any development within any ED district shall comply with the parking requirements as set forth in Article IX, except that off-street parking facilities for re-

locatable structures are not required to be constructed for three years from the date of placement of the relocatable structure on a lot. However, the construction of off-street parking facilities in accordance with the provisions of Article IX shall be commenced within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.

- (4) *Landscaping.* Any development within any ED district shall comply with the landscaping requirements as set forth in Article VIII, except that the landscape requirements for off-street parking facilities for relocatable structures are not required to be planted for three years from the date of placement of the relocatable structure. However, such landscaping requirements shall be installed within 90 days whenever any relocatable structure has been on a lot for a period of more than three years. The movement of a relocatable structure from one portion of a school lot to another location, or the replacement of one relocatable structure with another relocatable structure shall not extend the aforesaid time limits prescribed herein.
- (5) *Signs.* In order to receive and maintain a valid certificate of occupancy within all ED districts, the sign requirements shall be complied with as set forth in Article IX.
- (6) *Flood control.* Prior to the construction of any building in any ED district, the provisions of the flood control ordinance, Article VIII, shall be complied with where applicable.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 14, 3-14-94)

#### **Sec. 30-78. Corporate park district (CP).**

(a) *Purpose.* The CP corporate park district is established for the purpose of creating a district of at least three and one-half acres which provides appropriate locations for corporate facilities and mixed use office-oriented developments.

(b) *Objectives.* The provisions of this district are intended to:

- (1) Encourage corporate park development in areas served by arterial roads and public transit. Frontage roads or internal roads shall provide for the efficient movement of traffic and emergency vehicles into such sites and along arterials.
- (2) Encourage development proximate to activity centers and major intersections, especially where intervening roads, creeks or landscaped areas can provide necessary buffering to surrounding neighborhoods.
- (3) Require landscaping, appropriate buffering and design techniques to enhance the character of such sites and to create an integrated design.
- (4) Provide adequate parking to ensure the desirability of the site's development and to prevent parking problems off-site.
- (5) Promote the most efficient use of land as well as the harmonious relationship of uses by encouraging the unified development of large tracts of land for integrated land uses.
- (6) Encourage mixed-use office and residential development.

2. **Petition 249TCH-98 PB** City Plan Board. Amend the City of Gainesville Land Development Code to: add public schools, excluding institutions of higher learning, as a permitted use in the single family residential districts (RSF-1, RSF-2, RSF-3 and RSF-4), residential low density districts (RMF-5, RC and MH), multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8), and residential high density districts (RH-1 and RH-2); and establish dimensional and other requirements for public schools in these residential districts.

Mr. Dean Mimms was recognized. Mr. Mimms stated that the petition was related to the Future Land Use Element and amendment that was before the board in January. He explained that the amendments were brought about by changes in state law. Mr. Mimms described the text changes in detail and how they applied to schools in Alachua County. He explained that the proposed regulations would allow some expansion of the public schools with standards in the Code for the Educational Services District. He offered to answer any questions from the board.

Dr. Fried noted that the petition allowed the expansion of existing schools rather than construction of new ones.

There was no public comment on the petition.

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| <u>Motion By:</u> Ms. Dowling                  | <u>Seconded By:</u> Mr. Carter   |
| <u>Moved to:</u> Approve Petition 249TCH-98 PB | <u>Upon Vote:</u> Motion Carried 6-0<br>Yeas: Carter, McGill, Guy, Fried, Dowling, Polshek |

