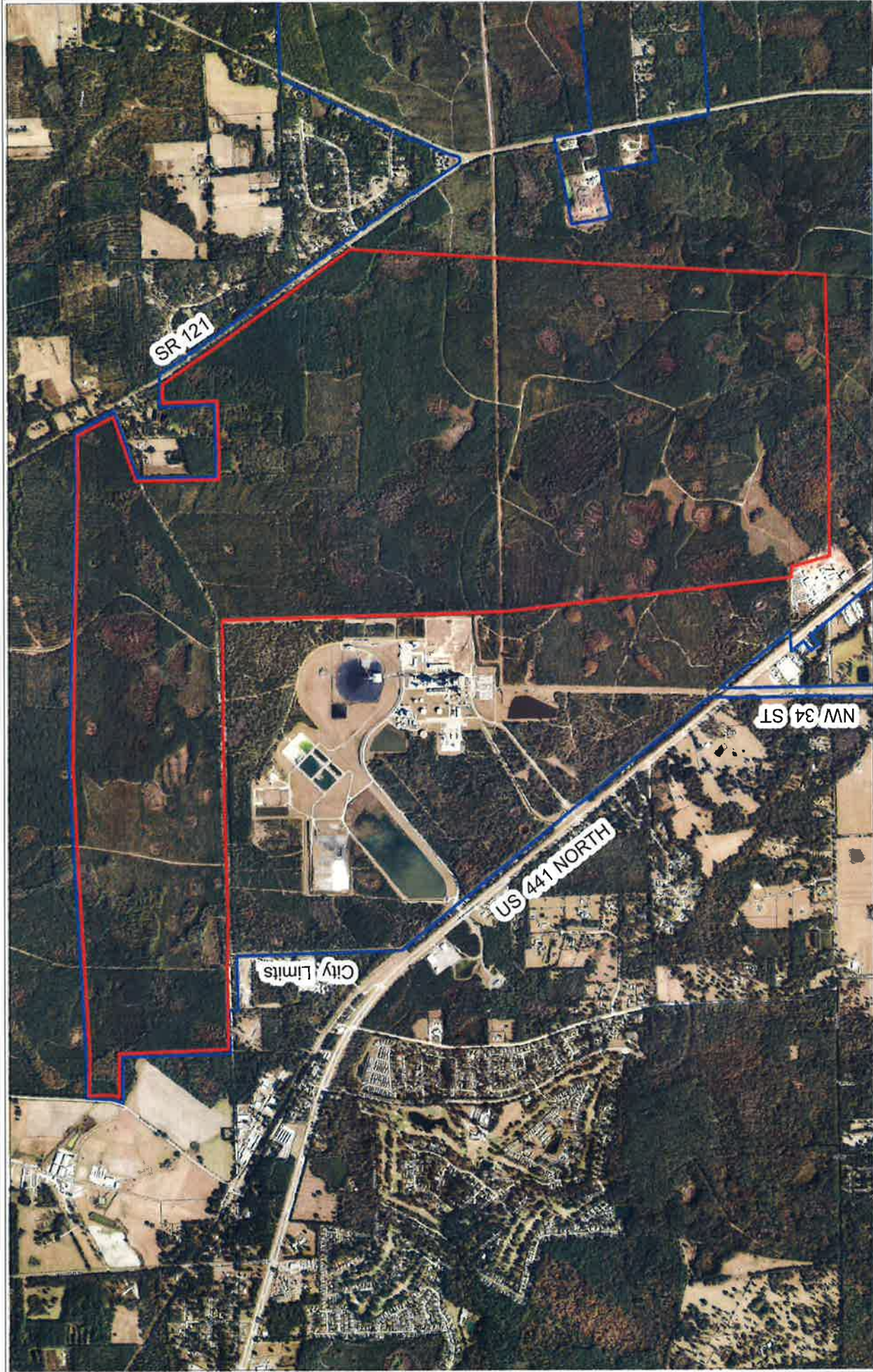


Appendix B Supplemental Documents

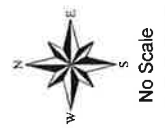


AERIAL PHOTOGRAPH

Petition Request
 Rezone property from Alachua County Agriculture district (A) to City of Gainesville Public services and operations district (PS)

Petition Number
 PB-14-74 Z

Name
 City of Gainesville, applicant



**City of Gainesville
 Zoning Districts**

- RSF-1 3.5 units/acre Single-Family Residential
- MH 12 units/acre Mobile Home Residential
- I-2 General Industrial
- CON Conservation
- PS Public and Institutional Services
- PD Planned Development

**Alachua County
 Zoning Districts**

- AC - A Agriculture

**City of Alachua
 Zoning Districts**

- CA - PD Planned Development



Area under petition consideration

- - - Division line between two zoning districts
- - - Alachua City Limits
- Gainesville City Limits



EXISTING ZONING DISTRICTS	
Name	Petition Request
City of Gainesville, applicant	Rezone property from Alachua County Agriculture district (AC - A) to City of Gainesville Public services and operations district (PS)
	Petition Number
	PB-14-74 ZON

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
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Alachua County Zoning Districts

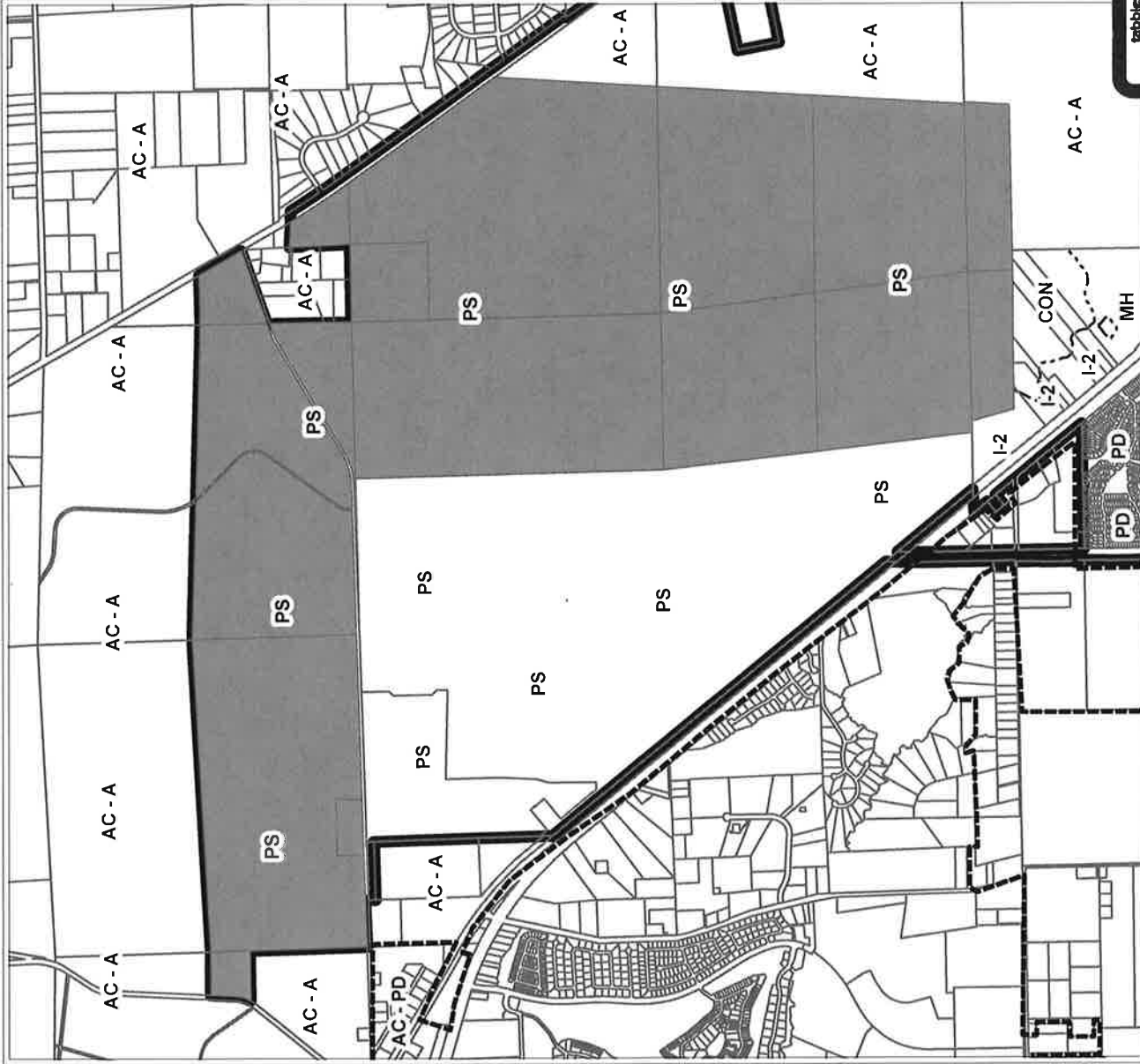
- AC - A Agriculture

City of Alachua Zoning Districts

- CA - PD Planned Development

Area under petition consideration

- - - - - Division line between two zoning districts
- Alachua City Limits
- Gainesville City Limits



PROPOSED ZONING

Petition Request

Petition Number

Rezone property from Alachua County Agriculture district (AC - A) to City of Gainesville Public services and operations district (PS)

City of Gainesville, applicant

No Scale

PB-14-74 ZC



PUBLIC NOTICE SIGNAGE AFFIDAVIT

Petition Name PB-14-73 LUC & PB-14-74 ZON
 Applicant (Owner or Agent) eda / City
 Tax parcel(s) Multiple (see application)

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

7. [Signature]
 8. Applicant (signature)

Clay Sweager
 Applicant (print name)

STATE OF FLORIDA,
 COUNTY OF ALACHUA
 Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 8th day of July, 2014, personally appeared who having been first duly sworn deposes and says that he/she fully understands the contents of the affidavit that he/she signed.
Brenna Kathleen French Notary
 Public
 My Commission expires: 3/7/17

RECORDING SPACE

 BRENNA KATHLEEN FRENCH
 MY COMMISSION #EE881812
 EXPIRES March 7, 2017
 (407) 398-0153 FloridaNotaryService.com

Form revised on March 11, 2014. Form location: <http://www.cityofgainesville.org/PlanningDepartment.aspx>

FOR OFFICE USE ONLY
 Petition Number _____ Planner _____

Exhibit B-5 Sec. 30-75 - Public services and operations district (PS)

Sec. 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.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3963, § 13, 3-14-94; Ord. No. 060587, § 1, 6-25-07; Ord. No. 070619, § 8, 3-24-08)