



Legislation Text

File #: 091014., **Version:** 1

AMENDMENT OF PS ZONING - ALACHUA COUNTY OPERATIONS AND ADMINISTRATION FACILITIES SITE (B)

Ordinance No. 0-10-18, Petition No. PB-10-17 PSZ

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas on certain property with the zoning category of "PS: Public services and operations district" within the City, as more specifically described in this ordinance, commonly known as the Alachua County Operations and Administration Facilities site located in the vicinity of 913 Southeast 5th Street; providing for uses permitted by right; providing for dimensional requirements and other development regulations; providing for the expansion of the Supervisor of Elections Operations and Storage Facility; approving a preliminary development plan; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

The Alachua County Operations and Administration Facilities site consists of 6.3 (MOL) acres. The land use designation is PF (Public Facilities), while the zoning designation is PS (Public services and operations district) for police facilities. The Alachua County Board of County Commissioners requests that the City of Gainesville adopt new permitted uses and dimensional requirements for this site, since it no longer serves as the Alachua County Sheriff's Office Complex. The new permitted uses and dimensional requirements are addressed in the associated Public Services Zoning Report and on the associated preliminary development plan.

The Supervisor of Elections Operations and Storage Facility is one of the proposed permitted uses on the site. Expansion of the facility is subject to the approval of the associated preliminary development plan, as well as staff approval of a final development plan. The County must comply with a federal-mandated completion date for expanding this facility to address ADA and other requirements.

The Alachua County Operations and Administration Facilities site allows the County to serve the public at a location that is near other County facilities, which is consistent with the purpose and objectives of the PS zoning district. The proposed permitted uses on the site are representative of the County's administrative, operational and governmental functions, to which the PF land use classification applies. Although the site has petroleum contamination due to fuel pumps used at the Alachua County Sheriff's Office Complex, development activities are subject to the review and approval of the Alachua County Environmental Protection Department.

Public notice was published in the Gainesville Sun on April 6, 2010. Letters were mailed to surrounding property owners on April 6, 2010.

The City Plan Board considered Petition PB-10-17 PSZ with the associated Public Services Zoning Report and preliminary development plan at a public hearing held April 22, 2010. By a vote of 6 - 0, the City Plan Board approved the petition with staff conditions, and found the petition consistent with the Comprehensive Plan and the Land Development Code.