

*City of*  
*Gainesville*

Inter-Office Communication

Planning Division  
x5023, FAX x3259, Station 12

Item No. 6

**TO:** City Plan Board

**DATE:** November 19, 1998

**FROM:** Planning Division Staff

**SUBJECT:** Petition 202 PSZ-98 PB. City Plan Board. Skinner and Associates, Inc., agent for Dr. Thomas W. Hawkins/White Electric and Battery Services, Inc.. Rezone property from RMF-5 (12 units/acre single-family/multiple-family residential district) to PS (public service and operations district) concept development plan review for construction of a parking lot and storm drainage system for the Alachua County Health Department. Located at 2145 Southeast 2nd Avenue. Related to Petition 201LUC-98PB.

Recommendation

Staff recommends approval of Petition 202PSZ-98PB with concept plan review and with the conditions provided herein.

Explanation

The subject property is located at 2145 Southeast 2nd Avenue. The 4.62 acre parcel is zoned RMF-5 (residential low density) and is presently vacant and wooded. The property in question is to be combined with property to the east that has been recently (August 10, 1998) rezoned to PS (public service and operations district) for the construction of the Alachua County Health Department. To the west are small single family residential dwellings located on RMF-5 zoned property. The property is bordered to the north by Southeast 2nd Avenue, which is a narrow local street with a single family unit, zoned RMF-5, located opposite the subject property. The property located directly to the south has a MU-2 (mixed use medium intensity district) zoning designation and contains a regulated creek located near the common property line.

The parcel is currently designated RL, Residential Low (up to 12 units per acre) on the Future Land Use Map. The request to rezone the property is concurrent with a request to change the land use of the property from RL to PF (Public Facilities). The change is requested by the applicant to allow the recently rezoned property to the east to be expanded to add a Fire/Rescue (ambulance) Station along Southeast 24th Street. The addition of the Fire/Rescue Station to the Health Department site will require the County to ultimately expand their property to the west for parking and drainage retention purposes. Public facility type uses and their accessory uses are not permitted in the RMF-5 zoning district.

In reviewing or formulating recommendations to the City Commission on requested changes in the zoning ordinance, the City Plan Board shall consider and evaluate the change in relation to all pertinent factors. This report addresses the following criteria as identified in Section 30-9 of the Land Development Code: the character of the district and its peculiar suitability for particular uses; encouraging the most appropriate use of land throughout the City; the applicable portions of any city plans and programs; the needs of the city for land areas for specific purposes to serve population and economic activities near an area under consideration for rezoning; and the goals, objectives and policies of the Comprehensive Plan.

The provisions of the public services and operations district are intended to accommodate public facilities necessary to serve the public; ensure public awareness of the location of these facilities; allow public review of public facility uses to ensure locations compatible with surrounding activities; and requiring development review where necessary to make sure the design minimizes negative impacts on surrounding properties.

Staff finds that the rezoning request and proposed use meets the objective of the PS zoning district. The proposed development is appropriate to the site. The subject property is located near the Southeast Gainesville Activity Center, as designated within the Transportation Mobility Element of the Comprehensive Plan. The subject property is also located near the proposed Alachua County Sheriff's Administration facility, which was recently rezoned to PS and under construction is and within 1/4 mile of Hawthorne Road, an arterial and major gateway into the City. Many properties located along Hawthorne Road are zoned to allow a mix of uses. The proposed zoning designation will enhance the mix of uses and promote compact development in this area of the City.

The extension of Southeast 24th Street from Hawthorne Road to East University Avenue provides convenient access to the subject property. The proposed Alachua County Public Health Department provides affordable health care services and will serve the needs of the population of East Gainesville in particular, which is generally comprised of lower income households relative to the remainder of the City. The proposed rezoning will allow for the expansion of the proposed Health Department site by providing additional land for required parking and drainage retention facilities and the addition of a fire/rescue station along Southeast 24th Street. This will further the City of Gainesville's goals of encouraging new development and expanding employment opportunities in East Gainesville. Staff finds that the proposed rezoning is in conformance with the City of Gainesville 1991-2001 Comprehensive Plan. Specific Comprehensive Plan policies which are met by the rezoning proposal are provided in the associated land use petition (201LUC-98PB). During the development review process for any proposed development for this site, site design and external compatibility shall be given considerable attention. Staff recommends that a concept development plan, as submitted, be required as part of the rezoning request. This conceptual plan allows City staff to conduct a more thorough review of the proposed rezoning in terms of design and compatibility considerations, and recommend conditions of the rezoning.

Staff finds that the proposed uses (parking, drainage retention, and fire/rescue station) are compatible uses PS zoning and the Health Department in particular. The proposed PS district itself is also

compatible and in harmony with the surrounding zoning. Staff's recommendation regarding buffering will serve to help screen adjacent residentially zoned properties from the proposed uses. The recommendation of staff to approve the rezoning request is based upon having considered the ~~appropriateness of the proposed zoning in the proposed location and its compatibility with the surrounding uses of land.~~ In conducting the analysis, staff examined the requirements under the PS zoning district to determine whether the proposed development could meet the special criteria established in the PS zoning district for development plan review. Thus, the following review criteria were also considered:

**(1) General Conditions.** All structures and uses within the PS district must comply with the applicable requirements and conditions of Article IX of the Land Development Code.

**(2) Development Review**

- (a) Site Suitability. The development site must provide adequate land area, be adequately served by water and wastewater facilities and transportation facilities. The development site shall also be suitable with regard to flooding, soil erosion and other hazards.

Staff finds that the land area which is subject of the zoning change request is adequate to accommodate the proposed use (parking and drainage retention). Water and wastewater facilities are available to the site. All transportation facilities within 1/4 mile of the subject property are presently operating at an acceptable level of service.

- (b) Site Design. The development site shall be designed in an exemplary fashion with regards to signage, landscaping and building design. Transportation facilities shall be representative of sound engineering design, and they shall facilitate safe and convenient circulation. Energy conservation shall be promoted through tree preservation and other measures. Natural and community resources shall be protected.
- (c) External Compatibility. The development site shall provide adequate screening and buffering to protect adjacent properties from adverse impacts caused by noise, glare, odor and other potential nuisances.

**(3) Parking.** The development shall comply with the parking requirements specified in Article IX of the Land Development Code.

**(4) Landscaping.** The development shall comply with or exceed the landscaping requirements within Article VII of the Land Development Code.

**(5) Street Signs.** The development shall comply with the sign requirements within Article IX of the Land Development Code.

**(6) Flood Control.** The development shall comply with the provisions of the flood control ordinance addressed in Article VIII of the Land Development Code.

**(7) Preliminary development plan in conjunction with rezoning.** It is the recommendation of staff that the Conceptual Development Plan submitted by the petitioner (see attached) is deemed sufficient to assist the Plan Board and City Commission in rendering a decision on this petition, and that a preliminary development plan not be required in conjunction with this rezoning request.

Based on the above analysis, staff recommends that the following conditions be placed on the PS (public service) rezoning request:

**Condition 1:** The allowable use shall consist of administration of public health programs and associated health care, medical and social services.

**Condition 2:** The project must receive preliminary and final development plan approval in accordance with Article VII of the Land Development Code, and receive an approved concurrency certification.

**Condition 3:** A creek setback determination must be made.

**Condition 4:** Regulated trees shall be preserved to the extent possible throughout the site and by recommendation of City Staff.

**Condition 5:** Minimum five (5) foot wide sidewalks shall be provided along the boundaries of the development which abut a public street.

**Condition 6:** A minimum 50 foot undisturbed natural or planted buffer shall be provided along the north and west property line.

**Condition 7:** The appropriate parking standard shall be determined at development plan review and shall be based upon the percentage of uses devoted to medical office, general office and fire/rescue facilities.

**Condition 8:** The fire/rescue facility shall be located in the southeast section of the development site.

**Condition 9:** There shall be no access from Southeast 2nd Avenue onto property. Access shall be from Southeast 24th Street.

**Applicant Information:** John E. Hudson/T.C. Skinner and Associates, Inc., agent for Dr. Thomas W. Hawkins/White and Battery Service, Inc.

**Request:** Rezone property from RMF-5 to PS

**Existing Land Use Plan**

**Classification:** Residential Low

**Existing Zoning:** RMF-5

**Purpose of Request:** To provide parking and drainage retention on the parcel in question for the Alachua County Health Department and the addition of a Fire/Rescue Station at this location.

**Location:** 2145 Southeast 2nd Avenue

**Size:** 4.62 acres

**Existing Use:** vacant, wooded property

**Surrounding Control:**

	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North	RMF-5	RL
South	MU-2	MUM
East	PS	PF
West	RMF-5	RL

**Surrounding Uses:**

**North:** single-family residential  
**South:** vacant; regulated creek  
**East:** vacant; wooded  
**West:** single-family residential

**Recent Zoning History:** None

**Level of Service:**

**Transportation**

<b><u>Road</u></b>	<b><u>Regulated Segments</u></b>	<b><u>LOS</u></b>
Hawthorne Road	Waldo Rd. to SE 43rd St.	<b>"B"</b>
NE 25th Street	University Ave. to NE 8th Ave.	<b>"C"</b>
E. University Ave.	Hawthorne Rd. to Lakeshore Dr.	<b>"B"</b>

Respectfully submitted,



Ralph Hilliard  
Planning Manager


RH:GGF



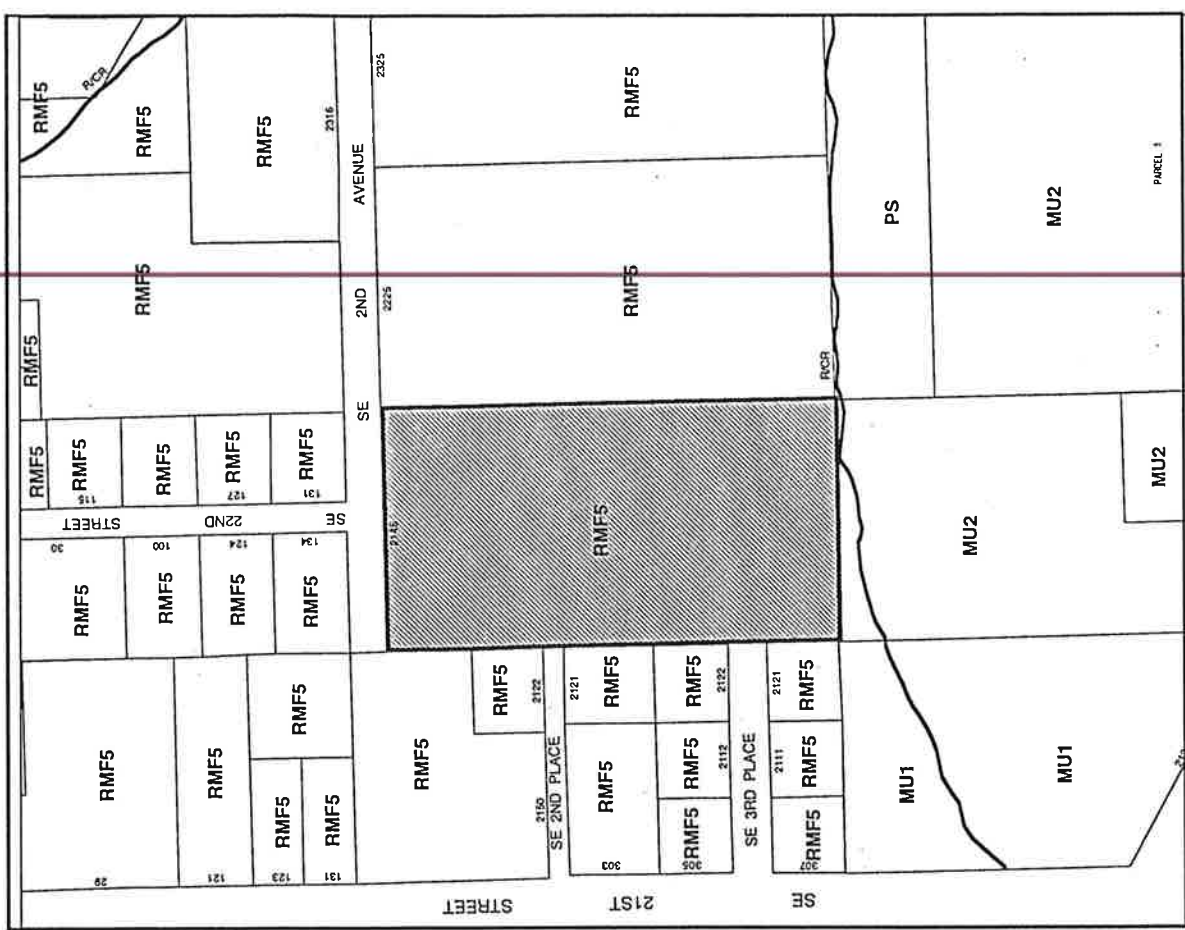
# Zoning Districts

- RSF1 Single-family Residential (3.5 du/acre)
- RSF2 Single-family Residential (4.6 du/acre)
- RSF3 Single-family Residential (5.8 du/acre)
- RSF4 Single-family Residential (8 du/acre)
- RMF5 Single-family/Multiple-family Residential (12 du/acre)
- RMF6 Multiple-family Residential (10-15 du/acre)
- RMF7 Multiple-family Residential (14-21 du/acre)
- RMF8 Multiple-family Residential (20-30 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (20-43 du/acre)
- RH2 Residential High Density (43-100 du/acre)
- OR Office Residential (20 du/acre)
- OF General Office
- BUS General Business
- BA Automotive-oriented Business
- BT Tourist-oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District (up to 150 du/acre)
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

Area under petition consideration

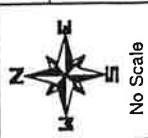


- x- Historic Preservation/Conservation
- o- Special Area Plan
- ...- Division line between two zoning districts
- City Limits



# ZONING

Name	Petition Request	Map(s)	Petition Number
John E. Hudson/T.C. Skinner & Associates, Inc.	From RMF5 to PS	4055	202PSZ-98PB







**SITE PLAN NOTES:**

- Site Area: (4.62 ACRES ±)
 

	SQUARE FEET	PERCENTAGE
BUILDING AREA	0	0 %
PAVING	50,650	30 %
IMPERVIOUS COVER	0	0 %
OPEN SPACE	141,850	70 %
TOTAL	201,300	100 %
- Type of construction (per Chapter 6 of the S.B.C.): Type 1 protected, sprinklered.
- Occupancy class (per chapter 4 of the S.B.C.): B  
There are no special occupancies including underground storage tanks, fireworks, paint storage or spray operations, dry cleaning operations, explosives, flammable liquids, manufacturing processes, furnaces, combustible storage, etc.
- Building Stories: one. Building height: 20'.  
Building will be set at approximately 2 to 2.5 feet above the surrounding grade.
- The site is not located in a fire district, greenway, wetland, gateway, uplands, or nature park.
- The site is not located in a historic district.
- The site is not located in the 100-year floodplain.
- The site and the proposed structure will comply with the State of Florida Accessibility Codes and Standards.
  - Accessible parking spaces are shown on the site plan.
  - Accessible parking spaces are located as close to the building entrance as reasonably possible.
  - "Parking for disabled permit only" signs will be provided.
  - Ramp from parking lot to walk will be kept at a minimum of 4" wide and a maximum slope of 1:12.
- Level platforms for entrance doors are shown on the site plan and are at least a minimum of 5' x 5' for out-swinging doors and 3' x 5' for in-swinging doors.
- Level platforms for exit doors are shown on the site plan and are at least a minimum width of 3' and are of the same elevation as the finished floor.
- Dimensions from the building to the property lines are shown on the site plan.
- There are no other buildings on the same site.

**SITE DATA:**

- Project Description: This project is parking & retention on Lot 74 for the proposed building located on the southwest corner of SE 24th St. and SE 2nd Ave. in Gainesville. The parcel is formed by lots 75, & 76 of the New Gainesville subdivision as per the plat thereof recorded in Platbook "K", page 66 of the Public Records of Alachua County, Florida. The lots have a combined area of 9.242 acres.
- Site Access will be via two (2) new entrances on SE 24th Street. No state or county road access drives will be required.
- City Right-of-way:
 

"The method and manner of performing the work and the quantities of material used for construction within the Right-of-way shall conform to the requirements specified by the City of Gainesville Public Works Department."

"No work shall be done nor materials used in the Right-of-way, without inspection by the public works department (334-2051) and the contractor/developer shall furnish the department with every reasonable facility for ascertaining whether the work performed and the materials used are in accordance with the requirements and intent of the plans and specifications."

"The City of Gainesville Public Works Department reserves the right to modify the proposed work within the right-of-way to ensure compatibility with existing improvements. Such modification costs shall be borne by the developer."
- All traffic control devices (i.e. signs and pavement markers) shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) and the Florida Department of Transportation (FDOT) standards.
- Refuse collection will be by a new dumpster on the property.
- Parking lot lighting will meet City Ordinance Requirements. The retention basin will provide water quality treatment.
- Fee Parcel #11281.
- Zoning - present: RWF-5  
- proposed: PS
- Building Setbacks (per L.D.C.)  
Setbacks = Front - 10 feet, Side - 10 feet, Interior Side - 0, 20 feet or the 60 degree angle of sight obstruction rule.
- Parking required by per sec. 30-332 L.D.C. = One space for every 300 sq ft of space = 0/300 = 0. (200) spaces to be provided.
- Handicap Parking Required as per ADA 1 per 25 spaces. 414/25 = 16.56. (17) new spaces required.
- Bicycle parking required (per sec. 30-332 L.D.C.) 10% of 414 total parking spaces = 42. U-type racks as approved by the department of Community Development providing (42) spaces is required.
- A traffic study will be provided by a Professional Engineer Registered in the State of Florida if there is a difference between the traffic report provided by the owner and the concurrency test. The report will include peak hour, or of the Institute of Transportation Engineers trip peak direction, trip generation based on the latest edition of the Institute of Transportation Engineers Trip Generation - information report.
- Fire protection will be provided by Gainesville Fire Department, smoke detection systems, alarms and extinguishers in accordance with 26-3 of the Life Safety Code. The proposed building does not fall in either of the following sections of the Life Safety Code: 26-2.8 (Emergency Lighting), 26-3.4 (Detection Alarms and Communications Systems).
- New sanitary sewer system, water supply and other utilities will be into existing utility systems. A new meter will be required for this project. No grease, sand or lot interceptors will be required for the building. No other pre-treatment facilities will be required. A backflow preventer will be required. No storm water sewers will be required because the proposed building is above grade and because there is a retention basin in the area.
- Restroom facilities will be provided with the proposed structure.
- Tree barricades shall be built before any site work is undertaken and will remain in place until the landscaping is planted. Tree barricades must enclose an area equal to 2/3 the drip-line of the tree canopy. Each barricade must be at least 3' tall, with corner posts of 2" x 4" wood inserted at least one foot deep. The two rows as side posts must be 1" x 4" and be marked with plastic ribbons or mesh fencing for visibility. Roots larger than 1" in diameter uncovered during construction must be cut cleanly and recovered with soil. No construction materials or equipment will be placed inside the tree barricades.
- Property Owner: Thomas Horline aka White Electric and Battery Service, Inc.
- Legal Description:  
Lot Seventy-four (74) of New Gainesville, a subdivision as per the plat thereof recorded in Plat Book "K", page 66 of the Public Records of Alachua County, Florida; Less the North Fifty (50) feet thereof which has been previously deeded to the City of Gainesville at a right of way for a sanitary sewer trunk line and street purposes.

**SITE SUITABILITY:**

- The site is suitable for any anticipated use.
- The site is adequate for the proposed facilities.
- Transportation facilities appropriate to the site are available.
- The site is suitable for persons or projects involving soil erosion, or air pollution.

**SITE DESIGN:**

- Building scale and design is appropriate to the site.
- Public development signage and landscaping is appropriate to the site.
- Setback areas will be provided wherever possible, convenient, and desirable.
- The design of the building and site will conserve through other measures.
- Appropriate access and other services are provided.
- All site elements are designed to be compatible with the community resources, structures, and activities.

**EXTERNAL COMPATIBILITY:**

- Buffering and screening will be provided as appropriate.
- Electrical transformers will be screened from view.
- Site illumination will not interfere with the surrounding area.
- Adverse impacts on the surrounding area through site design.

**Parking complies with Article IX.**

**Landscaping complies with Article VII.**

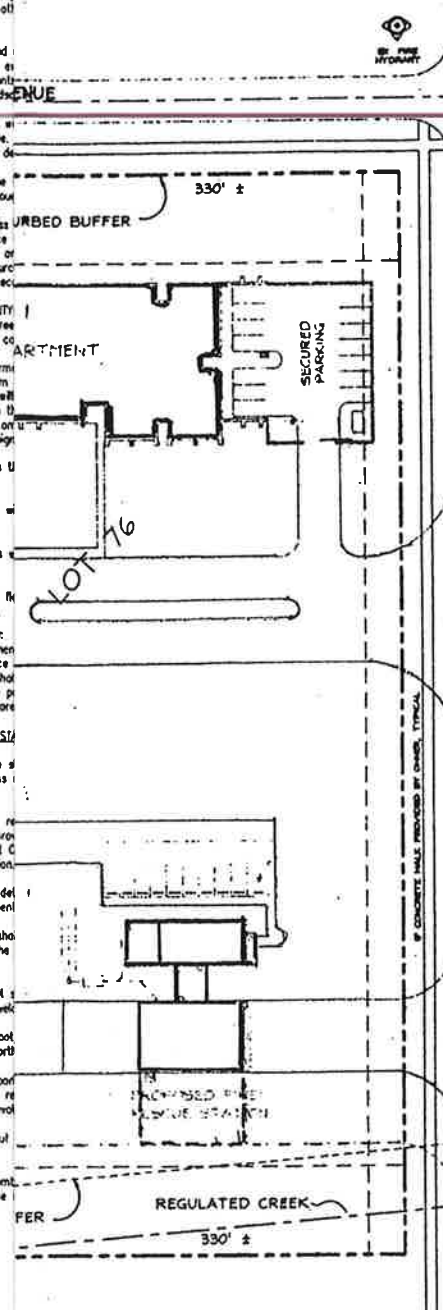
**The sign requirements comply with Article IX.**

**The provisions of the Ordinance will be complied with.**

**PROJECT DESCRIPTION:**  
Public Health Department building mostly office space area. A floor plan shall be submitted for application for the proposed building.

**CITY PLAN BOARD & STAFF COMMENTS:**

- The allowable use of the site is consistent with the public health programs and social services.
- The project must meet the development plan approval and concurrency certification.
- A creek setback delimiting the Public Works Department.
- Regulated trees shall be preserved throughout the City's Arboreal.
- Minimum five foot setbacks shall be provided along the creek.
- A minimum 50 foot setback shall be provided along the north side of the creek.
- The appropriate portion of the development plan review process.
- The physical layout plan review process.
- The maximum number of parking spaces during any one hour.



NOTE: NO CURB CUTS MUST BE MADE ON THE EAST SIDE OF SE 24th ST.

SOUTHEAST 24th STREET

RWF-5 ZONING

EXTRA

RECEIVED  
OCT 30 1993  
PLANNING  
DIVISION

202 PSZ-98PB

RE-ZONING & LAND USE ORDINANCE

FOR

DR. THOMAS HORLINE

GAINESVILLE, FL

---

**SEIBER & ASSOCIATES, INC.**  
ARCHITECTS, ENGINEERS & PLANNERS  
211 SW 4th Avenue, S-3 • P.O. Box 761  
Gainesville, Florida 32602 • 352-378-4400

---

91  
1



**CITY OF GAINESVILLE PLANNING DIVISION  
SUMMARY OF COMMENTS**

<b>Petition Number: 202PSZ-98 PB</b>	<b>Reviewed by: Gene G. Francis</b>
<b>City Plan Board Meeting: November 12, 1998</b>	
<b>Project Name/Description: Alachua County Health Dept. Addition</b>	

**I. Department Comments**

1. Planning -
2. Public Works -
3. Gainesville Regional Utilities -
4. Police -
5. Fire -
6. Gas -
7. Building -
8. Arborist -
9. Other - ACDEP -

**II. Overall Recommendation**

The site plan before the Board is for concept review only. The Board is approving the "Concept Plan" only, as it relates to the rezoning and Land Use Plan change of a portion of the "Concept Plan" from RMF-5 to PS (public service and operations).

# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 16, OLD LIBRARY

**222 East University Avenue 334-5023**

Petition No. <u>202PSZ-98PB</u>	Date Plan Rec'd: <u>10/30/98</u>	Review Type: <u>Concept Review</u>
Review For: <u>Plan Board</u>	Review Date: <u>11/19/98</u>	Project Agent:
Description, Agent & Location: <u>Alachua County Health Department Add.</u>		<u>John Hudson/T.C. Skinner &amp; Assoc.</u>

**APPROVABLE** (as submitted)     
  **APPROVABLE** (subject to below)     
  **DISAPPROVED**

<input type="checkbox"/> Plan meets ordinance requirements as submitted <input checked="" type="checkbox"/> Revisions necessary for plan to meet ordinance requirements	Comments By:  <hr style="width: 80%; margin: 0 auto;"/> <p style="text-align: center;">Gene G. Francis Planner</p>
--	--

#### RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to rezone 4.62 acres of vacant RMF-5 zoned property to PS (Public Service) for purposes of adding additional parking and drainage retention for a site (recently rezoned to PS) that is to be the home of the Alachua County Health Department. The purpose for needing the additional land for parking and drainage is because the petitioner, Alachua County, is proposing to establish a fire/rescue station at the same location. This petition to rezone the property is being accompanied by a "Concept Development Plan". For this rezoning, the concept plan is being provided for the purpose of establishing the "Generalized Location" of the Health Department and fire/rescue buildings, parking, drainage, entrances, buffers, etc.

**The concept development plan is approvable with the following conditions and recommendations;**

1. Condition No. 8 on the concept plan should be revised slightly to indicate that although revisions to the concept plan are to be allowed during the "preliminary and final" site plan review process by the Development Review Board, it should be understood that the generalized locations of the principal buildings, parking, drainage, entrances, and buffers are to remain in those areas indicated on the "Concept Plan".
2. The zoning, on the property located south of the property in question, is MU-2 and not MV-2 as indicated.
3. If there are no buffer areas being proposed along the east and south property lines, the dashed lines indicating buffering should be removed.
4. There appears to be a potential conflict between the creek buffer in the southeast and the possible expansion of the future fire/rescue station. The petitioner should clarify, if possible, the fire/rescue station expansion.
5. The petitioner needs to more clearly indicate (darken) the building boundaries and also shade the pavement areas of the plan so that it is easier to review and evaluate the concept plan.
6. The dumpster location should be redesigned so that the dumpster truck does not have to back up so far.



# SITE PLAN EVALUATION SHEET

## DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

### CURRENT PLANNING ROOM 16, OLD LIBRARY

222 East University Avenue 334-5023

7. How is the secured parking, in the northeast corner of the site to be utilized? Is it to be gated and fenced (type and height)? If it is to be fenced, planning staff believes that it should be a screened by a decorative and pierced (holes) masonry wall. Planning staff would like to go on record for recommending brick walls and buildings or at least a building/s that incorporates brick siding in its facade in places. Planning staff would like for this condition to be listed on the "Concept Plan" along with the other conditions.
8. The medians between parking rows need to be a minimum of 8 feet in width and should be at least 10 feet wide when sidewalks, at least 4 feet in width, are incorporated in medians for handicapped access.
9. The petitioner may want to shift, slightly, the main entrance more to the south. If the Health Department wishes to expand in the future, they could then utilize the vacant area in front (south) of the building to expand.
10. Details of the entrance drive and drop-off area can be worked out during the site plan review process.
11. The petitioner should provide a pedestrian sidewalk connection to the health department along the north side of the entrance drive from SE 24th Street. In addition, the petitioner should also provide a sidewalk connection to the fire/rescue station from SE 24th Street. Planning staff believes that this condition should be added to Condition No. 5 on the "Concept Plan".
12. Site plan notes No. 8 & 9 should be removed from the "Concept Plan" because they are in conflict with several Plan Board and Staff Conditions as stated and recommended. Setbacks and parking will be affected by required natural buffering and the possible inclusion of medical office space that requires additional parking.
13. The concept plan appears to indicate a septic tank system for the fire/rescue station. Planning staff does not believe that the septic tank is required or desired and should be removed from the concept plan.

# SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-2051 M.S. 58

Petition No. <u>202PSZ-98PB</u>	Review Date: <u>11/10/98</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>11/10/98</u>	<u>Concept Review</u>
Description, Agent & Location: <u>Alachua County Health Dept. rezoning Skinner &amp; Ass. 2145 SE 2nd Ave.</u>	Project Planner:	<u>Gene Francis</u>

**APPROVED**  
(as submitted)

**APPROVED**  
(subject to below)

**DISAPPROVED**

- Alachua County driveway permit required
- Approved for concurrency
- 25 Yr. critical duration storm event must be analyzed.
- SJRWMD stormwater permit is required.
- Treatment volume must be recovered within 72 Hrs. (F.S. of 2)
- Petitioner must schedule meeting with Public Works Department

Comments By:



Rick Melzer P.E.  
Development Review Engineer

## REVISIONS / RECOMMENDATIONS:

1. The current dumpster location requires the garbage trucks to perform a backout maneuver of over 170 Ft. Please look at an alternate dumpster location.
2. It is a recommendation to decrease the inside radius of the traffic circle to allow for improved traffic circulation to the main parking area.

PETITION NOS. 201LUC-98 PB AND 202PSZ-98 PB

LEGAL DESCRIPTION

Lot Seventy-four (74) of New Gainesville, a subdivision as per plat thereof recorded in Plat Book "A", page 66 of the Public Records of Alachua County, Florida; Less the North Fifty (50) feet thereof, which has been previously deeded to the City of Gainesville for a right of way for a sanitary sewer trunk line and street purposes.





Chair Barrow noted that there was also the issue of concept review.

<u>Motion By:</u> Ms. Dowling	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve Petition 201LUC-98 PB.	<u>Upon Vote:</u> Motion Carried 6-0
	Yeas: Guy, McGill, Barrow, Carter, Dowling, Polshek

6. Petition 202PSZ-98 PB Skinner & Associates, Inc., agent for Alachua County Health Department and Dr. Thomas W. Hawkins/White Electric and Battery Services, Inc. A public service zoning with conceptual development plan review for the rezoning of RMF-5 (12 units/acre single-family/multiple-family residential district) land to PS (public service and operations district) for drainage retention and parking. Located at 2145 Southeast 2nd Avenue. Related to Petition 201LUC-98 PB.

Petition 202PSZ-98 PB was discussed with Petition <sup>201</sup>~~200~~LUC-98 PB.

<u>Motion By:</u> Ms. Dowling	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve 202PSZ-98 PB with staff concept review and staff conditions.	<u>Upon Vote:</u> Motion Carried 6-0
	Yeas: Guy, McGill, Barrow, Carter, Dowling, Polshek

