



**City of Gainesville
Department of Sustainable Development
Planning Division**

PO Box 490, Station 11
Gainesville, FL 32627-0490
306 NE 6th Avenue
P: (352) 334-5022
F: (352) 334-2648

Petition PB-20-29 WSUP

June 25, 2020

Attachment A: Application and Supporting Documents

Attachment B: Comprehensive Plan and Land Development Code References

Attachment C: Technical Review Committee (TRC) Conditions

Attachment D: Drawings and Plans

WELLFIELD PROTECTION PERMIT

Date: 2/4/20

Name of Business: KURSPASH LLC.

Wellfield Zone: Primary Secondary Tertiary (Check One)

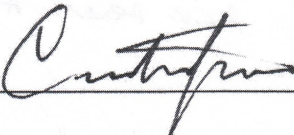
Proposed use of building: (Attach a detailed statement regarding the use of the property, why the property should be granted a permit, and addressing each of the (8) findings listed.)
BUILDING PERMIT No. BP-19-07924-02

Please indicate the following: Reuse of existing building New construction
Reuse of existing building/plan: Please attach a layout showing how the building and property will be used. All storage, display, office and parking areas must be shown.
New construction: Please schedule a First Step Meeting (352) 334-5055. Afterwards, submit plans in accordance with instructions given in First Step.

After an assessment by appropriate Gainesville Regional Utilities, Alachua County Environmental, Public Works and Community Development Staff, the City Manager or designee may approve and issue a Wellfield protection permit in the tertiary and secondary zones in accordance with Article VII, Development Review Process, based on the following findings:

- (1) That the proposed use or development will not endanger the city's potable water supply.
- (2) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.
- (3) That the use or development conforms to the city's comprehensive plan.
- (4) That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use of the site.
- (5) That there has been proper abandonment, as regulated by the relevant water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.

- (6) That the use is not listed as a use subject to the specially regulated industry use provisions in Section 30-70.
- (7) There is no current proposed underground storage of petroleum products and/or hazardous material, as defined in the Alachua County Hazardous Materials Management Code, at the development site.
- (8) That the applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

Applicant signature  Date 2/4/20

Official Use Only*****

Staff Review (check one):

GRU	Approved	<input type="checkbox"/>	Approved w/conditions	<input type="checkbox"/>	Denied	<input type="checkbox"/>
ACEPD	Approved	<input type="checkbox"/>	Approved w/conditions	<input type="checkbox"/>	Denied	<input type="checkbox"/>
Planning	Approved	<input type="checkbox"/>	Approved w/conditions	<input type="checkbox"/>	Denied	<input type="checkbox"/>

Approval Staff _____ Date _____

APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-20-00029</u>	Fee: \$ <u>1,197.25</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)	Applicant(s)/Agent(s), if different
Name: <u>KARSPASH LLC.</u>	Name: <u>CURTIS JONES</u>
Address: <u>6250 NW 23RD ST SUITE 21-2A</u> <u>GAINESVILLE, FL 32653</u>	Address: <u>222 SW CROSS POINTS CT</u> <u>LAKE CITY, FL 3202A</u>
Phone: <u>386-867-2193</u> Fax: <u>386-628-0190</u>	Phone: <u>239-571-0699 cell.</u> <u>386-754-692A office</u> <u>386-754-9116 fax</u>
Owner's Signature: <u>[Signature]</u>	
(If additional owners, please include on back)	

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: <u>6250 NW 23RD ST. SUITE 21-2A</u>
Tax parcel no(s): <u>06014030000</u>
Legal description (use separate sheet, if needed): <u>COM NE COR PINERIDGE V PB K-60 FOR POB N 564.51 FT E854.51 FT TO SWLY R/W HWY 441 S ALONG R/W 35 FT S 44 DEG W 200 FT S 45 DEG E 180 FT N 44 DEG E 200 FT TO R/W HWY 441 SWLY 126.23 FT ALG R/W S 44 DEG W 200 FT S 45 DEG E 200 FT TO W R/W NW 23RD ST SWLY ALONG W R/W NW 23RD ST 196.36 FT N 77 DEG W 200 FT S 12 DEG W 200 FT NELY ALONG NW 62ND AVE 774.41 FT N 270.48 FT TO POB A/K/A PARCEL 1 SUBJECT TO MINOR S/D PER MPB 1 PG 34 OR 1591/1901 OR 1650/272 LESS COM SW COR MINOR S/D MP 1-34 FOR POB N 509 FT E 100 FT S 174 FT E 190 FT N 64 FT E 465 FT S 268 FT W 465 FT N 4 FT W 158 FT S 135.32 FT W 132 FT TO POB (LESS COM NW COR OF A MINOR S/D BK 1 PG 34 LOT E RUN E 417 FT S 106.86 FT POB E 269.50 FT S 200.03 FT W 269.50 FT N 200.03 FT POB PER OR 1965/1369) (LESS 2.20 FT STRIP IN SE COR PER OR 2111/039)(LESS R/W PER OR 4180/868) OR 4308/0813</u>

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: [Signature] Date: 2/4/20

Certified Cashier's Receipt:



CJ Custom Carpentry, Inc
222 SW Cross Pointe Ct
Lake City, Fl 32024
386-754-6924 Office
386-754-4116 Fax
CGC151322

02/13/2020

Wellfield protection permit questions:

1. No, this bulk facility will only store and dispense Sodium Hypochlorite 10.5%. Sodium Hypochlorite is liquid bleach. We will be storing a maximum of 1,500 gallons with retention basin of 1,950 gallon capacity plus 13" freeboard for rain. If the tank suffers a catastrophic failure all content would be retained, no containments would be released to the environment. This facility is totally above ground and visible. Frequent scheduled visual inspections are performed by the Brenntag. (Supplier and owner of tank). Tank would be replaced if any issue or failure was detected. If a failure or spill occurs the US EPA states that Sodium hypochlorite breaks down into inert ingredients when contacted with water.
2. Yes, The area of installation is an existing shopping center with municipal utilities. No input or discharge to or from public systems are involved. Product is only being stored and dispensed into approved reusable containers for resale by trained employees.
3. Yes, The proposed use of this facility will help bring a thriving retail environment to an older struggling shopping center. This center needs solid retail stores to help revitalize the area. The pool and spa retail store will bring vital customer base and sales dollars to this business area. The storage facility will provide a necessary product used in common swimming pool maintenance.
4. Approved by EPA, will be inspected by USDA as a pesticide dispensing establishment as per the US EPA.
5. No open wells present. Not applicable to this site or establishment.
6. N/A
7. N/A
8. Approved by EPD, all codes state and national are being followed as per EPA guidelines.

Special use permit Questions:

- A. Allowed by Zoning, follows Comp plan, approved by EPD. The proposed use of this facility is to bring a thriving retail environment to an older struggling shopping center. This center needs solid retail stores to help revitalize the area. The pool and spa retail store will bring vital customer base and sales dollars to this area. The storage facility will provide a necessary product used in common swimming pool maintenance.

- B. Yes, this bulk facility will only store and dispense Sodium Hypochlorite 10.5%. Sodium Hypochlorite is liquid bleach. We will be storing a maximum of 1,500 gallons with retention basin of 1,950 gallon capacity plus 13" freeboard for rain. If the tank suffers a catastrophic failure all content would be retained, no containments would be released to the environment. This facility is totally above ground and visible. Frequent scheduled visual inspections are performed by the Brenntag. (Supplier and owner of tank). Tank would be replaced if any issue or failure was detected. If a failure or spill occurs the US EPA states that Sodium hypochlorite breaks down into inert ingredients when contacted with water.
- C. No, Sodium Hypochlorite breaks down into inert ingredients when contacting with water and is the same chemical used to treat potable water.
- D. Yes wide open area, will be determined by planning. The site is an existing shopping center with proper ingress and egress to all structures.
- E. No, Retail environment does not require loading and unloading area.
- F. No, This facility will not have any odor or contamination of any kind to adjacent properties zoned for single-family residential use.
- G. Yes, Design is self contained. Facility is in the rear of retail store service area with proper access for truck delivery of bulk product. There is no obstruction of pedestrian/bicycle traffic. Outdoor display area will not be included in the dispensing facility.
- H. Yes available. The area of installation is an existing shopping center with municipal utilities. No input or discharge to or from public systems are involved. Product is only being stored and dispensed into approved reusable containers for resale by trained employees.
- I. Please review design documents. Facility will be enclosed in a 6' high wood privacy similar to other privacy fences in the area.
- J. Regular business Hours only. Hours of operation are consistent to the retail environment the store is located.
- K. Yes, Wellfield protection permit going thru process.

Regulatory compliance information:

TSCA:

All components in this product are listed on the TSCA inventory.

CERCLA Hazardous Substances and Corresponding RQs:

Sodium hydroxide, CAS# 1310-73-2 has an RQ of 1000 lbs.

Sodium hypochlorite, CAS# 7681-52-9 has an RQ of 100 lbs.

SARA Section 302 Extremely Hazardous Substances:

None of the chemicals in this product have a TPQ.

SARA Codes:

Section 311/312 Hazardous chemical-Yes

Section 313:None of chemicals in this product are reportable under Section 313.

Clean Air Act:

This material does not contain any hazardous air pollutants and do not contain any Class 1 or Class 2 ozone depleters.

Clean Water Act:

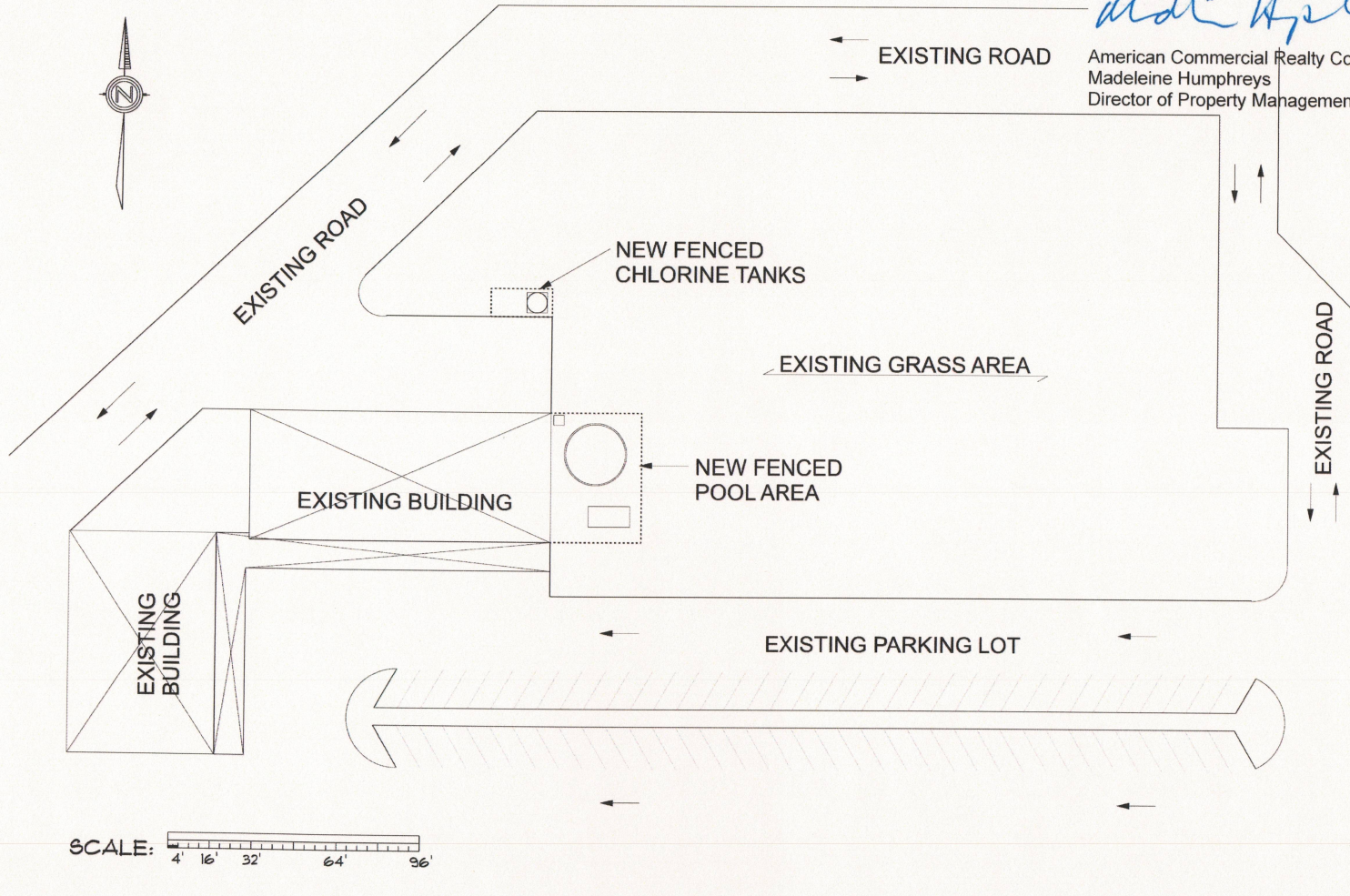
None of the chemicals in this product are listed as Priority Pollutants under the CWA.
None of the chemicals in this product are listed as Toxic Pollutants under the CWA.

OSHA:

None of the chemicals in this product are considered highly hazardous by OSHA.

California Prop 65:

California No Significant Risk Level: None of the chemicals in this product are listed.



SCALE: 4' 16' 32' 64' 96'

Approved:
Live Oak Shoppes Group, LLC

Madeleine Humphreys

American Commercial Realty Corp., as agent
Madeleine Humphreys
Director of Property Management

REVISIONS
NOV. 12th, 2019

EXISTING BUILDING RENOVATION:
KIRSPASH POOLS
6250 NW 23rd St, Unit 21-24, Gainesville, FL

RIDGEPOINT DESIGN
315 WEST PALM BLVD, SUITE 100, PALM CITY, FLORIDA 32909
P: 386.282.1188
E: INFO@RIDGEPOINTDESIGN.COM

NS
NICHOLAS PAUL GERTCH
ARCHITECT
112 S.W. 15th Street, Suite 100
Gainesville, FL 32609

SHEET NUMBER
A.6
OF 6 SHEETS

AR0007005