

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 12

Item No. 2

TO: City Plan Board

DATE: January 18, 2001

FROM: Planning Division Staff

SUBJECT: Petition 170WSU-00 CC, Michael W. Radcliffe Eng., Inc., agent for Robert A. Jackson. A Special Use Permit for Wellfield Protection and accessory gasoline fuel pumps. Zoned: MU-1 (mixed use low intensity district). Located at 3845 Northeast 15th Street. Related to Petition 169SPA-00CD.

Recommendation

Staff recommends that the Special Use Permit and Wellfield Protection Permit be approved with staff conditions.

Explanation

The petitioner is requesting Plan Board approval of a Special Use Permit for the reinstallation of 3 gas pumps with 6 fueling positions and 2 underground tanks at a vacant/closed 2,592 sq. ft. convenience store facility that has had its storage tanks, fuel pumps and canopy removed for several years. The petitioner plans to utilize the existing facility for a new convenience store/gas station to be known as Sunrise Food Mart. Because the petitioner is proposing to use the existing facility, only adding the storage tanks, gas pumps, and canopy, the development plan review associated with this Special Use Permit only requires review by the City's Technical Review Committee. The plan, however, has been provided to the Board for a better understanding of the request and help in the decision-making process. The facility is located in the southeast corner of the intersection of Northeast 39th Avenue and Northeast 15th Street on property zoned MU-1 (mixed-use low intensity district).

The property is located in the City's newly created Transportation Concurrency Exception Area, TCEA - Zone A (see attached map). Within the TCEA, retail petroleum sales at service stations and/or car washes, either separately, or in combination with the sale of food or with eating places, shall be required to obtain a Special Use Permit. The petitioner will also be required to provide a safe and convenient internal pedestrian circulation system that connects to existing or planned public sidewalk along development frontage.

In addition, within the past year, a new overlay district, "Murphy Wellfield Protection Zones," has been established (see attached drawing) that also requires a "Wellfield Protection Special Use Permit" from both the Plan Board and the City Commission if certain conditions occur. The property in question is located in the Secondary Zone of the Murphy Wellfield Protection

Zones. It has been determined that certain hazardous materials will either be manufactured, stored, used, or sold at this convenience/gas facility. There has been increasing concern about protecting the community's wellfield (Murphy Water Plant) and water supply from developments/uses which may pose a hazard. The new permit will allow for a more intensive review of non-residential projects in the wellfield zones and will allow the City to revoke permits for noncompliance. No Wellfield Protection Special Use Permit shall be approved by the Board and City Commission unless positive findings are made concerning the proposed special use.

Analysis

The subject property has, until recently, been operated as a convenience store/gas station for the past several decades. The original underground storage tanks, pumps and canopy have been removed for several years. The facility in question and the facility to the south, also a convenience store/gas station, have been derelict buildings, creating an eye-sore and safety concerns in the area for a number of years. Access to the property in question is from one driveway located along Northeast 39th Avenue and a second means of access is from a cross-access easement shared with the property to the south, on Northeast 15th Street.

The 0.6838-acre subject property is zoned MU-1 (Mixed-Use Low Intensity, 14-30 du/ac). The land use is MUL (Mixed-Use Low). The properties to the east and south are also zoned MU-1, with a MUL land use classification. The property to the south contains a vacant convenience store/gas station. Across Northeast 15th Street, to the west, is a 100+ foot wide strip of public land zoned PS (Public Service) with a Land Use classification of PF (Public Facility). The strip of land is being utilized by GRU for a major electrical power line route. The property located to the north, across Northeast 39th Avenue, is vacant, undeveloped, County land with a multi-family zoning and land use classification.

Findings

In order to issue a Special Use Permit, a determination has to be made that the proposed development will meet the following findings. For the development to comply with all Code requirements, staff also recommends that all of the conditions of the reviewing departments be adopted as part of the Special Use Permit.

(A) The proposed use and development complies with all required regulations and standards of Chapter 30 of the City's Land Development Code and all other applicable regulations.

The development will comply with all City regulations as verified by staff during the development review process with conditions as stated on staff comment sheets and indicated on development plan.

(B) The proposed use and development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.

The proposed use will be generally compatible with and in harmony with the uses and structures on adjacent and nearby properties because these uses have been constant for several decades. Properties to the north, east, and west are undeveloped.

(C) Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

The necessary public utilities are existing and have adequate capacity.

(D) The proposed use and development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

It has been determined, during concurrency review, that the existing street system (Northeast 15th Street and Northeast 39th Avenue) are capable of handling the traffic impact. The proposed development is located in Zone A of the Transportation Concurrency Exception Area (TCEA) and must meet Policy 1.1.4 standards which include providing a sidewalk/cross-walk connection from Northeast 15th Street and Northeast 39th Avenue to a safe and convenient internal pedestrian circulation system. A copy of the cross-access easement with the property to the south needs to be provided to city staff.

(E) Proposed screening and buffers will improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

No special buffer screening of the property is being proposed or required because of the lack of development on adjacent properties and properties across the street. Special (screened/cutoff) type lighting under the canopy will help create a condition that will be more compatible with surrounding properties than the lighting that was previously allowed.

(F) The proposed use and development conforms with the general plans of the City as embodied in the Gainesville Comprehensive Plan.

The proposed use conforms with the general plans of the City as indicated in the Gainesville Comprehensive Plan. The proposed use lies within one of the newly created Murphy Wellfield Protection Zones (Secondary) requiring certain protective design guidelines.

(G) The proposed use and development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of the Gainesville Land Development Code, as specified in Article III, Division 2.

The proposed development meets all level of service standards adopted in the comprehensive plan and conforms with the City's concurrency management requirements with the standards as stated.

Wellfield Findings

No Wellfield Protection Special Use Permit shall be approved by the City Commission unless the following findings are made concerning the proposed special use:

(A) That the proposed use or development will not endanger the City's potable water supply.

The proposed use or development should not endanger the city's potable water supply if the petitioner complies with the requirements of the Alachua County Hazardous Materials Management Code (HMMC), Alachua County Unified Land Development Code, Chapter 353. Approval from the Alachua County Environmental Protection Department (ACEPD) is required prior to issuance of building permits (see attached comment sheet from ACEPD). In addition, the petitioner must abide by all requirements of the GRU Environmental Engineering Division, as stated.

(B) That the necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

(C) That the use or development conforms to the City's comprehensive plan.

The use or development conforms to the City's comprehensive plan. Must meet all special development guidelines to achieve a Wellfield Special Use Permit from the Plan Board and City Commission.

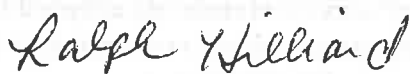
(D) That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use of the site.

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.

(E) That the proposed use is not exempt under section 30-202 of this code.

The proposed use is not exempt under section 30-202 of this code because the petitioner will either "manufacture, storage, use, or sale of hazardous materials at the site or development as defined and regulated in the Alachua County Hazardous Material Code"

Respectfully submitted,



Ralph Hilliard
Planning Manager

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. <u>169SPA-00CD</u>	Date Plan Rec'd: <u>01/02/01</u>	Review Type: <u>Preliminary Final</u>
Review For: <u>Technical Review Committee</u>	Review Date: <u>01/08/01</u>	Project Agent:
Description, Agent & Location: <u>Sunrise Food Mart/Gas Pumps</u>		<u>Michael W. Radcliffe Eng. Inc.</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>
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RECOMMENDATIONS/REQUIREMENTS/COMMENTS

The petitioner is proposing to reopen a convenience store/gas station built several decades ago that has been closed for the past several years. The gas pumps/canopy and underground gas storage tanks have been removed during that closed period. The petitioner is now requesting to reinstall a canopy with gas pumps (three pumps, with six fueling positions) and two 12,000 gallon doubled walled underground storage tanks. The reopening of a new gas station at this location (TCEA - Zone "A") requires that the petitioner receive a Special Use Permit from the Plan Board and in addition, because the project is also located within the Murphree Wellfield Protection Zone, (Secondary Zone) the petitioner is also required to receive a Wellfield Special Use Permit from the Plan Board and the City Commission. Because this site plan does not reach the threshold for Board review, the Technical Review Committee has done the review of the plans themselves and has approved the site plan with conditions as listed;

Planning staff has generated a petition proposing to amend the existing lighting guidelines noted in the City's Land Development Code making the following recommendations concerning lighting associated with gas stations/convenience stores and canopies over pump islands:

- (a). Lighting shall not be used to attract attention to the business. Signs allowed by Article IX shall be used for that purpose.
- (b). Areas on the apron away from the gasoline pump islands, used for parking or vehicle storage, shall be illuminated in accordance with the requirements for parking areas set forth in Section 30-330 (a) (4). Such lighting shall maintain an average horizontal illuminance not to exceed 2.5 footcandles.
- (c). Areas within six (6) feet of a pump island and/or under canopies shall be illuminated so that the minimum horizontal illuminance is at least 1.0 footcandles and no more than an **average illuminance of 10 footcandles**. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 6:1.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

(d). Light fixtures mounted on or under canopies shall be IES cut-off classification only or recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. As alternative (or supplement) to recessed lights, indirect lighting may be used where light is reflected up from the bottom of the canopy. In this case the light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.

(e). Lights shall not be mounted on top or sides of the canopy when not part of an approved sign permit, and the sides (fascias) of the canopy shall not be illuminated, unless the illumination is part of permitted sign.

The proposed changes are being recommended, based upon comments and concerns stressed to City staff by the Plan Board, development review Board, and the City Commission.

The site plan is approvable with the following conditions and recommendations;

1. Upon reviewing the proposed photometric plans submitted to City staff LSI Industries for the Sunrise Food Mart/Gas Station, it appears that the guidelines being recommended for change by City staff (noted above) have been met. Staff, however, is requesting that the Photometric Plan be revised slightly to include all of the paved area outside the canopy as "Parking and Storage Area", not just the parking spaces themselves as indicate.
2. There appears to be additional lighting indicated on the site plan that are not consistent with the revised Photometric Plan resubmitted on January 5, 2001. The two plans need to be consistent.
3. The four new trees being proposed for the site should be in the 8'-10' height range and 2"-2 1/2" caliper inches at trunk base at planting when using 30 gallon container grown tree, not 3" caliper at breast height.



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

Ellen Underwood, New Development Coordinator
PO Box 147117, Gainesville, FL 32614
Voice (352) 334-3400 x 1644 - Fax (352) 334-3480

Jan 9, 2001

1 Petition 170WSU-00 CC

Michael W. Radcliffe Engineering, Inc., agent for Robert A. Jackson. A special use permit for Wellfield Protection and accessory gasoline fuel pumps. Sunrise Food Mart. Zoned: MU-1 (mixed use low intensity district 10-30 du/acre). Located at 3845 NE 15th Street. Related to Petition 169SPA-00 CD. (GENE)

Conceptual Comments
 Approved as submitted

Approved w/conditions
 Insufficient information to approve

New
Services

Water

Sanitary
Sewer

Electric

Gas

Real
Estate

Approval of your plans from the City of Gainesville should not be misconstrued as an approval of you on site utilities.



Board of County Commissioners

ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT

201 SE 2nd Avenue, Suite 201 • Gainesville, Florida 32601

Tel: (352) 264-6800 • Fax (352) 264-6852

Suncom: 651-6800

Home Page: www.co.alachua.fl.us

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NOV 22 2000

PLANNING
DIVISION

Chris Bird
Director

Robert L. Norton
Natural Resources
Manager

Barbara J. Pierce
Administrative
Assistant

John J. Mousa
Illution Prevention
Manager

November 21, 2000


Petition: 169 SPA - 00CD
Applicant: Michael W. Radcliffe Engineering, Inc., agent for Robert A. Jackson
Project: Sunrise Food Mart
Located at 3845 NE 15th Street

RE: November 13, 2000 plan submittal.

The following comments are based on a limited review of the environmental impacts of the proposed project. This review is confined to an evaluation of the proposed project's ability to comply with the requirements of the Alachua County Hazardous Materials Management Code (HMMC), Alachua County Unified Land Development Code, Chapter 353.

1. ACEPD approval shall be obtained prior to issuance of building permits for the installation of the underground storage tank systems (UST). Please contact Tim Ramsey at (352) 264-6800 regarding applicable requirements.
2. The proposed project site is currently an inactive site under the State of Florida's Petroleum Cleanup Program. A contamination assessment study completed in May, 1995 documented soil and groundwater contamination onsite. However, the site currently has a score of 26 and no additional work is planned in the near future. Applicant needs to coordinate with ACEPD for the proper management of any contaminated media that may be encountered during the UST installation and site development.

REVIEWER


Agustin Olmos
Hazardous Materials Engineer

cc: ACEPD# 0246
Tim Ramsey, ACEPD
Michael Drummond, ACEPD

An Equal Opportunity Employer M.F.V.D.



SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 170WSU-00CC & 169SPA-00CD Review Date: 11/20/00
Review For : Technical Review Committee Plan Reviewed: 01/03/01
Description, Agent & Location: Michael Radcliffe Eng., Sunrise Food
Mart, 3845 NE 15 ST

Review Type: Minor Development

Project Planner: Gene Francis

APPROVABLE **APPROVABLE** **DISAPPROVED** **CONCEPT**
SUBJECT TO COMMENTS

This site plan has been reviewed for compliance with Chapter 5 of the Standard Building Code & for accessible routes of the Florida Accessibility Code for Building Construction.
Complete code compliance plan review will be performed at Building Permitting.

Comments By:

Brenda G. Strickland

Brenda G. Strickland
Plans Examiner

REVISIONS / RECOMMENDATIONS:

170WSU-00CC

The Building Department has no involvement with of the special use permit for Wellfield Protection.

169SPA-00CD Minor Development Plan

Approved

2. **Petition 170WSU-00 CC** Michael W. Radcliffe Engineering, Inc., agent for Robert A. Jackson. A special use permit for Wellfield Protection and for accessory gasoline fuel pumps. Sunrise Food Mart. Zoned: MU-1 (mixed use low intensity district 10-30 du/acre). Located at 3845 Northeast 15th Street. Related to Petition 169SPA-00 CD.

Mr. Gene Francis was recognized. Mr. Francis indicated that the request involved two Special Use Permits, one to allow the fuel pumps in the MU-1 Zoning District and the other a Wellfield Special Use Permit. He presented a map of the site and described it in detail. He noted that the building was at one time a convenience store gas station and had been closed for several years.

Mr. Harold Reeves, agent for the petitioner, was recognized. Mr. Reeves discussed the proposed renovation and replacement of underground gas storage tanks. He noted that the new tanks would be double-walled and have a monitoring system for environmental security.

Mr. Francis discussed the plan and indicated that it was approvable with staff comments. He reviewed the comments and noted that the petitioner had agreed to conform to the proposed new Land Development Code lighting restrictions. He presented photos of the site. Mr. Francis noted that, in order to grant the Wellfield Special Use Permit, the plan had to meet the conditions of the Alachua County Department of Environmental Protection (ACDEP). He offered to answer any questions from the board.

Dr. Fried noted that, according to a letter from ACDEP, the site rated a number of 26. He asked if this number was high or low on the scale of pollution.

Mr. Reeves indicated that the number 26 was low on the scale of pollution levels. He noted, however, some soil would be removed and properly disposed of. He explained that the different agencies involved with such matters would oversee that removal. He presented letters from those agencies regarding contamination on the site.

There was discussion of the photo metric plan for the site.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Carter	<u>Seconded By:</u> Dr. Fried
<u>Moved to:</u> Approve Petition 170WSU-00 CC with staff conditions finding that the request met the criteria for both Special Use Permits.	<u>Upon Vote:</u> Motion Carried 5 - 0 Yeas: Carter, Guy, Fried, Pearce, Myers

COMMUNITY WELLFIELD

Legend

- Murphree Treatment Plant
- County Wellfield Management Zones
- Zone Boundaries (Primary, Secondary, Tertiary)

Notes: Gainesville Regional Utilities is expanding the Murphree wellfield to meet anticipated demand in the 1990's.

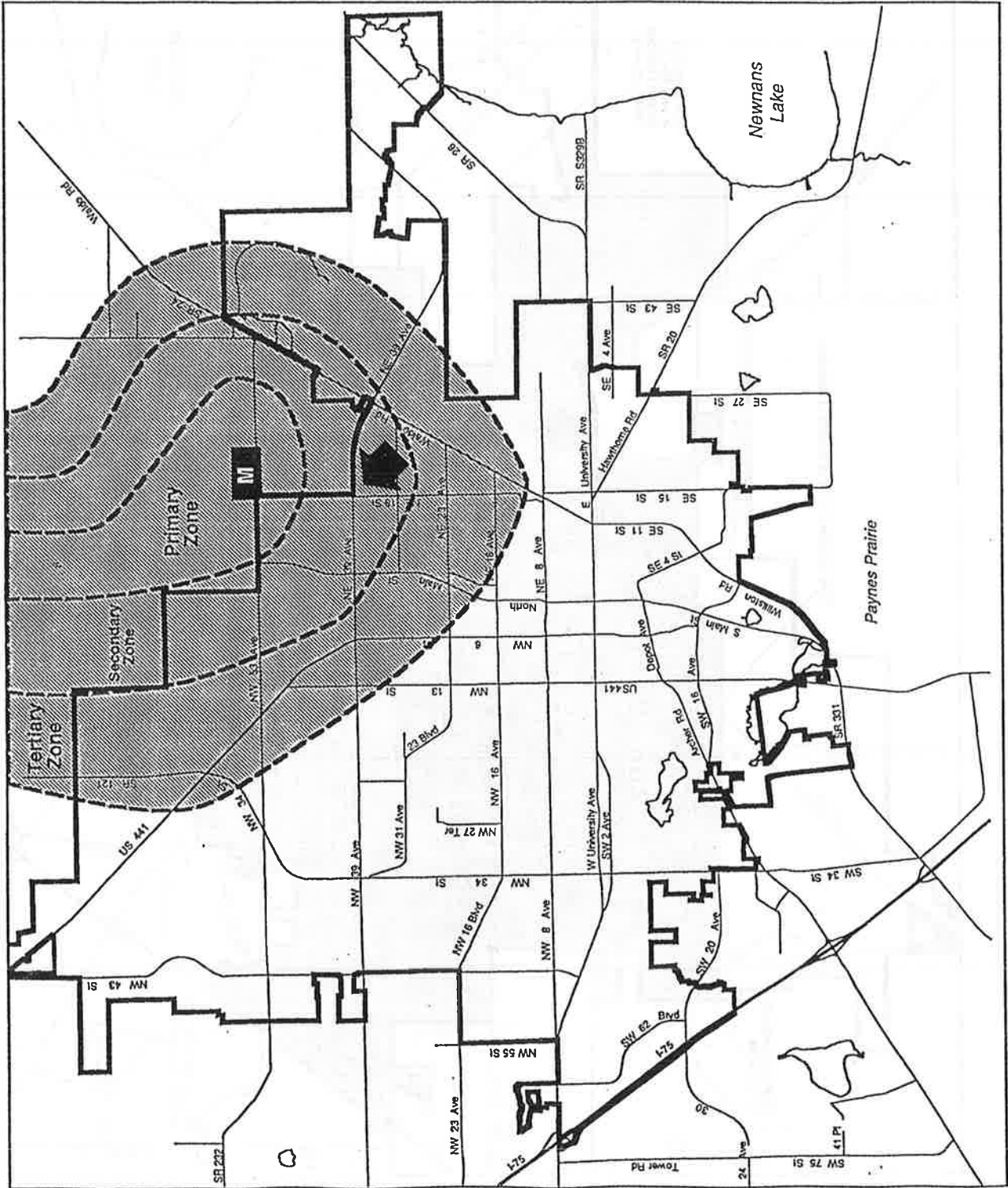
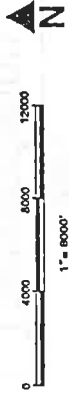
Community Water System is defined as a public water system which serves at least 15 service connections used by year-round residents or regularly services at least 25 "lots" in a "block". (Rule 17-559.000(7), FAC).

The Management zones are not an exact reflection of the wellfields cone of depression. Those capture zones were delineated by using the EPIFAC module of EPA's Wellfield Protection Area Model prepared by SRRWMD.

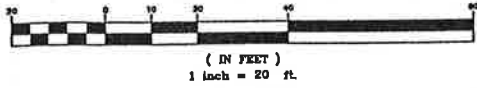
Source: Alachua County Department of Environmental Protection
May 2000

City of Gainesville Gainesville, Florida

Prepared by the
Department of Community Development
November 2000

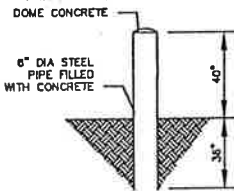


GRAPHIC SCALE



MINOR DEVELOPMENT PLAN FOR SUNRISE FOOD MART / GAS PUMPS

Gainesville, Florida Fire Prevention



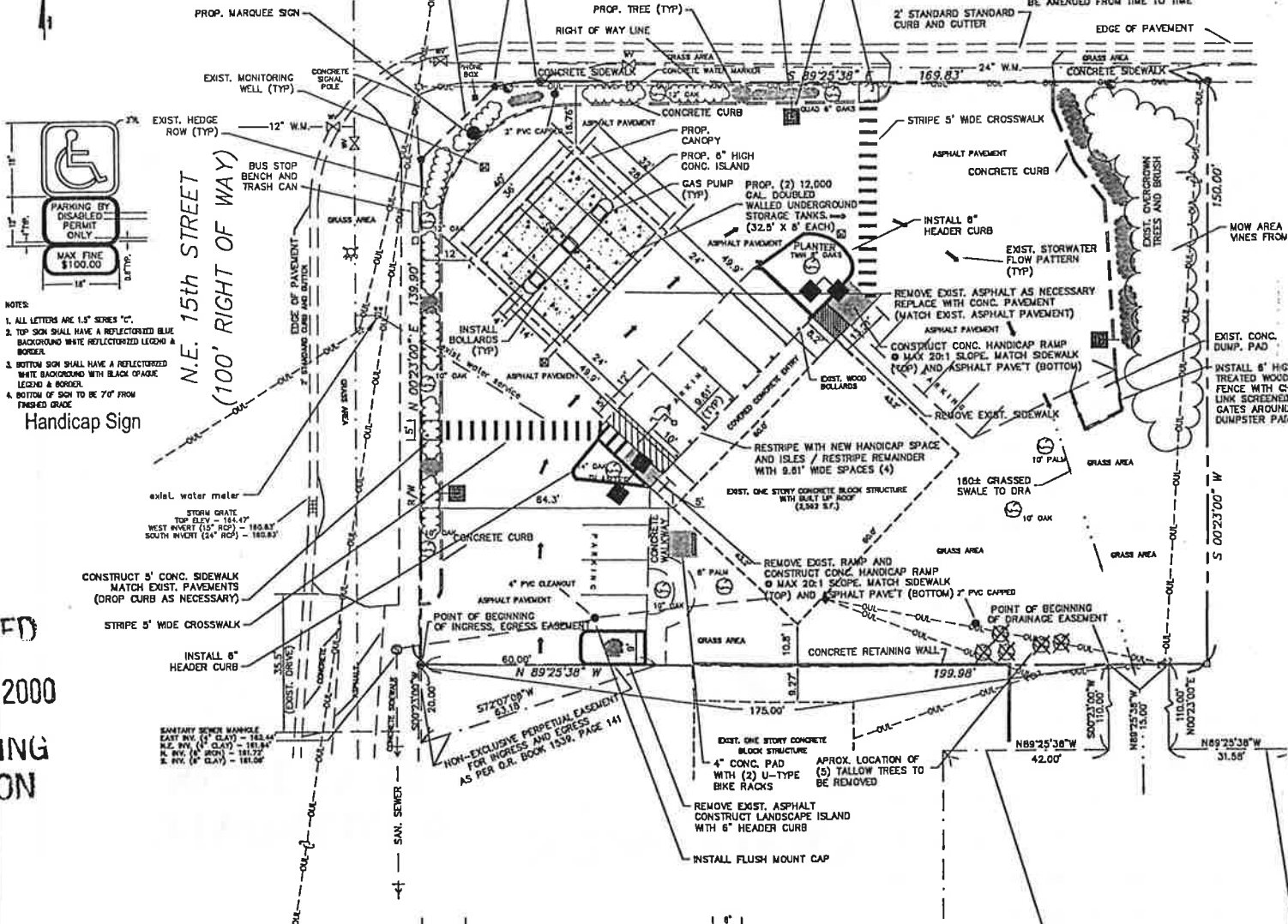
Bollard Detail
NOT TO SCALE

STATE ROAD NO. 222
N.E. 39th AVENUE

CURVE DATA
R=50.00
L=11.78
Tan=5.92
Del=133°05'
CB=83°53'14"W
C=11.75

1. FIRE PROTECTION WILL BE PROVIDED BY AN EXISTING HYDRANT ON N.E. 15TH STREET. ALL AREAS OF THE SITE WITHIN 250± OF THE EXISTING HYDRANT.
2. A FIRE EXTINGUISHER WITH THE MINIMUM CLASSIFICATION SHALL BE PERMANENTLY MOUNTED ON ONE OF THE CAN SUPPORTS, WITHIN EASY REACH. ACTUAL LOCATION SHALL BE APPROVED AS PER THE INSPECTOR DURING FINAL INSPECTION.
3. ALL CONSTRUCTION OF THE FUEL DISTRIBUTION FACILITY IN FULL COMPLIANCE WITH NFPA 30A, AUTOMOTIVE AND SERVICE STATION CODE, 1993 EDITION.

CALCULATION SHEET FOR REQUIRED FIRE FLOW FOR ALL EXISTING STRUCTURES WILL BE PROVIDED BY THE ARCHITECT. THE SUBMITTAL OF BUILDING AND/OR RENOVATION PLANS SHALL BE ACCOMPANIED BY THE ISSUANCE OF THE BUILDING PERMITS, CALCULATED BASED ON THE INSURANCE SERVICES OFFICE'S GUIDELINES. DETERMINATION OF REQUIRED FIRE FLOW, 1994 ADDITION, SHALL BE AMENDED FROM TIME TO TIME.

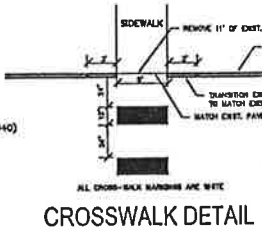


Handicap Sign

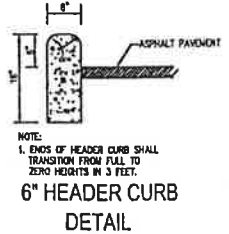
- NOTES:
1. ALL LETTERS ARE 1/2" STILES "C".
 2. TOP SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH REFLECTORIZED LEGEND & BORDER.
 3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK LEGEND & BORDER.
 4. BOTTOM OF SIGN TO BE 7" FROM FINISHED GRADE.

SURVEY LEGEND

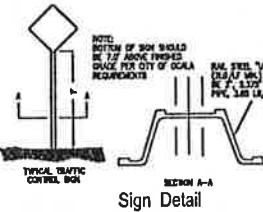
- ⊙ FIRE HYDRANT
- SET 5/8" STEEL ROD AND CAP (STAMPED LS 2803)
- SET 3/4" STEEL ROD AND CAP (STAMPED LS 3784)
- 3"x3" CONCRETE MONUMENT FOUND (STAMPED; H, H, GREEN #40)
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ CONCRETE POWER AND LIGHT POLE
- ⊕ WOOD POWER POLE
- SIGN
- GLYCOL POLE
- PVC POLYVINYL CHLORIDE
- O.U. OVERHEAD UTILITY
- O.R. OFFICIAL RECORDS BOOK OF ALACHUA COUNTY, FLORIDA
- Δ CENTRAL (DELTA) ANGLE
- R RADIUS DISTANCE
- T TANGENT DISTANCE
- L ARC LENGTH
- C CHORD DISTANCE
- CB= CHORD BEARING
- (N) RECORD DATA AS PER EXCEPTION PANEL LEGAL DESCRIPTION
- ⊕ EXIST. MONITORING WELL



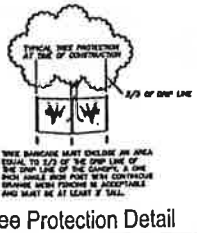
CROSSWALK DETAIL



6" HEADER CURB DETAIL



Sign Detail



Tree Protection Detail

RECEIVED
JAN 02 2000
PLANNING DIVISION

X:\Land Projects RE\TITLE CHAMP D\TITLE.dwg SPECIAL USE REV1.dwg 12/12/00 09:49:59 AM

1695 PA-00 CD

RECEIVED

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PLANNING
DIVISION

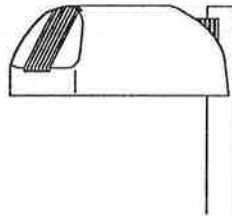


Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CANDPY	9.92	18.1	3.8	2.61	4.76
PARKING/VEHICLE STORAGE	1.46	3.7	0.4	3.65	9.25

Maintained Footcandle levels at grade,
using a .72 Total Light Loss Factor.

----- REPRESENTS CANDPY AREA

█ BLUE LINES REPRESENT PARKING/VEHICLE STORAGE AREA



CHALLENGER



**FLAT LENS
SCOTTSDALE**

LAYOUT PREPARED PER CUSTOMER'S REQUEST TO ACHIEVE A MAX AVG OF 2.5 IN THE PARKING/ VEHICLE STORAGE.
ALSO, A MIN OF 1, MAX AVG OF 10, UNDER FUEL ISLAND CANDPY.

Label	Arrangement	Lunens	LLF	Description	Total Watts
A	SINGLE	15000	0.720	SCF-S-175-PSHV-F	215
D	SINGLE	36000	0.720	CHH-FT-400-MH-F 4SQBD-S11G-20-S-4BC	458

Rev.	Date	By
1	1-4-01	BDB
1	12-29-00	BDB

Revisions

LEI INDUSTRIES*
NEW COMPANY INC. 114 W. 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202

LIGHTING PROPOSAL FOR
 SUNRISE FOOD MART
 GAINESVILLE, FL

SCALE: 1"=20'
 DATE: 12-7-00
 BY: BDB

LO-45970
 SHEET 1 OF 1