

LEGISLATIVE #

110527C

Exhibit A:
Comments from the Technical Review Committee

TECHNICAL REVIEW COMMITTEE COMMENTS
PLANNING & DEVELOPMENT SERVICES DIVISION
THOMAS CENTER BUILDING "B"
306 NE 6TH AVENUE (352)334-5023

Petition Number: PB-11-113 SUP

*Special Use Permit and Wellfield Special Use Permit
With a Generalized Plan
for
SiVance*

PROJECT DESCRIPTION: Causseaux, Hewett & Walpole, Inc., agent for SiVance, LLC. Special Use Permit with master plan to allow specially regulated industries and a wellfield Special Use Permit. Zoned: General industrial (I-2) district. Located at 4044 NE 54th Avenue.

STAFF RECOMMENDATION: Staff recommends approval of Petition PB-11-113 (SiVance) with the proposed conditions and Generalized Development Plan associated with the Special Use Permits.

SUMMARY OF TECHNICAL REVIEW COMMITTEE COMMENTS

*Detailed comments provided at end of report***I. Department:**

Current Planning:	Approvable with Conditions
Concurrency Management:	Approvable
Arborist:	Approvable
Public Works Engineering:	Approvable
Transportation Planning:	No Comments
Environmental Coordinator:	Approvable
Solid Waste:	Approvable with Conditions
RTS:	No Comments
Building:	Approvable
Fire:	Approvable
Gainesville Regional Utilities:	Approvable
GRU: Wellfield Protection:	Approvable
HAZMAT:	Approvable
Police Department:	No Comments

TECHNICAL REVIEW COMMITTEE COMMENTS

Planning & Development Services: Approved with Conditions

1. The application requires that the entire parcel (legal lot of record) be submitted for consideration. The Special Use Permit will be process to allow the requested uses in the area designated for site development.
2. Two Zones are proposed on the Generalized Plan: Within Zone A uses allowed by Special Use Permit as requested in the application will be allowed subject to development plan review. Within Zone B, only uses allowed by right shall be allowed within that zone, subject to development plan review.
3. During development plan review, the applicant shall provide documentation and evidence from a qualified professional attesting to code compliance and compatibility of impacts related to noise, traffic, odor and glare to surrounding development and the community at large.
4. Typical screening and buffering shall be addressed during development plan review for the specific development proposed.
5. During Development plan review, applicant must meet concurrency requirements.
6. The Application for Concurrency Exemption must be signed by the owner
7. Please remove the last note under Development Data on Sheet 2 of the Special Use Permit Plans

Lawrence Calderon, Lead Planner, 334-5023

Building Department Comments (APPROVED AS SUBMITTED)

Doug Murdock, Building Official, 334-5050

Environmental Comments: Approvable as submitted.

John Hendrix, Environmental Coordinator

E-mail: hendrixjw@cityofgainesville.org; Phone: 352-393-8347

The environmental review of this SUP application is limited to the defined area of the existing facility on the east side of the property, and has not included undeveloped areas of the subject parcel lying west of the facility.

Fire and Life Safety Services (Approvable)

Steve Hesson, Fire Inspector, 334-5065

GRU Comments (Approved as submitted)

Ellen Underwood, New Development Coordinator, 393-1644
underwoodfe@gru.com

GRU Wellfield (Meets the requirements for a Wellfield Special Use Permit)

Russ Ingram, Supervising Engineer Utility Designer, 393-1641

Hazardous Materials - ACEPD (See Attached Comments)

Agustin Olmos, Water Resources Supervisor, PE, 264-6800

Public Works Recommendation: APPROVABLE (as submitted)

REVIEW SUMMARY: Approvable as submitted.

Comments: STORMWATER MGT Approvable (as submitted) Reviewed By: Rick Melzer

Comments: ROADWAY & SITE DESIGN Approvable (as submitted) Reviewed By: Rick Melzer

Comments: TRANSPORTATION No Comment

Comments: TRANSIT No Comment Reviewed By: Doug Robinson

Comments: SOLID WASTE No Comment

Comments: SURVEY No Comment

DEVELOPMENT REVIEW EVALUATION ^{110527C}

Hazardous Materials

ALACHUA COUNTY ENVIRONMENTAL
PROTECTION DEPARTMENT
201 SE 2ND AVENUE SUITE 201 (352)264-6800

Petition No. PB-11-113 SUP	Date Plan Received:	Review Type: Preliminary
Reviewing Body: Technical Review Committee	Meeting Date:	
Project Description: SiVance, LLC.	Project Planner: Lawrence Calderon	
Project Location: Parcel: 07872-005-001	Property Owner/Agent:	

APPROVABLE
(AS SUBMITTED)

APPROVABLE
(SUBJECT TO BELOW)

DISAPPROVED
(SEE BASIS FOR DISAPPROVAL)

INCOMPLETE

This review is confined to an evaluation of the project's ability to comply with the requirements of the Hazardous Materials Management Code, Chapter 353, Alachua County Code.

Comments by:

Agustin Olmos, P.E.

RECOMMENDATIONS/COMMENTS

Hazardous Materials issues addressed in application. Specific development plans shall be in compliance with applicable Federal, State and Local environmental rules. Applicable plans shall require approval from the County's Environmental Protection Department.

Basis for Disapproval (If applicable)