

**LEGISLATIVE #**

**1105271**



## Planning & Development Services

# **PB-11-113 SUP**

**Request for a Wellfield Protection  
Special Use Permit to allow the use  
of Hazardous Materials in the  
Wellfield Protection Zone**

**12/15/2011**

(City Legistar No. 110527)



## Planning & Development Services

### **PB-11-113 SUP**

**The Request was presented to  
the City Plan Board 11/1/2011  
to allow two (2) Special Use  
Permits**



# 1. To allow the use of Hazardous Materials in the Wellfield Protection Zone

## 2. To allow two (2) Specially Regulated Uses:

**IN-2819**

**Industrial inorganic chemicals** (not elsewhere classified)

Subject to specially regulated industry provisions below

**IN-2869**

**Industrial organic chemicals** (not elsewhere classified)

Subject to specially regulated industry provisions below



- **Sec. 30-201. - Permit required.**
- **Within the primary, secondary and tertiary wellfield protection zones of Alachua County, all new development and existing development that will intensify, expand or modify a use directly associated with the storage of hazardous materials, shall be required to obtain a wellfield protection permit, or a wellfield protection special use permit,**



- Sec. 30-201. - Permit required.
- In addition, **all existing development** which requires **any level of development plan review** for **expansion or changes** at a site shall be required to obtain a wellfield protection permit, or **a wellfield protection special use permit**, unless the development is an exempt use.

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Waldo Road

N.E. 39th Ave.

NE Waldo Rd

24

222

29th Ave



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**COUNTY**  
**LI**  
**COUNTY ZONING**  
**MS**

SR 24

Secondary Zone

Primary Zone

**COUNTY ZONING**  
**MP**  
**COUNTY**  
**HI**

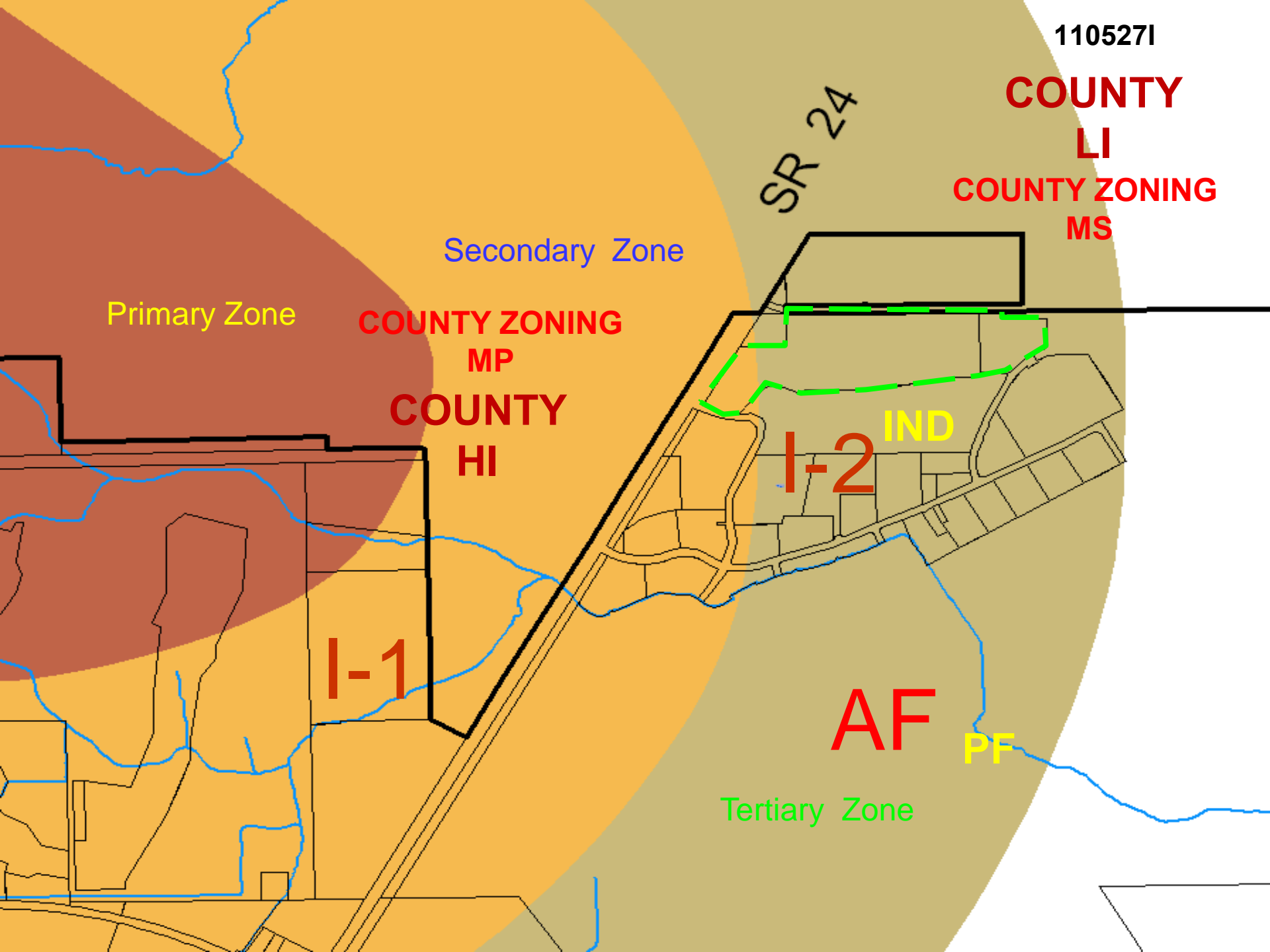
**I-2** **IND**

**I-1**

**AF**

**PF**

Tertiary Zone





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**DEVELOPMENT DATA**

**ZONE A PERMITTED USES:** ALL PERMITTED USES BY RIGHT WITHIN THE 1-2 ZONING DISTRICT.

**ZONE B PERMITTED USES:** ALL PERMITTED USES BY RIGHT WITHIN THE 1-2 ZONING DISTRICT; INDUSTRIAL INORGANIC CHEMICALS (NOT ELSEWHERE CLASSIFIED) [IN-2019]; INDUSTRIAL ORGANIC CHEMICALS (NOT ELSEWHERE CLASSIFIED)[IN-2069]

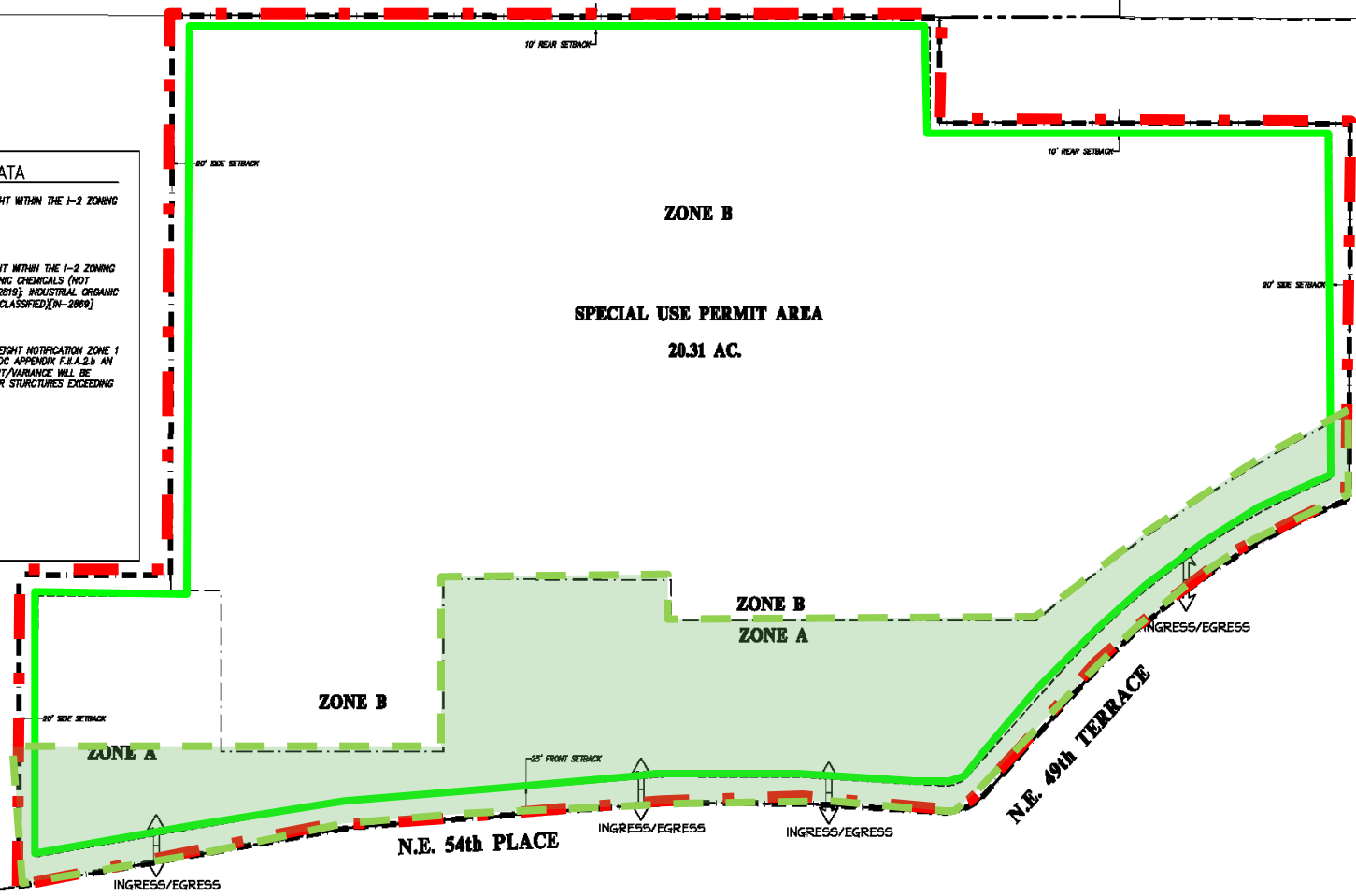
**MAXIMUM BUILDING HEIGHT:** CONSISTENT WITH AIRPORT HEIGHT NOTIFICATION ZONE 1 REGULATIONS PROVIDED IN LDC APPENDIX F.3.A.2.b AN AIRPORT OBSTRUCTION PERMIT/VARIANCE WILL BE OBTAINED FROM THE FAA FOR STRUCTURES EXCEEDING THE HEIGHT RESTRICTIONS.

**MAXIMUM IMPERVIOUS AREA:** BOX

**MINIMUM BUILDING SETBACKS FROM SUP BOUNDARIES:**

FRONT: 25 FEET  
SIDE: 20 FEET  
REAR: 10 FEET

NOTE: EXISTING BUILDINGS WITHIN SETBACKS SHALL REMAIN.



ZONE B

SPECIAL USE PERMIT AREA

20.31 AC.

ZONE B

ZONE B

ZONE A

ZONE A

N.E. 54th PLACE

N.E. 49th TERRACE

10' REAR SETBACK

20' SIDE SETBACK

10' REAR SETBACK

20' SIDE SETBACK

20' SIDE SETBACK

25' FRONT SETBACK

INGRESS/EGRESS

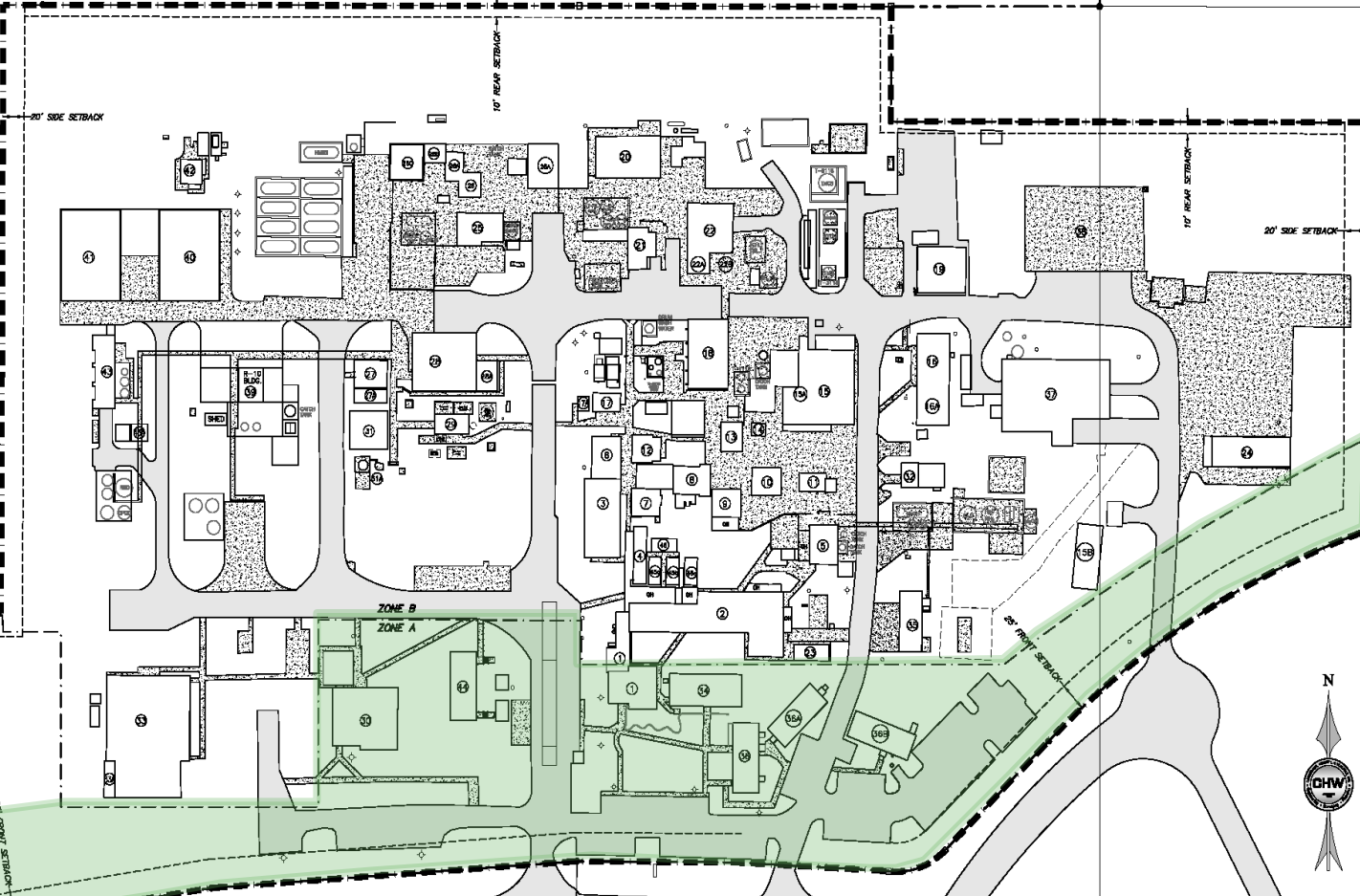
INGRESS/EGRESS

INGRESS/EGRESS

INGRESS/EGRESS

BUILDING DESCRIPTION

- 1 Plant Office/Reel Rooms
- 2 R&D Lab
- 3 Analytical Lab Lab
- 4 Quality/Compliance Trailer Offices
- 5 Pilot Plant/Catalog Manufacturing
- 6 Analytical Instrumentation Lab
- 7 R&D Lab
- 8 Filter Storage
- 9 Material Control Bottling Facility
- 10 R&D Chemical Storage
- 11 R&D/Catalog Equipment Storage
- 12 Foreman's Office
- 13 Building 18 - Hot Oil Units
- 14 Covered Area
- 15 Material Control Shipping/Receiving
- 15A Material Control Vehicle
- 15B Material Control Offices
- 16 Manufacturing Offices
- 16A Material Control Offices/Warehouse
- 17 Production Breakroom
- 17A Maintenance Storage (used for various bulbs)
- 19 Covered Corridor/Reactor Building
- 18 East Maintenance Port Store
- 20 R&D/Catalog Autoclave Bunnies
- 20A 200 Gallon/20 Gallon Bunkered Autoclave
- 21 Uracil Manufacturing
- 22 Uracil Process Area
- 22A Operator Control Room
- 22B Plant Air Compressors
- 23 Chill Water Facility for R&D/Catalog Labs & Pilot Plant
- 24 Maintenance/Finished Goods/Raw Material Storage
- 25 5-9/5-12/5-4 Distillation Area
- 25A 25 & 28 Control Room
- 28 R-3 Production Area
- 28A R-11 Production Area
- 28B R-14 Production Area
- 28C R-10 Production Area
- 27 200 HP Boiler
- 27A 200 HP Boiler
- 28 West Maintenance Shop / Maintenance Supt Office
- 28A Instrumentation & Electrical Offices and Shop
- 29 CHW/Tower Water Area for West Side of Plant
- 30 Shower/Locker Rooms (Men and Women)
- 31 Nitrogen Generation System
- 31A Liquid Nitrogen & Vaporator
- 32 Waste Water/pH Control Center
- 32A Bulk Coagulant & HCl Storage for pH Control
- 32B Bulk pH Control Tanks/Bulk Ammonia Storage
- 32C Waste Organic Chemical Stripper
- 32D Ammonia Stripper Facility
- 32E Magnesium Hydroxide Storage & Delivery
- 32F Lancaster Synthesis 34 R&D Trailer Offices
- 34 R&D Offices
- 35 Fluorine Pod/Catalog Manufacturing
- 36 Engineering Trailer Offices
- 36A Engineering Trailer Offices
- 36B EHS Offices
- 37 Material Control Warehouse
- 38 Intermediate/Raw Material/90 Day Pod
- 39 R-10/R-12 Production Area
- 40 Covered Intermediate East Storage Pod
- 41 Covered Intermediate West Storage Pod
- 42 Fire Pump House
- 43 NED
- 44 Pre-Manufactured Building
- 45 R&D Storage Shade A,B and C
- 46 ESH's Storage Shed



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SHEET NO. 10-02-39	PROJECT SPECIAL USE PERMIT	CLIENT SWANCO, LLC	DATE 08-07-2011
DRAWN BY A. COOPER, P.E.	CHECKED BY J. COOPER, P.E.	PROJECT NO. 10-02-39	DATE 08-07-2011

1105271



# Wellfield Special Use Permit Criteria 1105271

- (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.**

# Wellfield Special Use Permit Criteria

- (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 or proposed underground storage of petroleum products and/or hazardous materials, 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.**

# Wellfield Special Use Permit Criteria

Sec. 30-203.(b) (1) (b)

Whether the development properly **addresses environmental features** such as **wetlands, creeks, lakes, sinkholes** and **soils** to ensure that hazardous materials will **not endanger the potable water supply** and the environmental features

# Special Use Permit Criteria <sup>110527I</sup>

## Sec. 30-233. - Criteria for issuance.

- (1) That the use or development complies with all required regulations and standards of this chapter and all other applicable regulations.
- (2) That the proposed use or development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.
- (3) That necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.
- (4) That the use or development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

# **Special Use Permit Criteria** <sup>1105271</sup>

## **Sec. 30-233. - Criteria for issuance.**

- (5) That screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.
- (6) That the use or development conforms with the general plans of the city as embodied in the city comprehensive plan.
- (7) That the proposed use or development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of this chapter as specified in article III, division 2.



***Condition 1: During development plan review, the applicant shall be required to demonstrate compliance with the requirements of § 30-70(c)(2)b.1 of the LDC by providing professionally documented evidence of compliance with each of the requirements contained therein.***

***Condition 2: Development standards for the areas designated as Zones A and B shall be as designated on Sheet 2 of Exhibit B (the Special Use Permit Area Plan). Buildings currently encroaching into the I-2 setbacks shall remain as non-conforming buildings and must comply with the requirements of the land development code for nonconforming structures.***

***Condition 3: The Special Use Permit shall allow in addition to the uses allowed by right in the I-2 zoning district only the uses specified to IN 2819 and 2869 per the Standard Industrial Classification Manual 1987.***

***Condition 4: During development plan review, the development shall be required to comply with GRU requirements for providing required utility services to the Special Use Permit Area.***

***Condition 5: A maximum of four access points as shown on Sheet #2 of Exhibit B ( the Special Use Permit Area Plan) shall be allowed.***

***Condition 6: Buffers and setbacks shall be as shown on Sheet #2 of Exhibit B (the Special Use Permit Area Plan).***

# Recommendation

Planning staff recommends  
approval of  
The City Plan Board's  
Recommendation for  
Petition PB-11-113 SUP  
with conditions