

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 12

Item No. 3

TO: City Plan Board

DATE: June 15, 2000

FROM: Planning Division Staff

SUBJECT: Petition 059WSU-00 CC, Gary Dounson & Associates, Inc., agent for Gene Bush. A Special Use Permit (with Wellfield Protection) and associated development plan review for construction of a limited automotive center and "Other Uses" (transmission repair). Zoned: MU-2 (mixed use medium intensity district). Located at 2525 North Main Street. Related to Petition 131SPC-89CD and 197SPL-89PB.

Recommendation

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

Explanation

The petitioner is requesting a "Special Use Permit" for the construction of a Main Street Auto Mall which will consist of "Limited Automotive Services" and "Other Uses" (see attached definitions). In late 1989, the petitioner brought before the Plan Board a similar request that was "allowed by right", then, and was approved by the Board. A portion of three (3) "Paper" streets were vacated during 1989 as part of the site plan review process. For what ever reason, that project was never developed. Since then, there has been a city-wide rezoning (1992) that affected all properties within the city. Some properties were affected more than others. A majority of the petitioner's property was rezoned from BA (business automotive), to its present MU-2 (mixed use medium intensity district) zoning classification. The MU-2 zoning does not allow most **automotive** uses by right. The petitioner is now required to obtain a "Special Use Permit" from the Plan Board to allow the automotive uses indicated.

In addition, within the past several months, 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. It has been determined that certain hazardous materials will either be manufactured, stored, used, or sold at the "Auto Mall" facility. There has been increasing concern, over the years, 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" (discussed later) are made concerning the proposed special use.

The petitioner has operated a transmission and engine repair service at the address given above, on North Main Street, for several decades, and is presently operating as a legal non-conforming use. It is now their desire to raze a portion of the existing transmission repair facility, leaving only the office area, and create a new, much larger (29,860 sq. ft.) "Auto Mall" facility with numerous "Automotive" associated businesses. Businesses such as tire and brake service, lube oil change, car window tinting, car detailing, car stereo installation, and possibly "other uses" such as automotive paint shops, are being proposed on the remainder of the property the petitioner owns to the east of the present facility. Planning staff is willing to support "other uses" such as automotive paint shops with "Minor" dent and scratch repair but staff will not support "Body Shops" that repair wrecked vehicles needing "Major" repair. There should be no storing or repair of wrecked vehicles on site. In addition, the sale of cars and the operation of a car dealership is not allowed in the MU-2 zoning district.

The property is located in Zone A of the City's newly created Transportation Concurrency Exception Area (TCEA), (see attached map). The petitioner will be required to provide a safe and convenient internal pedestrian circulation system that connects to existing or planned public sidewalk along development frontage. Cross-access driveway connections to properties to the north and south will be provided and the existing entrance curb-cut located on North Main Street will be modified so that the preferred 90 degree alignment can be achieved.

Analysis

The subject property is located at 2525 North Main Street. The City of Gainesville has designated the North Main Street corridor, from 16th Avenue to 39th Avenue, for automotive sales and services for many years. The existing transmission repair business site is approximately one acre in size with the remaining 4+ acres in a vacant wooded condition. The petitioner is proposing to develop approximately 50% of the site with impervious area. The building/s should cover 13% of the site while walks and paving should cover approx. 35% of the site, leaving 52% in pervious green area. Much of the green area (50-60%) will be comprised of the wet retention area. Planning staff has worked closely with the petitioner to reduce as much of the paved impervious area as possible. Planning staff has agreed to support the idea of allowing and/or counting one space within each building (40' or 60' wide) bay toward "required parking" and to allow the area (15'- 23' wide) in front of the double loaded bays to also be counted. In that way, thousands of square feet of paved impervious area were allowed to be deleted from the site plan, which also reduced the size of the retention area.

The 5-acre subject property is zoned MU-2 (Mixed Use Medium Intensity, 14-30 du/ac). The land use is MUM (Mixed Use Medium). The properties to the west, across North Main Street and adjacent are zoned MU-2 and are developed as the Winn-Dixie Shopping Plaza and Ryan's Family Steak House restaurant respectively. Properties to the south are zoned MU-2 and contain the following businesses: Sherwin-Williams Paint Store, Bill Wells Electric Contractors, NAPA Auto Parts. Approximately 99% of the property to the east of the subject property is zoned MU-2 with approximately 50 feet, in the extreme northeast corner, zoned RMF-6 (Multi-Family Medium Density Residential 10-15 du/acre). The front half of the MU-2 property is developed with a Contrax Furnishings (furniture sales). The rear half of the furniture store property is undeveloped at this time. The RMF-6 zoned residential property, located to the northeast of the subject property, appears to be situated primarily in a wetland area. The property to the north, which happens to be owned by the petitioner, is split zoned, with the front 3/4 of the property zoned BA, while the rear quarter is zoned MU-2. The front portion of the property is used

as a car dealership while the rear MU-2 portion contains only the on-site retention area for the car dealership.

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/s will be generally compatible with and in harmony with the uses and structures on adjacent and nearby properties. The greatest concern staff has is that the petitioner must protect the existing buffer along the east property line of the Ryan's restaurant next to the retention area .

(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 either existing or proposed to be added to the site development which will then 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/s (North Main Street and NE 23rd 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 connection from North Main Street to a safe and convenient internal pedestrian circulation system. Cross-access driveway connections to properties to the north and south need to be provided and the existing entrance curb-cut located on North Main Street needs to be modified so that the preferred 90 degree alignment can be achieved.

(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.

If the existing vegetation, along the west property line, next to the Ryan's Restaurant parking lot and water retention area, is protected and preserved as requested by staff, the proposed screening and buffering of the new auto mall facility should improve the compatibility and harmony of the proposed

use with adjacent uses and property. There may be the need for some minor infill of additional plant material (trees or hedge material) along the twenty foot wide buffer strip.

(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. This general area of the City along North Main Street has become associated with car sales and service.

(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 additional level of service standards adopted in the comprehensive plan and conforms with the City's concurrency management requirements with the mitigation 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 and other tenants comply 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 and the petitioner).

The petitioners must confirm any existing wells on site and close per the St. Johns Water Management District requirement (see attached comment sheet from GRU).

(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/s 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.

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(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/s comply with all federal, state and local laws, rules, regulations, and ordinances now and hereafter in force which may be applicable to the use/s of the site.

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

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

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:GGF

change operations which may include the replacement of engine oil, brake and transmission fluids, and filters; and diagnostic automotive center (tune-up clinics); which may include the testing, adjustment and replacement of spark plugs, points, condensers, coils, carburetors, fuel injectors, distributor caps, voltage regulators, fan belts and water hoses.

Local register is a means by which to identify and classify various sites, buildings, structures, objects, areas and districts as historic and/or architecturally significant.

Local street means any street that is not designated as a collector or arterial in the comprehensive plan (transportation mobility element), is not functionally classified by the state department of transportation, and, by nature of its physical design, the local nature of trip purposes and the existing and anticipated traffic characteristics, is not suited to carry more than 1,200 average daily trips.

Lot means a parcel of land contained within property lines of a specific area, including land within easements and building setback lines of the area, but excluding any land within street right-of-way. The word "lot" includes the words "plot," "unit," "parcel" and "tract."

- (1) *Corner lot* means a lot located at the intersection of two streets and abutting such streets on two adjacent sides of the lot, or a lot with two adjacent sides abutting adjoining and deflected right-of-way lines of the same street which form an interior angle of less than 135 degrees.
- (2) *Interior lot* means a lot other than a corner lot having frontage only on one street.
- (3) *Double-frontage lot* means a lot other than a corner lot having frontage on two or more streets or two portions of the same street.
- (4) *Reverse-frontage lot* means a lot extending between and having frontage on a collector or arterial street and a local street and shall include double-frontage lots.

Lot area means the total horizontal area included within lot lines.

Lot coverage means the maximum combined area occupied by all principal and accessory buildings or structures expressed as a percentage, measured from the exterior walls that are roofed or otherwise covered.

Lot depth means the mean horizontal distance between the front and rear lot lines.

Lot line or property line means the boundary line of a lot.

- (1) *Front lot line* means that property line which abuts a public street. If a lot abuts on two or more streets, the front lot line shall be that property line abutting a street which has been so designated by the owner at the time of an application for a building permit, provided such lot is not thereby made nonconforming.
- (2) *Side lot line* means any property line not a front lot line or a rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.
- (3) *Rear lot line* means that property line which is most distant from and is, or is most nearly, parallel to the front lot line.

Lot of record means, for the purposes of determining vested rights, a designated parcel, tract or area of land established by plat, lot split, metes and bounds description, or otherwise permitted by law, to be used, developed or built upon as a unit and which existed in the records of the county property appraiser on November 16, 1992.

Lot split means the division of a single tract of land into two lots or parcels, where there are no roadway, drainage or other required improvements, and where the resultant lots comply with the standards of this chapter.

Lot width means the shortest horizontal distance between side lot lines, measured along any line which intersects the minimum required front yard setback line.

Maintain means to preserve from decline, keep in an existing state or retain in possession or control.

Improvement means any manmade, immovable item which becomes part of, is placed upon, or is affixed to real estate.

Improvements means physical changes made to raw land and structures placed on or under the land surface, in order to make the land more usable. Typical improvements would be clearing and grubbing, grading, street pavements, curb and gutter, drainage ditches, street trees, storm and sanitary sewers, streetlights, fire hydrants, street name signs, permanent control points (PCP's), etc.

Intensity of development or *intensity of use* means the extent of development of any land, expressed as residential density or floor area ratio.

Intersecting roadways, in addition to meaning the intersection of roadways of public right-of-way may also mean a private driveway or a private roadway of a significant traffic generator and its intersection with a public street.

Invasive, nonnative vegetation means any plant not indigenous to Florida, which exhibits, or has the potential to exhibit, uncontrolled growth and invasion or alteration of the natural qualities and functions of any native habitat. Article VIII contains a listing of such plants.

Junk means all waste or scrap materials, including but not limited to all scrap metals; discarded rope, batteries, paper, trash and other natural or synthetic fibers; discarded glass, tinware and plastic; and discarded household goods and hardware. This term shall also include inoperable motor vehicles, machinery and appliances no longer used as such, to be used for scrap metal or stripping of parts, and parts of such vehicles, machinery or appliances.

Junkyard (or salvage yard) means an open area where junk is bought, sold, exchanged, stored, processed or handled as a principal or accessory use. This term shall also include operations primarily engaged in the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

Land surveyor means a land surveyor registered under F.S. Ch. 472 who is in good standing with the board of professional land surveyors.

Land use element means that portion of the comprehensive plan relating to permissible planned uses of land, entitled "future land use element."

Land use plan means the future land use element of the most recent city comprehensive plan adopted pursuant to F.S. Ch. 163, and all amendments thereto.

Land use regulation means any ordinance or resolution controlling the use, development, maintenance or transfer of real property.

Landlord means any person, owner, agent, individual, firm or corporation or any combination thereof who leases, sublets, rents or allows the occupancy of any single-family dwelling, two-family dwelling, three-family dwelling, four-family dwelling, multiple-family dwelling, rooming-house, dormitory or other dwelling unit to or by another person or persons not members of his/her family in designated districts whether or not for consideration.

Landscape materials means living trees, shrubs, vines, grasses, ground covers and other plants, sand, wood mulch, walls and fences, and other nonliving, durable materials commonly used in landscaping; landscape water features; and similar materials and design features; provided that visible synthetic materials shall not qualify.

Level of service standard or *LOS standard* means an indicator of the extent or degree of service provided by or proposed to be provided by a public facility based on and related to the operational characteristics of the public facility.

* *Limited automotive services* means establishments primarily engaged in providing any of the following services: automobile stereo and cellular telephone sales and installation; auto detailing which may include washing, waxing and polishing by hand; pinstriping, window tinting, interior cleaning and carpet shampooing; rustproofing; sales and installation of car accessories such as car covers, car masks, sunroofs and louvers; automobile batteries, tires and brakes, sales and installation; automotive lubrication and

MU-2

SIC	Uses	Conditions
	* Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Recycling centers	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	
GN-702	Roominghouses and boardinghouses	In accordance with article VI
MG-79	Amusement and recreation services when outside enclosed structures	In compliance with noise ordinance

(d) Requirements for sites of less than three acres.

(1) Yard setbacks.

- a. Front: The maximum setback shall be the average setback of existing development in the same face block face; however, when there is no existing development in the same block face, the maximum setback shall be ten feet.
- b. Where the side or rear yard abuts property which is in a residential zoning district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 45-degree angle of light obstruction, whichever is greater.

(2) Maximum floor area ratio: 1.50 (excluding residential).

(3) Maximum lot coverage: 50 percent.

(4) Access: Access shall be designed to integrate all aspects of the development and shall meet all requirements of article IX and chapter 23. Driveways shall be coordinated or shared insofar as possible.

(e) Requirements for sites of three acres or more. These requirements generally apply to developments with over 50,000 square feet of gross leasable area, and areas that can be characterized as a community level shopping center.

(1) Location. Nonresidential development shall be located at intersections of arterials or arterials and collectors, as shown in the city comprehensive plan.

(2) Dimensional requirements. All principal and accessory structures shall be located and constructed in accordance with the following requirements:

a. Minimum lot area: Three acres.

Gary Dounson & Associates, Inc.

Consulting Engineers

May 2, 2000

City of Gainesville
Community Development Dept.
Planning Division
306 NE 6th. Ave., Bldg. B
Station 12, P.O. Box 490
Gainesville, Florida 32602-0490

Attn: Carolyn R. Morgan, AICP
Senior Planner

Re: Main Street Auto Mall, Wellfield Protection Special Use Permit

Dear Ms. Morgan:

The proposed Main Street Auto Mall is located on the outer limits of the tertiary zone of the Murphree Wellfield. New developments within this zone require a Well Protection Special Use Permit under Division 3 of Article VII of the City of Gainesville Land Development Code. The Main Street Auto Mall will be occupied by Bush Gator Transmission which is currently operating on-site. The remainder of the 29,860 sf area will be leased to limited automotive service business such as tire and brake service, paint and body shop, lube oil change, car window tinting, car detailing, car stereo installation, etc. The following will be required of the owner and tenants:

1. All installation, sales and services are required to be conducted within a completely enclosed building.
2. Other than hydraulic lifts no underground storage of hazardous materials will be permitted.
3. Approval from the Alachua County Environmental Protection Department (ACEPD) is required prior to issuance of building permits.

Main Street Auto Mall
Wellfield Protection Special Use Permit
Page 2 of 2
May 2, 2000

4. All building occupants will be required to fully comply with the Alachua County Hazardous Materials Management Code.

If you have any questions, please feel free to contact us.

Sincerely,



Gary G. Dounson, P.E.
President

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>059WSU-00CC</u>	Date Plan Rec'd: <u>04/12/00</u>	Review Type: <u>Preliminary & Final</u>
Review For : <u>Technical Review Committee</u>	Review Date: <u>04/25/00</u>	Project Agent:
Description, Agent & Location: <u>Main Street Auto Mall / Bush Trans.</u>		<u>Gary Dounson</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 construct a 29,860 sq. ft. "Auto Mall" at the present site of Bush Gator Transmission located at 2525 North Main Street. The facility requires a "Special Use Permit" from the Plan Board due to the "Limited Automotive Services" and "Other (Automotive) Uses" being proposed for the site. In addition, the site is located in the outer, Tertiary Zone 3, of the newly created "**Murphy Wellfield Protection Zones**". Due to the storage, use, manufacture or selling of "hazardous materials" in the proposed facility, the petitioner must also receive a "Wellfield Special Use Permit" from the Plan Board and City Commission. The site is also located in the newly created TCEA (transportation concurrency exception area) Zone "A". The petitioner will be razing a portion of the existing transmission repair facility, leaving only the office area, and constructing the "Auto Mall", to the east, on property owned by the petitioner. Access to the "Auto Mall" will be from North Main Street and from Northeast 23rd Avenue by way of NE 5th Terrace and NE 6th Street. The petitioner is proposing to retain the existing signage they have at this time.

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

1. Because the petitioner's site is located in, what is known as the "Murphy Wellfield Protection Zone", the petitioner will be required to obtain a Special Use Permit from the Plan Board and the City Commission, and meet certain specific criteria required by the Alachua County Environmental Protection Department (see attached documentation from petitioner).
2. The site is also located in the "Transportation Concurrency Exception Area - A". The petitioner must meet several limited criteria for being located within "Area - A". The petitioner is required to provide safe and convenient internal pedestrian circulation system that connects to existing or planned public sidewalk along development frontage. Cross-access between properties to the north and south are required and the existing curbcut onto North Main Street are being modified so that the preferred 90 degree alignment can be achieved.

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

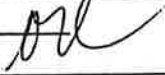
3. "Auto Sales" are not allowed within the MU-2 zoning classification, not even by special use permit. All automotive sales operations should be handled from the petitioner's property located to the north of this site. Cars can not be displayed along the front of this site. The site would be in violation of its "Special Use Permit". Bollards and/or additional vegetation should be added to this area so that the displaying vehicles can not be accomplished.
4. It is planning staff belief that the most important area/s to screen, either by fence and/or natural vegetation is the Ryan's restaurant parking lot, which is located due west of the "Auto Mall" and its bays. The landscape architect should do a more detailed study of that area and provide infill plant material or fencing where needed for substantial screening. The petitioner needs to indicate a tree protection barrier along the west site of the property.
5. Planning staff believes that a 6 foot pressure treated wood fence should be installed along the west property line from the drainage retention area to a point approximately 6-8 feet in front of the Ryan's restaurant. That area along the property is void of any substantial plant material needed for screening.
6. Planning staff would like for the petitioner install a 5 foot wide sidewalk in the landscape area leading to the front door of the Ryan's Restaurant. If possible, a cross-walk should be painted on Ryan's driveway.
7. Several handicapped parking spaces should be relocated per Building division comments.
8. Motorcycle parking must be made available at several locations throughout the site.
9. All sidewalks need to have ramped access.
10. In most instances, the proposed bike racks need to be rotated 90 degrees for easier access.
11. One proposed cross-walk will have to be removed and another one created due to the relocation of the handicapped parking.
12. Additional tree barricades need to be added in certain strategic locations.
13. Is all lighting going to be located on the buildings. Remember that no lighting is allowed to shine off-site. The lighting must have cut-offs that prevent it from creating glare on surrounding property. If additional lighting is needed on site, they must be indicated on the finalized site plan and the lighting must not conflict with the required location of shade trees.
14. No trees should be removed due to the proposed location and installation of the dumpsters.
15. Planning staff would like for the petitioner to consider reducing the number of Bald Cypress and replacing at least half with River Birch. In addition, staff would like for Drake Elms to be used in place of the proposed Holly trees, because of growth rate and spread of their canopy.

SITE PLAN EVALUATION SHEET
DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION
CURRENT PLANNING ROOM 158, THOMAS CENTER "B"
306 Northeast 6th Avenue 334-5023

16. Planning staff would like for the landscape architect to identify more of the tree species throughout more of the site. It is difficult, at times, to determine which tree type you're looking at.
17. The screening plant material around the dumpster should be larger, faster growing, plant material.
18. The petitioner needs to be sure that the acreage, as indicated under site data, is correct. Discrepancy may be due to previous street vacation and may require deeding of land to "Auto Mall" property.
19. The petitioner should list required conditions that must be met by the owner of the property and his tenants relating to the storage of "Hazardous Materials" on site.
20. Planning staff recommends that "Body-Shops" not be allowed as an allowed use by "Special Use Permit". Staff believes that there should be no storage or repair of "Wrecked Vehicles" on site. It is very difficult to control the fluids that would be discharged from a wrecked/mangled vehicle.

**CONCURRENCY REVIEW
PLANNING DIVISION - (352) 334-5022**

Sheet 1 of 2

Petition	<u>59WSU-00PB</u>	Date Received	<u>5/2/00</u>	<input checked="" type="checkbox"/> Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input type="checkbox"/> Final
Project Name	<u>Main St. Auto Mall</u>			<input type="checkbox"/> Amendment
Location	<u>2525 N. Main St.</u>			<input type="checkbox"/> Special Use
Agent/Applicant Name	<u>Gary Dounson & Assoc.</u>			<input type="checkbox"/> Planned Dev.
Reviewed by	<u>Onelia Lazzari</u>			<input type="checkbox"/> Design Plat
				<input type="checkbox"/> Concept

Approvable (as submitted)
 Approvable (subject to below)
 Insufficient Information
 PD Concept (Comments only)
 Concept (Comments only)

RECOMMENDATIONS/REQUIREMENTS/COMMENTS

1. This development is located in Zone A of the City's Transportation Concurrency Exception Area (TCEA). As such, it must meet all relevant standards in Policy 1.1.4 of the Concurrency Management Element. Per Policy 1.1.4.b. cross-access connections/easements are required where available and feasible. There should be a recorded cross-access agreement for this site and the site to the north. The access connection must meet all Land Development Code requirements.

Lawrence Calderon

From: <UNDERWOODFE@gru.com>
To: <calderonld@ci.gainesville.fl.us>
Sent: Wednesday, May 10, 2000 4:23 PM
Subject: FW: Petition 59 WSU-00 CC - SPECIAL USE PERMIT - GRU COMMENTS

> -----Original Message-----

> From: Underwood, F Ellen
> Sent: Wednesday, May 10, 2000 3:35 PM
> To: Francis, Gene G
> Subject: Petition 59 WSU-00 CC SPECIAL USE PERMIT - GRU COMMENTS

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>

> GRU comments for the Special Use Permit:
> This application is approvable contingent upon the location of any
> existing wells on site and closed as per the St. John Water Management
> District requirements.

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> Comment not related to the Special Use Permit:
> GRU recommends that the Alachua County Department of Environmental
> Services be consulted regarding the underground storage tanks located
> behind the office (referenced Building A).



**DEVELOPMENT REVIEW ELEVATION
GAINESVILLE REGIONAL UTILITIES**

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

DATE: May 9, 2000

PETITION NO: 59 SUP 00 ITEM NO: 6 PLANNER: G.F.

AGENT/APPLICANT: GARY DOULSON

PROJECT: MAIN ST. AUTO MALL

LOCATION: 2525 N. MAIN ST.

Conceptual Comments

- Approved as submitted → PREM
- Approved w/conditions → FINAL
- Insufficient information to approve

New Services

AS REQUESTED (4-17-00 comments) BEFORE FINAL PLEASE CALL TERRY STEVENS TO SCHEDULE A PROJECT MEETING w/GRU - 334-3400 x 1459. WE NEED TO DISCUSS. MAY BE CONFLICTS w/ UTILITIES AND LANDSCAPING
↳ w/ UTILITIES & STORM SEWER !

Water

Will NEED A SEPARATE CONSTRUCTION PERMIT FROM GRU.

Sanitary Sewer

Electric

Gas

Real Estate

BEFORE FINAL, EASEMENTS NEED TO BE SHOWN! (EXIST SS COLLECTION MAIN)

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

226 South Main Street • Gainesville, Florida 32601-6536

Tel: (352) 955-2442 • Fax (352) 955-2440

Suncom: 625-2442

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

Chris Bird
Director

Cynthia G. Moore
Natural Resources
Manager

Barbara J. Pierce
Administrative
Assistant

John J. Mousa
Pollution Prevention
Manager

April 21, 2000


Petition: 59SUP-00 PB
Applicant: Gary Dounson & Associates, Inc., agent for Gene Bush
Project: Main Street Auto Mall
Located at 2525 North Main Street

RE: April 12, 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. The proposed Main Street Auto Mall is subject to the requirements of the HMMC. Approval from the Alachua County Environmental Protection Department (ACEPD) is required prior to issuance of building permits. Please contact ACEPD for specific requirements.

REVIEWER


Agustin Olmos
Hazardous Materials Engineer

RECEIVED

APR 21 2000

PLANNING
DIVISION



SITE PLAN EVALUATION SHEET

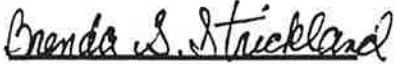
BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 59WSW-00CC
 Review Date: 05/08/00
 Review For : Plan Board
 Plan Reviewed: 05/08/00
 Description, Agent & Location: Gary Dounson & Associates, Inc. Main
Street Auto Mall, 2525 N Main St.

Review Type: Preliminary
 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
 Plans Examiner

REVISIONS / RECOMMENDATIONS:

1. Indicate location of 4 hr. walls on the site plan.
2. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be persed and located closest to the accessible entrances. Only one HC space is needed at Building A. Move that space and the one space adjacent to the retention basin down in front of Building C and provide a striped crosswalk. One cross walk at the tree island may be eliminated.
3. The access aisles shall be located on the passenger side.
4. Show location of above-grade HC sign.
5. Provide level platform in front of all egress doors. The floor surface on both sides of a door shall be at the same elevation. The floor surface or landing on each side of the door shall extend from the door in the closed position a distance equal to the door width and shall comply the Section 4.13.6 Maneuvering Clearances at Doors of the Florida Accessibility Code for Building Construction.
6. Show all curb ramps on the accessible route. Provide ramp detail.
7. Provide floor plan.

SITE PLAN EVALUATION SHEET


CITY ARBORIST 334-2171 M.S. 27

Petition: 59 WSU-00 CC Review For: Technical Review Committee Agent, Description and Location: Gary Dounsen and Associates for Gene Bush. Main Street Auto Mall at 2525 N. Main St.	Review date: 5/5/00	Review Type: Preliminary/Final Planner: Gene Francis
--	---------------------	---

APPROVED
(as submitted)

APPROVED
(with conditions)

DISAPPROVED

<input type="checkbox"/> Tree Survey Required <input type="checkbox"/> Landscape Plan Required <input type="checkbox"/> Irrigation system required <input type="checkbox"/> Petitioner should contact the City Arborist (352-334-2171) <input checked="" type="checkbox"/> Attention to conditions (revisions/recommendations) below	Comments by:  Victor Call Assistant Arborist
--	--

Tree Protection/Removal Plan.

Tree barricades

- Barricades should be erected around those healthy laurel and water oaks to be saved in the buffer between this property and Ryan's. These trees were not required to be located on the survey because their diameters are not greater than 8". Please locate the buffer trees and their barricades on subsequent submissions so the contractors have a clear idea of which trees must be protected.
- Show barricades around the 3 trees to be saved in the NE corner of the square between buildings B and D
- Show barricades around the 28", 12" and 15" oaks on the northern end of the west side of the wet basin
- Show a barricade around the 20" cherry on the SW corner of the wet basin

Landscape Plan.

- Specify biodegradable twine will be used for staking in note 20.

Plant List/Notes

- Notes for Red Maple incorrectly specify "3 trunks"
- Notes for Magnolia incorrectly refer to "hurricane-cut, 14' clear trunk palms"
- The common name of Ilex cornuta is not Podocarpus
- (Comment) On 4/24/00 the City Commission approved various changes to the Land Development Code. One change affects landscape plan submittals. Regarding architectural symbols used to depict proposed landscaping elements, Section 30-251(6) Minimum submittal criteria, has been amended to read "...Architectural symbols depicting trees to be installed shall not exceed the scale of five feet in diameter." This change was made to allow plans examiners to better visualize and assess what the landscape coverage will be at the time of installation. One exception to this requirement would be when 20-year crown diameters are specifically requested for the purpose of demonstrating that 30-252(c)2 *Method 2* shading requirements will be met by the proposed landscaping.

Impact on the Urban Forest to be determined upon final approval

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. 59WSU-00CC Review Date: 5/4/00
Review For: Technical Review Committee Plan Reviewed: 05/08/00
Description, Agent & Location: Main Street Auto Mall
Gary Dounson 2525 N. Main Street

Review Type: Preliminary
Project Planner: Gene Francis

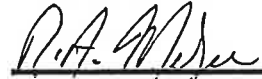
APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- Alachua County Environmental Review Required
- Alachua County Environmental Review Not Required
- 100 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)
- Approved for Concurrency

Comments By:



Rick Melzer P.E.
Development Review Engineer

REVISIONS / RECOMMENDATIONS:

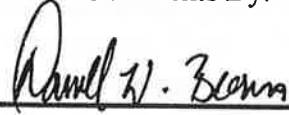
Empty box for Revisions / Recommendations.

SITE PLAN EVALUATION SHEET

FIRE PROTECTION/LIFE SAFETY REVIEW

Petition No. 59 SUP-00 PB	Review Date: <u>05/08/00</u>	Review Type: <u>Preliminary</u>
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>05/10/00</u>	
Description, Agent & Location: <u>2525 N. Main St., Main St, Auto Mall</u>	Project Planner: <u>Gene Francis</u>	

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

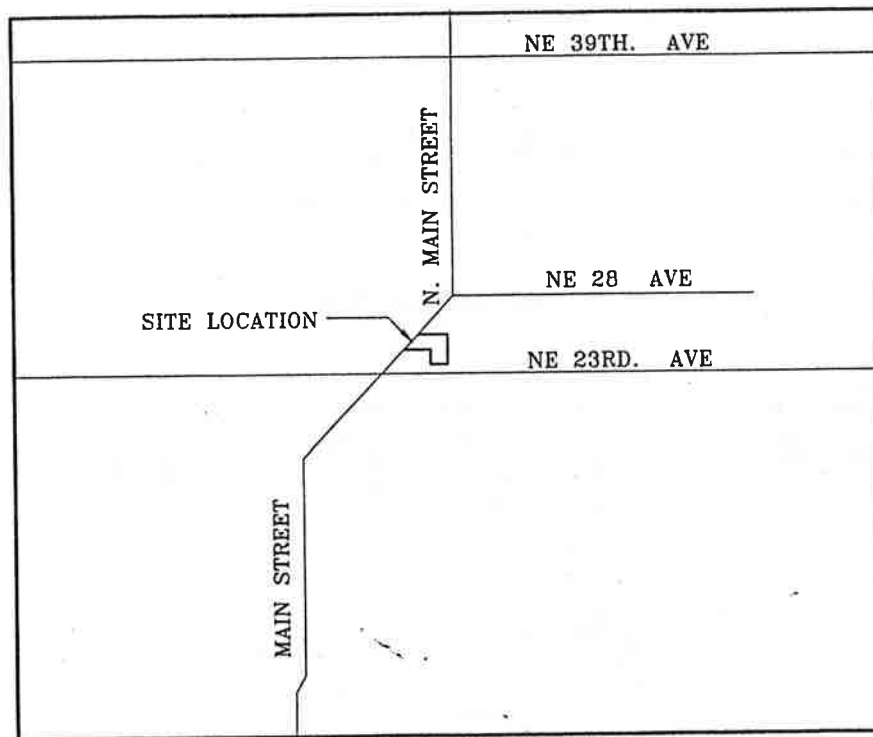
<input type="checkbox"/> Plan meets fire protection requirements of Gainesville's Land Development Code Section 30-160 as submitted.	Comments By:  Darrell W. Brown Fire Inspector
<input type="checkbox"/> Revisions are necessary for plan to meet requirements of Gainesville's Land Development Code, Section 30-160.	
<input type="checkbox"/> Revisions are necessary for compliance with related codes and ordinances and are submitted for applicant information prior to further development review.	

REVISIONS / RECOMMENDATIONS:

MAIN STREET

2525 NORTH

GAINESVILLE



LOCATION MAP

NOT TO SCALE

INDEX

- COVER SHEET
- MP1 MASTER PLAN
- SP1 SITE PLAN
- UP1 UTILITIES
- DP1 DRAINAGE
- EP1 BUILDING
- DM1 DEMO PLAN
- LP1 LANDSCAPE
- TRP TREE REMOVAL
- DT1 DETAILS
- DT2 DETAILS
- TOPO SURVEY
- BOUNDARY SURVEY

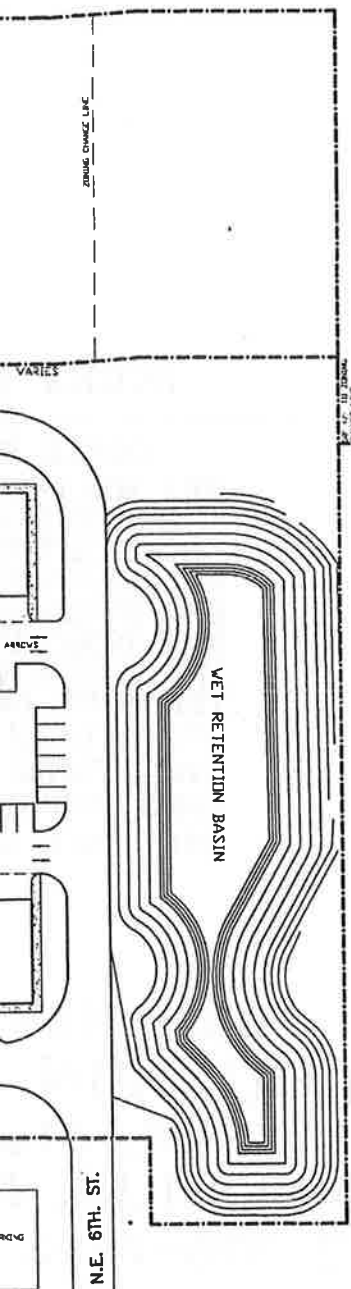
DRAWINGS
GARY DOUNSON

2831 N.W. 41st
GAINESVILLE, FL
352-375-8593

APRIL

A STEEL ROD & CAP (A.C.L.S.,INC.) AT THE INTERSECTION OF
 TH AVENUE; THENCE RUN N.89°46'48"W., ALONG SAID
 NORTHEAST 6TH STREET WITH THE CENTERLINE OF SAID
 TH AVENUE, A DISTANCE OF 454.54 FEET TO A STEEL ROD &
 (C.) AT THE INTERSECTION OF SAID CENTERLINE WITH THE
 T OF WAY LINE OF STATE ROAD NO. 329 (A.K.A. NORTH MAIN
 CE RUN S.25°44'49"W., ALONG SAID EASTERLY RIGHT OF
 STANCE OF 138.53 FEET TO A CONCRETE MONUMENT AT THE
 OF SAID EASTERLY RIGHT OF WAY LINE WITH THE SOUTH
 FOREMENTIONED LOT 21 OF "LISA HEIGHTS"; THENCE RUN
 ALONG THE SOUTH LINE OF SAID LOTS 21,22 AND 23 A
 19.68 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST
 ND LOT 23; THENCE RUN S.00°03'31"E., ALONG THE WEST
 LINE OF NORTHEAST 5TH TERRACE AS SHOWN ON SAID PLAT
 TS", A DISTANCE OF 295.93 FEET TO A STEEL ROD & CAP
 AT THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE
 ECTION OF THE SOUTH LINE OF THE FOREMENTIONED LOT
 EIGHTS"; THENCE RUN S.89°40'38"E., ALONG SAID WESTERLY
 ND ALONG THE SOUTH LINE OF SAID LOTS 35 AND 34 AND AN

EASTERLY PROJECTION THEREOF, A DISTANCE OF 320.00 FEET TO A STEEL
 ROD & CAP (A.C.L.S.,INC) ON THE WEST LINE OF THE AFOREMENTIONED LOT
 38 OF "LISA HEIGHTS"; THENCE RUN S.00°02'14"E., ALONG SAID WEST
 LINE, A DISTANCE OF 49.96 FEET TO AN IRON PIPE AT THE SOUTHWEST
 CORNER OF SAID LOT 38; THENCE RUN S.89°47'29"E., A DISTANCE OF
 113.08 FEET TO THE POINT OF BEGINNING, CONTAINING 4.956 ACRES MORE OR
 LESS.



TAX PARCEL 8228-1
 VACANT LOT
 ZONING - RMF6
 LAND USE - RM

CONTRAX FURNISHINGS
 TAX PARCEL 8228
 FURNITURE SALES
 ZONING - MU2
 LAND USE - MUM

BILL WELLS ELECTRICAL
 CONTR. ELEC. SUPPLY
 ZONING - MU2
 LAND USE - MUM

CONTRAX FURNISHINGS
 TAX PARCEL 8228
 FURNITURE SALES
 ZONING - MU2
 LAND USE - MUM

SITE DATA

1. OWNER/DEVELOPER: GENE BUSH
 2525 N. MAIN STREET
 GAINESVILLE, FL 32609
2. TAX PARCEL NOS. 8239-21, 8239-35 & 8239-24
3. BUILDING SETBACKS:
 60 DEG. ANGLE OF LIGHT
 100' TO RESIDENTIAL DISTRICTS
4. SITE DEVELOPMENT PERCENTAGES:

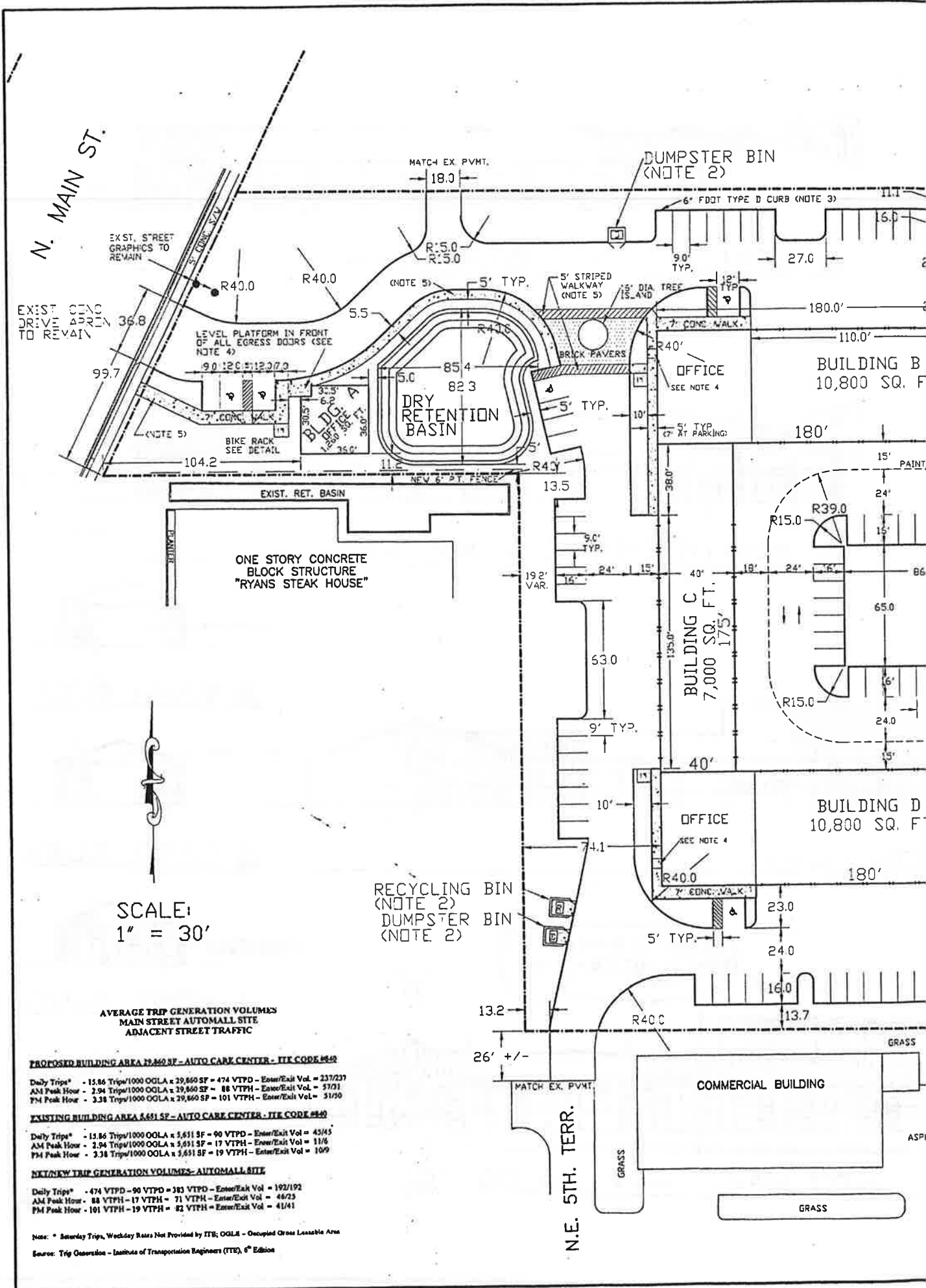
GREEN AREA	116,741 SF.	= 2.68 AC	= 52 %
BUILDING AREA	29,860 SF.	= 69 AC	= 13 %
PAVED AREA	80,347 SF	= 1.84 AC	= 35 %
TOTAL AREA	226,948 SF.	= 5.21 AC	= 100 %
5. ZONING: MU2 MIXED USE MEDIUM INTENSITY
6. LAND USE: MUM MIXED USE MEDIUM DENSITY
7. PARKING :
 - A. PARKING REQUIRED: 1 SPACE PER 200 SF FLOOR AREA
 = 29,860SF/200 = 149.4 = 150 SPACES
 - B. PARKING PROVIDED: 150 SPACES INCLUDING 5 HANDICAP SPACES
8. BICYCLE PARKING: ONE REQUIRED, TWO PROVIDED
9. BUILDING HEIGHT: 30' MAX. RIDGE HEIGHT, 14' EVE HEIGHT.
10. STORIES: ALL BUILDINGS ARE SINGLE STORY
11. BUILDING AREA, TYPE OF CONSTRUCTION AND OCCUPANCY CLASSIFICATION

BUILDING	AREA	TYPE OF CONSTRUCTION	OCCUPANCY
BLDG. A	1,260 SF	TYPE IV	LIMITED BUSINESS
BLDG. B	10,800 SF	TYPE IV	SPECIAL STORAGED
BLDG. C	7,000 SF	TYPE IV	LIMITED BUSINESS
BLDG. D	10,800 SF	TYPE IV	SPECIAL STORAGED
12. THIS PROJECT WILL NOT BE PHASED.
13. THE SITE IS NOT LOCATED IN A HISTORICAL PRESERVATION DISTRICT.
14. THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA
 ACCESSIBILITY CODES AND STANDARDS. PROVIDE A MINIMUM 5' X 5' LEVEL
 PAD IN FRONT OF ALL BUILDING ENTRANCE/EXITS. MAXIMUM SLOPE OF
 ACCESSIBLE ROUTE 2%. MINIMUM WIDTH OF ACCESSIBLE ROUTE = 44".
15. THIS SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.
16. NO OUTDOOR STORAGE WILL BE ALLOWED AT THIS SITE.
17. TRIP GENERATION: A TOTAL OF 383 NET NEW VTPD WILL BE GENERATED
 BY THIS DEVELOPMENT (SEE CALCULATIONS).
18. THIS SITE IS SUBJECT TO THE REQUIREMENTS OF THE ALACHUA COUNTY
 HAZARDOUS MATERIALS MANAGEMENT CODE. APPROVAL FROM THE ALACHUA
 COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT (ACEPD) IS REQUIRED PRIOR
 TO ISSUANCE OF BUILDING PERMITS.
19. THIS SITE IS LOCATED IN AREA 'A' OF THE 'TRANSPORTATION CONCURRENCY
 EXCEPTION AREA.
20. THIS SITE IS LOCATED IN ZONE 3 OF THE 'MURPHY' WELLFIELD PROTECTION ZONE'.

CONSTRUCTION NOTES:

1. ALL CONCRETE PAVING FOR SIDEWALKS AND PADS TO BE 2500 PSI MIN.
 PROVIDE CONTROL JOINTS IN SIDEWALKS EVERY 5 FEET. PROVIDE 6 X 6 W/4 X
 W/4 WELDED WIRE MESH IN ALL CONCRETE PADS. PROVIDE A SLIP RESISTANT
 FINISH AN ALL CONCRETE SURFACES.
2. PROVIDE A 6' HIGH PT WOOD FENCE WITH GATE AROUND ALL DUMPSTER PADS.
 ALL PADS SHALL BE 6" THICK 3000 PSI CONCRETE WITH 6 X 6 W/1.4 W/W
 PADS SHALL BE A MINIMUM OF 8' X 8'.
3. ALL PAVEMENT EDGES TO RECEIVE 6' FDOT TYPE D CONC. CURB. AT OWNERS
 OPTION, SOME PAVEMENT EDGES MAY RECEIVE FDOT TYPE B CONC. CURB.

SEAL:	GARY G. DOUNSON P.E. FL. ENG. #35054 DATE: APRIL 12, 2000				
GARY DOUNSON & ASSOCIATES, INC. 2831 N.W. 41st STREET, SUITE H GAINESVILLE, FLORIDA 32606-6690 352-375-8593 FAX: 352-375-6053					
MAIN STREET AUTOMALL 2525 NORTH MAIN STREET GAINESVILLE, FLORIDA MASTER PLAN					
SHEET					
MP 1					
AUTOMALL.DWG					



N. MAIN ST.

EXIST. CONC DRIVE ADJACENT TO REMAIN

SCALE:
1" = 30'

**AVERAGE TRIP GENERATION VOLUMES
MAIN STREET AUTOMALL SITE
ADJACENT STREET TRAFFIC**

PROPOSED BUILDING AREA 17,860 SF - AUTO CARE CENTER - ITE CODE 4940

Daily Trips* - 15.86 Trips/1000 OGLA x 29,860 SF = 474 VTPD - Enter/Exit Vol = 237/237
 AM Peak Hour - 2.94 Trips/1000 OGLA x 29,860 SF = 88 VTPH - Enter/Exit Vol = 47/41
 PM Peak Hour - 3.38 Trips/1000 OGLA x 29,860 SF = 101 VTPH - Enter/Exit Vol = 51/50

EXISTING BUILDING AREA 5,651 SF - AUTO CARE CENTER - ITE CODE 4940

Daily Trips* - 15.86 Trips/1000 OGLA x 5,651 SF = 90 VTPD - Enter/Exit Vol = 45/45
 AM Peak Hour - 2.94 Trips/1000 OGLA x 5,651 SF = 17 VTPH - Enter/Exit Vol = 11/6
 PM Peak Hour - 3.38 Trips/1000 OGLA x 5,651 SF = 19 VTPH - Enter/Exit Vol = 10/9

NET/NEW TRIP GENERATION VOLUMES- AUTOMALL SITE

Daily Trips* - 474 VTPD - 90 VTPD = 383 VTPD - Enter/Exit Vol = 192/192
 AM Peak Hour - 88 VTPH - 17 VTPH = 71 VTPH - Enter/Exit Vol = 46/23
 PM Peak Hour - 101 VTPH - 19 VTPH = 82 VTPH - Enter/Exit Vol = 41/41

Note: * Saturday Trips, Weekday Rates Not Provided by ITE; OGLA - Occupied Gross Leasable Area
 Source: Trip Generation - Institute of Transportation Engineers (ITE), 6th Edition

N.E. 5TH. TERR.

DRAWN
APPROVED

SHEET TITLE

PRELIMINARY
ELEVATIONS

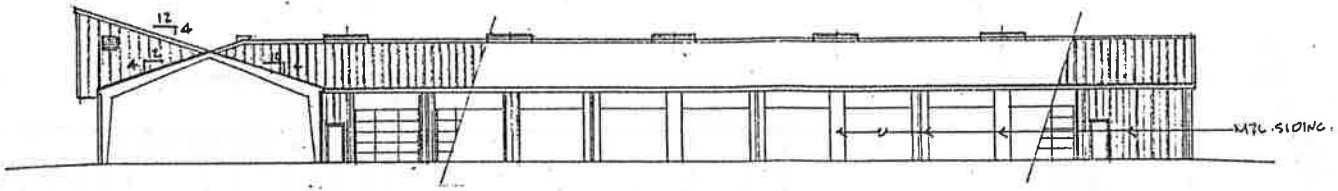
JOB TITLE

MAIN STREET AUTO MALL
FOR GENE BUSH
2525 N. MAIN ST., GAITHERSVILLE FLORIDA

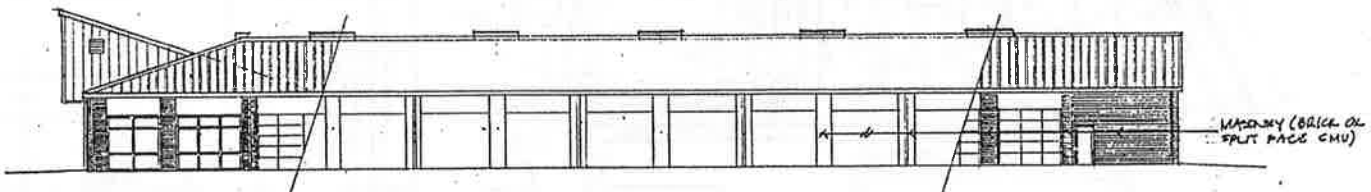
JAMES MCGINLEY - ARCHITECT
1401 25th Street, Suite 100
Gainesville, FL 32608
904-357-7871 (FL 45178)



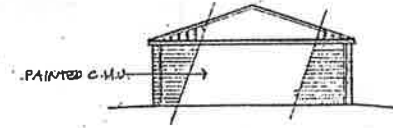
FILE NO.
2008
DATE
2-15-00
SHEET
1
OF 2



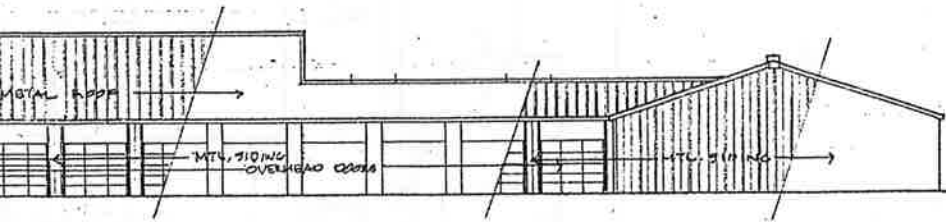
A SOUTH (INT.) ELEV. • 1/16" = 1'-0"



A SOUTH (SIDE) ELEV. • 1/16" = 1'-0"



A SOUTH ELEV.

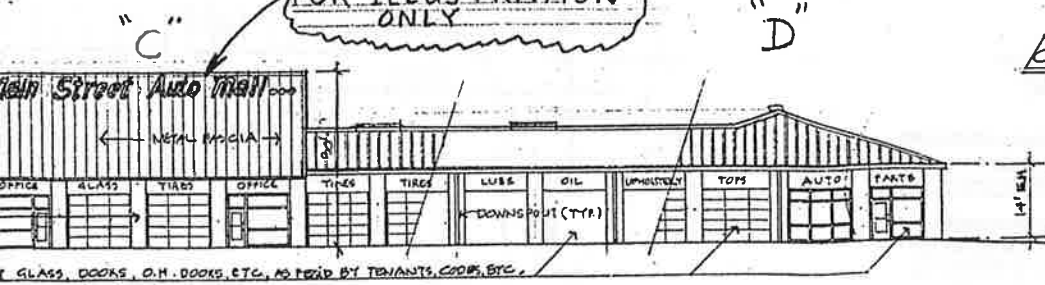


A EAST ELEV. • 1/16" = 1'-0"

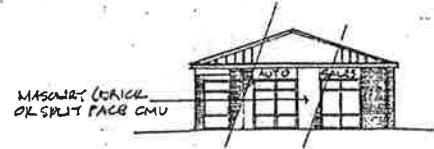


A EAST ELEV.

BLDG. SIGNAGE
FOR ILLUSTRATION
ONLY



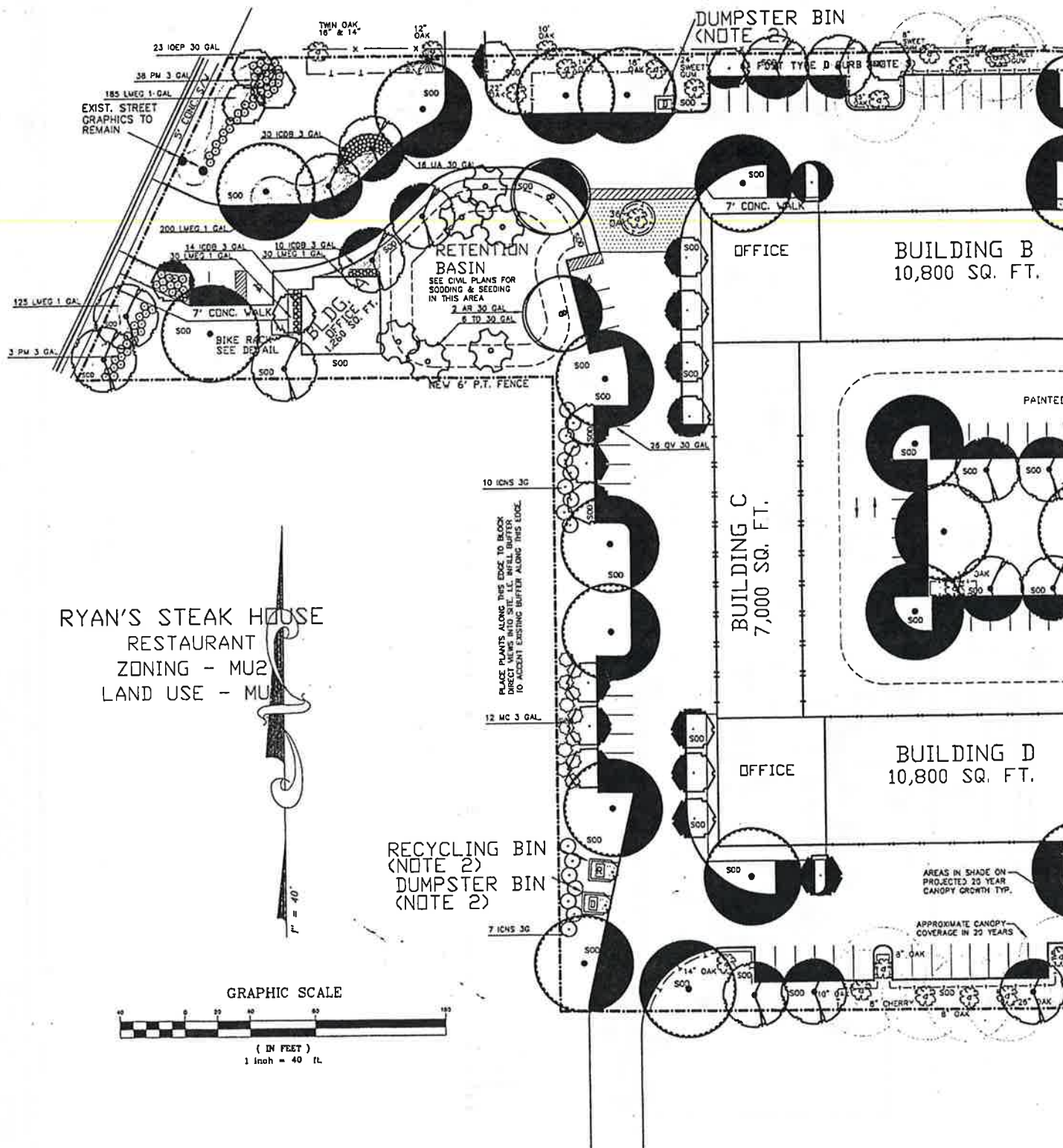
AUTO MALL • 1/16" = 1'-0" BLDG. "C"



A WEST ELEV.



A NORTH ELEV.
OFFICE BLDG "A"
1/16" = 1'-0"



PLANTING PLAN

SCALE: 1" = 40'

LEGEND:

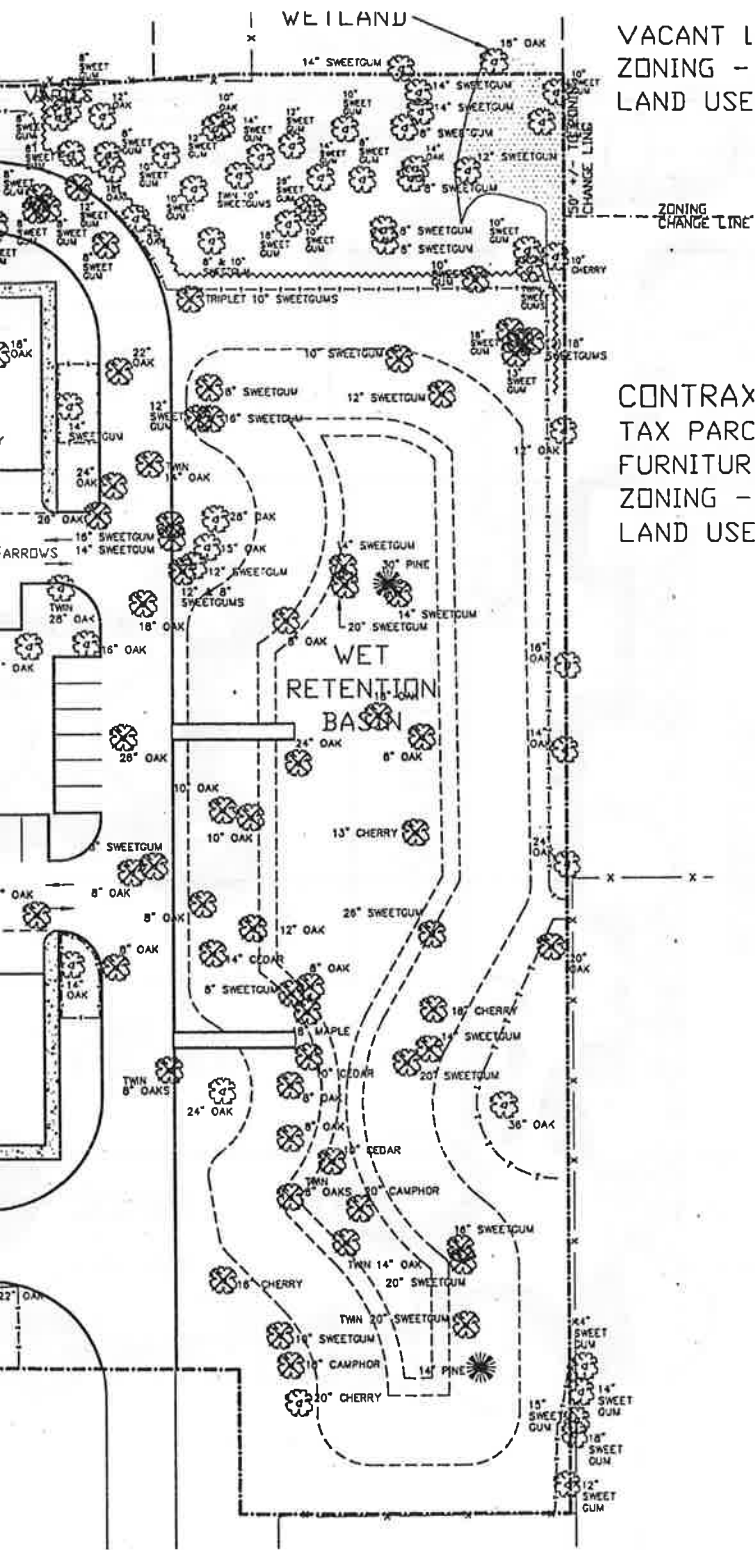
- |—|—|— TREE BARRICADE SEE DETAIL THIS SHEET.
- 12" CHERRY EXISTING TREES TO BE REMOVED
- 12" CHERRY EXISTING TREES TO REMAIN
- IRRIGATION HOSE BIB, TIE INTO WATER SUPPLY SYSTEM AS SHOWN ON THE UTILITIES PLAN. USE 1 1/4" SCH 40 PVC PIPE BURIED 30" BELOW FINISHED GRADE FOR SUPPLY LINE, CENTER LOAD PIPE 20" O.C. TYP. FOR A STAND PIPE USE 1" GALV. PIPE TO 24" ABOVE GRADE W/ STANDARD HOSE BIB. HOSE BIBS TO BE NO FARTHER THAN 100 FEET FROM ANY NEW PLANTINGS.

TREE CANOPY CALCULATIONS:

PARKING AREA ±90,980 SQ. FT. = 2.09 ACRES = 100% OF REGULATED AREA
 TREE CANOPY COVERAGE OF PARKING AREA ±45,699 SQ. FT. = 50.3% OF REGULATED AREA
 COVERAGE IN 20 YEARS. ±28,374 SQ. FT. IN NEW CANOPY ±17,325 SQ. FT. IN CANOPY OF TREES BEING SAVED

PLANTING PLAN

SYMBOL	SC
TREES	AR
	IOEP
	OV
	MG
	TD
	UA
SHRUBS	PM
	ICDB
	ICNS
	MC
GROUND	LM
COVERS	SB
	IV
SOD & SEED	
MULCH	



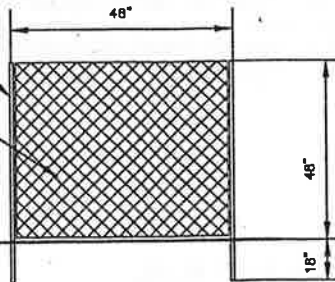
TREE BARRICADE DETAIL

SCALE: NONE

1" ANGLE IRON

ORANGE NYLON
CONSTRUCTION
FENCING

EX. GRADE



NO CONSTRUCTION MATERIALS OR MACHINERY SHALL BE STORED WITHIN THE BARRICADES, AND BARRICADES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

DATE	NO.	REVISION	BY

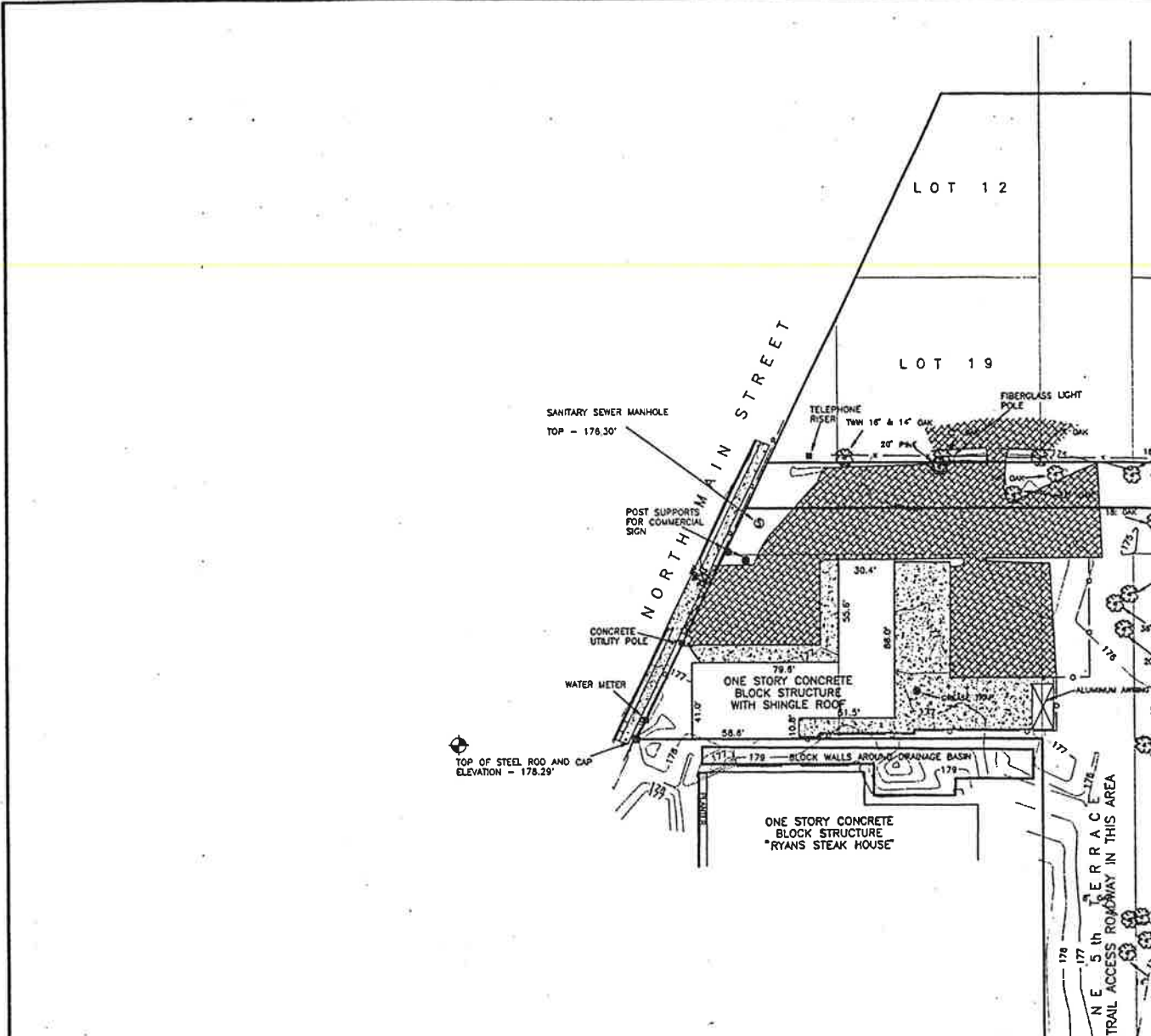
MAIN STREET AUTO MALL
 2525 NORTH MAIN STREET
 GAINESVILLE, FLORIDA 32601 ALACHUA COUNTY
TREE REMOVAL PLAN

STEVEN PATRICK LOUGHE
 Landscape Architect
 Irrigation Designer
 8013 S.W. 102nd AVENUE
 Gainesville, Florida 32608
 (352) 495-1477
 FL REG. NO. LA00001586




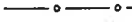
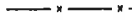




DATE	03/01/00
SCALE	1" = 40'
DRWN BY	
DESIGNED	SPL
PROJECT NO.	101-000-00
FILE NAME	TRPAUTO

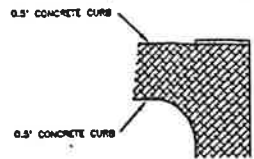
SHEET NO.

TRPI



LEGEND:

-  WATER VALVE
-  CONTOUR LINE WITH ELEVATION
-  TREE LOCATION (SIZE AND TYPE AS NOTED)
-  CHAIN LINK FENCE
-  WIRE FENCE
-  SANITARY SEWER MANHOLE
-  CONCRETE SURFACE
-  ASPHALT SURFACE
-  GRAVEL SURFACE



C:\UNITS\2001\46E Tue Apr 11 12:30:22 2000 P. S. M. 437704



ALACHUA COUNTY LAND SURVEYORS, INC.
 SURVEYING AND MAPPING - 13/2003
 2612 N.E. 1ST BOULEVARD • SUITE 200
 Gainesville, Florida - 32609
 phone (352) 376-1160

TREE LOCATION AND SECTION 28, TOWNSHIP 9 CITY OF GAINESVILLE, ALA

3. **Petition 59WSU-00 CC** Gary Dounson & Associates, Inc., agent for Gene Bush. A Special Use Permit (Wellfield Protection) for limited automotive services and other uses (transmission repair). Zoned: MU-2 (mixed use medium intensity district). Located at 2525 North Main Street.

Mr. Lawrence Calderon was recognized. Mr. Calderon indicated that the requested Special Use Permit was for limited automotive services in the Wellfield Protection area. He presented a map and pointed out the location of the site.

Mr. Gary Dounson, agent for the petitioner, was recognized. Mr. Dounson discussed the renovations to an existing structure and the proposal for 29,000 square feet of additional building on the five acre site. He indicated the new building would house limited automotive services such as window tinting, car detailing, tire and brake service and stereo installation and would move the existing transmission repair shop to the back of the property. He described the surrounding uses in detail. Mr. Dounson noted that cross driveway connections would be provided per the requirements to the TCEA. He pointed out sidewalk connections, parking spaces, the floor plan of the building, utilities, landscaping and buffering, new vehicle trips, and the stormwater retention system. Mr. Dounson discussed steps being taken to provide environmental protection in the Wellfield Protection area. He noted that each use on the site would require a permit from the Alachua County Department of Environmental Protection. He indicated that he agreed with staff conditions on the petition, but requested clarification on the matter of paint and body shops. He noted that there had been a concern that junked vehicles would be parked on the site, but the petitioner did not intend to allow that type of activity. He noted, however, the petitioner would like to allow minor body work and painting as needed. He indicated that he believe he could address any of staff's concerns on the issue. Mr. Dounson offered to answer any questions from the board.

Dr. Fried asked if the building would have multiple tenants with separate uses.

Mr. Dounson indicated that there would be multi-use limited automotive lease space.

Dr. Fried asked who would be responsible for overseeing environmental protection.

Mr. Dounson explained that businesses would be required to obtain a permit from Alachua County if their use was governed under the HAZMAT Code and would be inspected on a regular basis. He noted that the developer would also oversee operations at the site.

Mr. Calderon reviewed the findings of fact the board was required to make in order to grant a Special Use Permit. He discussed the purpose and function of the Wellfield Protection area. Regarding the issue of body work on cars, he noted that the list of uses in the Limited Automotive class was well defined and the use of minor repair would be acceptable. He explained that each individual use in the building would be required to obtain a Zoning Compliance Permit and determination of the use of hazardous materials would be made at that time. Mr. Calderon stated that staff's recommendation was to approve with the conditions provided. He offered to answer any questions from the board.

Chair Guy noted that body shop work was not listed among the allowable uses for the site.

Mr. Calderon explained that no body shops would be allowed, only minor body repair. He discussed the requirements for a complete body shop. He noted that the board could place any restrictions they wished on the petitioner.

Chair Guy requested that Mr. Calderon point out a use in the list of limited automotive uses that was most like minor body work.

Mr. Calderon discussed rust-proofing activity that would require minor body work in rusted areas.

Chair Guy suggested that it was a gray area.

Mr. Calderon indicated that he believed the categories were defined sufficiently and staff could make a reasonable decision on a use.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Carter	<u>Seconded By:</u> Ms. Myers
<u>Moved to:</u> Approve Petition 59WSU-00 CC with staff conditions.	<u>Upon Vote:</u> Motion Carried 4-0 Yeas: Carter Fried, Myers, Guy