

LEGISLATIVE #

110527G

Exhibit E:

**Documents Related to Previously Approved
Wellfield Special Use Permit
Petition 54 WSU**

(F)
L. Miller



CITY OF GAINESVILLE
Department of Community Development

By Certified Mail

July 18, 2000

Mr. Randy Bart
Agent for Archimica
PO Box 1466
Gainesville, Florida 32602

Re: Petition 54WSU-00CC. 5002 Northeast 54th Place.

Dear Mr. Bart:

I am pleased to inform you that the City Commission approved your request for a Wellfield Protection Special Use Permit for construction of a new secondary containment area, pipe rack and fire protection system. The City Commission approved the permit with conditions at the July 10, 2000 meeting. Within thirty (30) days of the Commission's decision, on or before August 9, 2000, any affected person may appeal the decision of the City Commission to a court of competent jurisdiction. Please be aware that any permit, authorization or other development order issued based on the Commission's decision prior to the end of the period for filing an appeal pursuant to Section 30-204(m) is considered conditional. Any action taken during the appeal period is taken at the sole risk of the property owner, who may be required to undo any work done if the decision of the board is overturned by a court of competent jurisdiction.

The conditions of approval are as follows:

Condition 1.

Prior to obtaining final development plan approval, the petitioner must obtain an approval letter from the Alachua County Environmental Protection Department (ACEPD).

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CITY OF GAINESVILLE
CITY COMMISSION

Condition 2.

The amount and type of materials used and stored on the site shall be restricted to what is proposed in this application. Any addition or modification must obtain approval from ACEPD and may require revisiting the Special Use Permit.

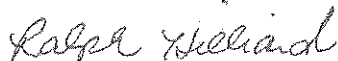
Condition 3.

The proposed use must obtain all necessary and applicable permits from Federal, State and Local agencies. Prior to obtaining a final development order, the petitioner must present all necessary documentation indicating compliance or waiver of requirements.

Your development plan is also approved subject to the above conditions. Please submit six sets of plans to the Planning Division addressing the conditions of approval. After determining satisfactory compliance, a development order will be issued and your plans will be forwarded to the Building Department. You will be informed in writing of the City's intent to issue a development order. The Building Department will provide you with a copy of the approved plans when you apply for a building permit.

Should you have any further questions regarding this petition or need additional information, please contact the Planning Division at 334-5023.

Sincerely,



Ralph Hilliard
Planning Manager

cc: Wayne Bowers, City Manager
Tom Saunders, Community Development Director
Lawrence Calderon, Chief of Current Planning

CITY
-----OF----- INTER-OFFICE COMMUNICATION
GAINESVILLE

TO: City Plan Board

DATE: June 15th 2000

FROM: Planning Division Staff

SUBJECT: Petition 54WSU-00 PB, Randy Bart, Agent for Archimica. A Wellfield Protection Special Use Permit with associated development plan review to allow construction of a new secondary containment area, pipe rack and fire protection system building in the Tertiary Zone Layer of the Murphree Wellfield Area. Zoned: I-2 (General Industrial District). Located at 5002 N.E. 54th, Place.

Recommendation

Planning Division staff recommends approval of Petition 54WSU-00 PB with conditions.

Explanation

This petition addresses a request to allow construction of the above referenced development to be located within the Murphree Wellfield Area. The proposed construction is also located within the Airport Industrial Area. The proposal includes construction of three separate developments:

1. a secondary containment area in the central area of the site,
2. a set of steel structures with secondary containment
3. a pipe rack system, and;
4. a fire protection equipment enclosure

The proposed developments include implementation of portions of a previously approved master plan for the Archimica facility. The secondary containment area consists of a concrete pad with curbs to form secondary containment. The concrete is coated with a chemically impervious coating. The area will be used to store hazardous chemicals in drums or a containment of drums and a portable tank wagon. The product tight containers offer one level of protection from any form of contamination. The curbs around the secondary containment provide a second level of protection. If any chemical spills from a container, it is contained within the curbed area that has a highly impervious chemical coating.

On the west side of the site is proposed an open steel structure with secondary containment. It contains a concrete slab with curbs for secondary containment. The concrete is coated with a chemically impervious coating. The concrete is covered with a sheet metal roof that is supported by an open steel structure with no walls. This area is used for storing hazardous chemicals in drums or a combination of drums and a portable tank wagon. The floor of the structure slopes towards the south side that is curbed with a sump. The design is intended to contain any spill of materials inside the structure.

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A third structure is a pipe rack that consists of an open steel structure with a concrete foundation. The pipe rack will be used to support piping that will convey hazardous chemicals from a tank farm to a production building.

The fourth structure is a fire protection equipment enclosure. It consists of a pre-fabricated metal shed, installed on a slab. The shed is built to protect the company's fire protection equipment. It will also protect fire fighting foam concentrate from freeze damage. The fire protection equipment is used to provide a fixed foam fire suppression system for a tank farm area. No hazardous chemicals will be stored in the proposed structure designed for protecting housing fire protection equipment.

In November of 1999, the City Commission adopted an ordinance for the specific purpose of closely regulating uses and developments within the Murphree Wellfield Protection Zones. The proposed development is located within the Tertiary zone of the potable Wellfield area and is subject to review through a Special Use Permit.

In order to grant approval, the board must establish a number of findings as examined below:

1. That the proposed use or development will not endanger the city's potable water supply.

The materials stored on site are contained within product tight containers and within structures which are coated to prevent leaks. The structures are also built with outside curbs and storage option to ensure that spills can be contained and handled in accordance with proper disposal standards.

Inside the two structures, Building 5 secondary containment and Building 39 Open Steel structure, the floor is graded to force any flow into a sump or a containment area. This procedure ensures that any interior spill is directed to an area where it can be properly managed.

Gainesville Regional Utilities has determined that contaminants can only reach the potable water supply via deep wells, direct migration through a karst topography or via insidiously slow seepage through surface run-off and the creek system. Since the above procedures ensures confinement of materials, it is not expected that the proposal will endanger the potable water supply. The plans did not show the existence of any deep wells near the proposed development areas.

Gainesville Regional Utilities and Alachua County Environmental Protection Department reviewed the proposal and determined that it does not present a threat to the city's potable water supply.

Condition 1.

Prior to obtaining Final Development Plan approval, the petitioner must obtain an approval letter from the ACEPD.

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Condition 2.

The amount and type of materials used and stored on the site shall be restricted to the list included in this petition. Any addition or modification must obtain approval from ACEPD and may require revisiting the Special Use Permit.

Condition 3.

Any addition or modification to the structural elements of the proposed developments must be reviewed and obtain approval from ACEPD, the City of Gainesville.

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

All necessary public utilities are available and the proposed amendment will not affect the availability of public utilities to the site.

3. **That the use or development conforms to the city comprehensive plan.**
 The proposed development has the proper land use, zoning and is subject to development plan approval through the development. The proposal is subject to the rules of the Transportation Concurrency Exemption Area and will comply with relevant requirements. Staff has determined that the proposal is in compliance with this finding.

4. **That the proposed use complies with all federal, state and local laws, rules, regulations, and ordinances now and hereafter enforced which may be applicable to the use of the site.**

The proposed use and operation is currently subject to review by the appropriate federal and state agencies. It is anticipated that the necessary approvals will be obtained prior to obtaining a final approval.

Condition 4.

The proposed use must obtain all necessary and applicable permits from Federal, State and Local agencies. Necessary documents indicating compliance or waiver of requirements must be presented prior to obtaining a final building permit.

5. **That the proposed use is not exempt under section 30-202 of this Code.**

The proposed use and operations is not associated with the Murphree Water Treatment Plant or electric transmission and distribution system. It does not involve the provision of utility service by a government-owned utility. The facility is not associated with the Gainesville Regional Utilities centralized potable water and wastewater systems. The use involves the storage and use of hazardous materials, which are subject to review under the Hazardous Materials Code.

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Condition 5.

A final permit confirming compliance with all Wellfield Special Use and development review requirements must be secured prior to obtaining a building permit. The development must maintained strict compliance with all requirements of the permits issued. Violation of the requirements shall require review to determine whether the permit should be revoked or maintained.

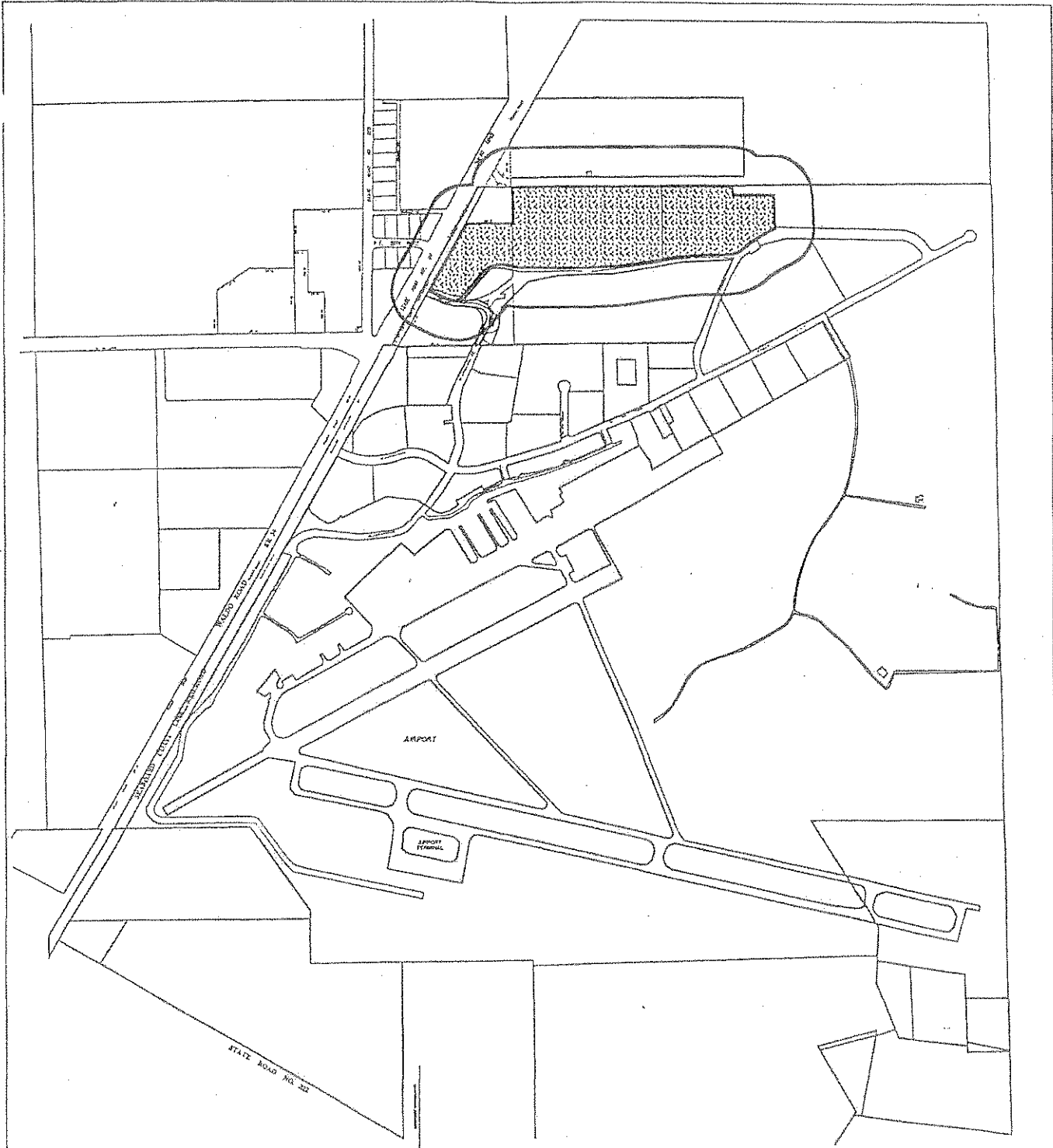
Based on the above, staff has determined that the request complies with the findings of fact and meets the requirements for granting a special use permit.

Respectfully submitted,



Ralph Hilliard
Planning Manager

LDC:Idc
C:\000work\docs\zoning\54WSU00.doc



Petition 54WSU-00CC
Parcels #7872-5-1 & #7872-6-1
400-Foot Notification Radius

Prepared by: Dept. of Community Development
City of Gainesville, Florida
5/22/2000



Scale: 1" = 1,433'

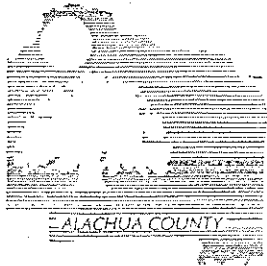
**CITY OF GAINESVILLE PLANNING DIVISION
SUMMARY OF COMMENTS**

Petition Number: 53SPA-00PB & 54WSU-00CC Reviewed by: Lawrence D. Calderon
 City Plan Board: June 15th, 2000
 Project Name/Description: Randy Bart, Agent for Archimica (PCR) Inc. Construction of a New
 Secondary Containment Area, Pipe Rack and Fire Protection System. Located at 5002 N.E. 54th,
 Place.

I. Department Comments

- | | | |
|-----|--|--------------------------|
| 1. | Planning: | Approved with conditions |
| 2. | Public Works &
Traffic Engineering: | Approved as submitted |
| 3. | G.R.U & Gas: | Approved as submitted |
| 4. | Police: | No Comments |
| 5. | Fire: - | Approved as submitted |
| 6. | Building: - | Approved with conditions |
| 7. | Arborist: - | Approved as submitted |
| 8. | Other:- ACDEP - | Approved with conditions |
| 9. | Other: Airport: | No Comments |
| 10. | | |

II. Overall Recommendation Staff recommends approval with above conditions.



Board of County Commissioners

**ALACHUA COUNTY
ENVIRONMENTAL PROTECTION DEPARTMENT**

226 South Main Street • Gainesville, Florida 32601-653

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

Suncom: 625-2442

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

Chris Bird
Environmental
Protection Director

Cynthia G. Moore
Natural Resources
Manager

Barbara J. Pierce
Administrative
Assistant

John J. Mousa
Pollution Prevention
Manager

May 30, 2000

Mr. Randy Bart
Archimica (Florida) Inc.
P.O. Box 1466
Gainesville, FL 32602-1466

RE: Fire Suppression Foam
ATC-603 Light Water (TM) ATC (TM)3 AR-AFFF 3%
Material Safety Data Sheet
ACEPD # 0751-20

Dear Mr. Bart:

The Alachua County Environmental Protection Department (ACEPD) has reviewed the above referenced document in order to determine the regulatory status of the proposed fire suppressant foam. Based on the available information, ACEPD has made the following determination:

The proposed fire suppressant foam (ATC-603 Light Water (TM) ATC (TM)3 AR-AFFF 3%) is not subject to the provisions of the Alachua County Hazardous Materials Management Code (HMMC), except for the requirements of section 353.29 (Site remediation and monitoring), as long as the material is stored, managed, and handled in a manner that does not result in a discharge, as defined in the HMMC.

If you have any questions regarding this letter, please contact me at 955-2442.

Sincerely,

Agustin Olmos
Hazardous Materials Engineer
AO/ao

cc: Lawrence Calderon, City of Gainesville



9. Petition 54WSU-00 CC Randy Bart, Agent for Archimica. A Wellfield Protection Special Use Permit with associated development plan review for a new secondary containment area, pipe rack and fire protection system. Zoned: I-2 (general industrial district). Located at 5002 Northeast 54th Place.

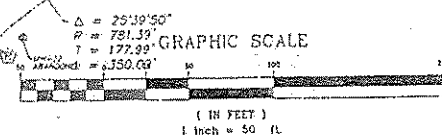
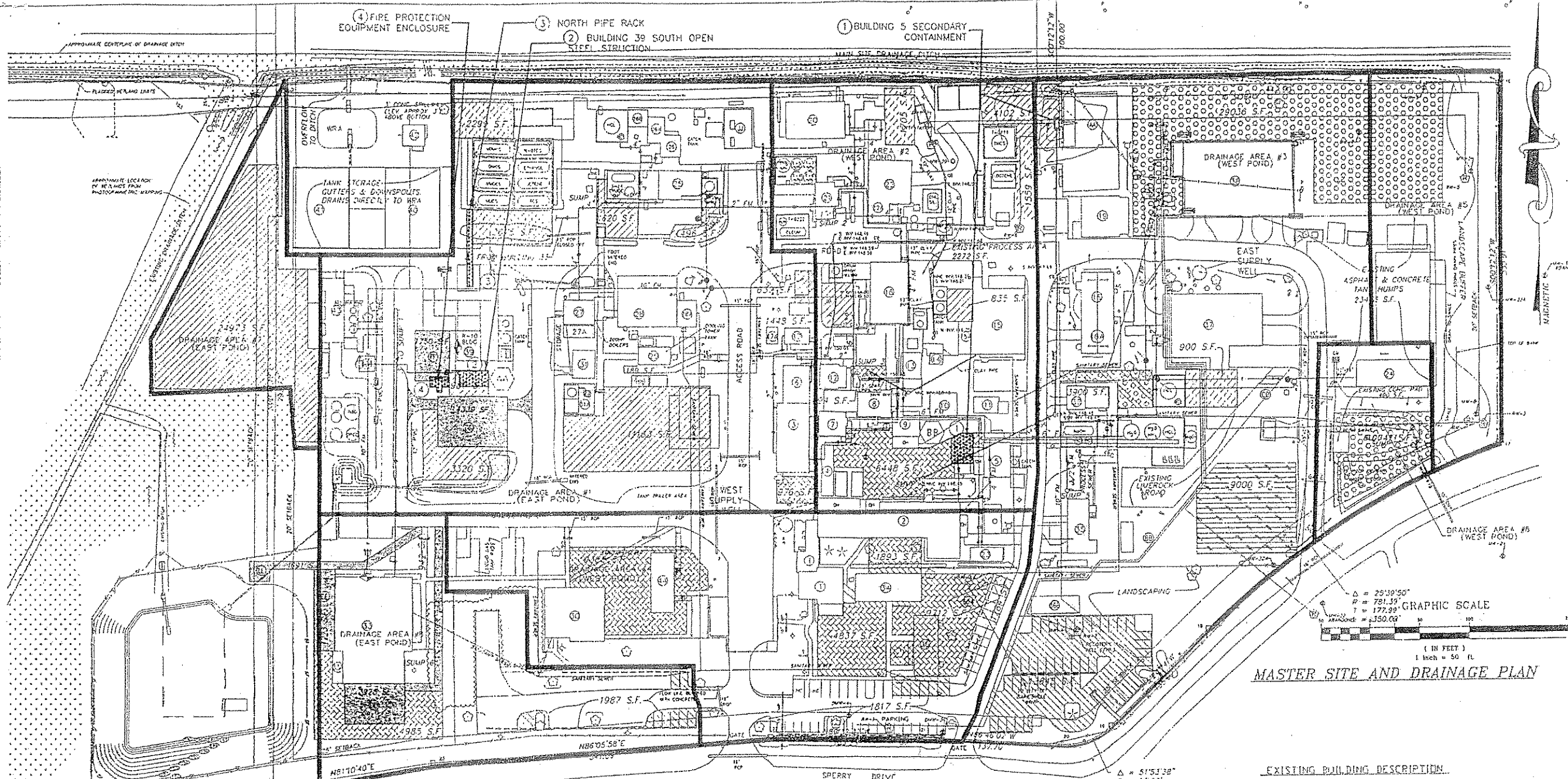
Mr. Lawrence Calderon was recognized. Mr. Calderon presented a map and pointed out the location of the site.

Mr. Donnie Ellington, agent for the petitioner, was recognized. Mr. Ellington presented a site plan and described it and the surrounding uses in detail. He discussed the construction and function of the proposed facility. He offered to answer any questions from the board.

Mr. Calderon reviewed the conditions of the petition. He indicated that the petition did not address the entire Archimica site, only the proposed facilities. He recommended approval of the petition with conditions.

There was no public comment on the petition.

<u>Motion By:</u> Dr. Fried	<u>Seconded By:</u> Mr. Carter
<u>Moved to:</u> Approve Petition 54WSU-00 CC, with staff conditions.	<u>Upon Vote:</u> Motion Carried 4-0 Yeas: Carter, Fried, Myers, Guy



MASTER SITE AND DRAINAGE PLAN

EXISTING BUILDING DESCRIPTION

- | | | | |
|-----|---|-----|--|
| 1 | Plant Office/Rest Rooms | 32A | Bulk Gasitic & HCl Storage for pH Control |
| 2 | R&D Labs | 32B | Bulk pH Control Tanks/Bulk Ammonia Storage |
| 3 | Analytical Wet Lab | 32C | Variable Organic Chemical Stripper |
| 4 | Quality/Compliance Inspector Offices | 32D | Ammonia Storage Facility |
| 5 | Plant Plant/Catalog Manufacturing | 32E | Magnesium Hydroxide Storage & Delivery |
| 6 | Analytical Instrumentation Lab | 33 | Fluoride Lab |
| 7 | R&D Lab | 34 | R&D Trailer Offices |
| 8 | Catalog Manufacturing Lab | 35 | Fluorine Part/Catalog Manufacturing |
| 9 | Material Control Bottling Facility | 36 | Engineering Trailer Offices |
| 10 | R&D Chemical Storage | 36A | Engineering Trailer Offices |
| 11 | R&D/Catalog Equipment Storage | 36B | Conference Trailer |
| 12 | Sandie Petroleum Room | 37 | Material Control Warehouse |
| 13 | Building 10 - 30/60 15' Boiler Cover | 38 | Intermediate/Raw Material/90 Day Pad |
| 14 | Covered Air Compressor Building | 39 | P-10/R-12 Production Area |
| 15 | Material Control Shipping/Receiving Offices | 40 | Covered Intermediate East Storage Pad |
| 15A | Material Control Vault | 41 | Covered Intermediate West Storage Pad |
| 16 | Manufacturing Offices | 42 | Fire Pump House |
| 16A | Material Control Offices/Warehouse | 43 | HSB |
| 17 | Production Breakroom | 43A | HSB Motor Control Center |
| 17A | Production Supervisor Office | | |
| 18 | Covered Commercial Reactor Building | | |
| 19 | East Maintenance Shop/Maintenance Supt Office | | |
| 20 | R&D/Catalog Autoclave Bunkers | | |
| 20A | 200 Gallon/20 Gallon Barbed Autoclave | | |
| 21 | Unack Process Area | | |
| 22 | Director Control Room | | |
| 22A | CWH/Lower Water Area for East Side of Plant | | |
| 23 | CWH Water Facility for R&D/Catalog Lab & Plant | | |
| 24 | Maintenance/Finished Goods/Raw Material Storage | | |
| 25 | 3'-9 1/2\" | | |
| 26 | P-B Production Area | | |
| 26A | P-II Production Area | | |
| 26B | P-14 Production Area | | |
| 27 | 200 HP Boiler | | |
| 27A | 200 HP Boiler | | |
| 28 | West Maintenance Shop | | |
| 28A | Instrumentation & Electrical Office and Shop | | |
| 29 | CWH/Lower Water Area for West Side of Plant | | |
| 30 | Shower/Locker Rooms (Men and Women) | | |
| 31 | Material Coating Specialist Office & Storage | | |
| 31A | Liquid Nitrogen & Vaporizer | | |
| 32 | Vacuum Water/air Control Center | | |

NEW ITEMS 11,740 S.F.
PROPOSED SPECIFIC IMPERVIOUS DEVELOPMENT
(NEW IMPERVIOUS SURFACES)

PROPOSED IMPERVIOUS EXPANSION
175,193 S.F.

- DD LABORATORY EXPANSION BUILDING
- EE LABORATORY EXPANSION BUILDING
- FF FUTURE OPEN STRUCTURE - PROCESS AREA
- GG FUTURE OPEN STRUCTURE - PROCESS AREA
- PROCESS AREA - PRODUCT MANUFACTURING AREAS, ETC.
- OFFICE AREAS - HIGHWAY OCCUPANCY FOR QUALITY CONTROL, CLERICAL WORK, AND RESEARCH AND DEVELOPMENT, ETC.
- PARKING - IMPROVED AND EXPANDED ASPHALT PARKING AREAS MEETING LDC REGULATIONS FOR THE CITY OF DANESVILLE, ETC.
- TANK FARMS - STORAGE AREAS FOR SHIPPING AND RECEIVING OF PRODUCT MANUFACTURING MATERIALS, ETC.
- WAREHOUSE FACILITY - STORAGE AND MAINTENANCE AREAS FOR MANUFACTURING AND MAINTENANCE HARDWARE, ETC.
- WASTEWATER TREATMENT - EXPANSION OF EXISTING FACILITIES FOR TREATMENT OF ON-SITE PROCESS WATER, ETC.
- WATER RECLAMATION - AREA FOR HOLDING TANKS OF TREATED PROCESS WATER TO BE REUSED AS A HIGH-PURITY SUPPLY, ETC.

- AA 814 SQUARE FEET OF 980 SQUARE FEET CONSTRUCTED
- BB 511 SQUARE FEET OF 6448 SQUARE FEET CONSTRUCTED

LEGEND

- SANITARY SEWER LINE
- WATER SERVICE LINES
- FIRE PROTECTION LINES
- FIRE HYDRANTS
- SPRINKLER SYSTEM
- FOAM SYSTEM
- IN-LINE VALVE W/ TAP
- MONITOR NOZZLE
- DRAINAGE DIVIDE
- EXISTING SPOT ELEVATION
- OAK TREE
- PALM TREE
- EXISTING CONTOURS
- WETLANDS
- WETLAND LIMITS
- WETLAND FLAGGING
- PROPOSED CONTOURS
- SILT FENCE
- PROCESS WATER FORCE MAIN W/ PIPE SIZE
- PROCESS WATER LINE W/ PIPE SIZE
- UTILITY POLE
- GUY ANCHOR
- EXISTING SIGN
- MONITORING WELL
- REMEDATION WELL

A	REVISION FOR PLANNING DEPARTMENT	9/00	TAB
REV	REVISION DESCRIPTION	DATE	BY

ARCHIMICA
FINE CHEMICALS

FILE
MASTER PLAN LOCATION
NEW SECONDARY CONTAINMENT, PIPE RACK, AND
FIREPROTECTION EQUIPMENT ENCLOSURE

DESIGN BY T. BURT	CHECKED BY	APPROVED BY	SCALE AS NOT'D
DATE 5-5-00	DATE	DATE	REV.

DWG. No. 00-COMB-MSP1 A