

002074

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

Item No: 4

TO: City Plan Board

DATE: May 16, 2002

FROM: Planning Division Staff

SUBJECT: Petition 33WSU-02 CC. James Meehan, agent for Pierce Hardy Partnership. requesting a Wellfield Protection Special Use Permit with development plan review for construction of buildings for sale of building materials. Zoned: I-2 (general industrial district). Located at 5045 Northwest 13th Street.

Recommendation

Staff recommends approval of the wellfield special use permit conditions with the attached development plan conditions.

Explanation

The petition is a request for approval of a wellfield special use permit and development plan approval for construction of a building materials supply store at 5045 Northwest 13th Street. The proposed site is 9.8 acres, designated Industrial on the City of Gainesville Future Land Use Map and zoned I-2. The proposed development is located in the tertiary zone of the Wellfield Special District and in Zone B of the Transportation Concurrency Exception Area. The proposed site is the former livestock market. A full environmental review was conducted by Alachua County Department of Environmental Protection.

Demolition of all the existing development is proposed. The construction is proposed as one phase. The total building area is proposed as 46, 468 square feet. The proposed retail area is 7,950 square feet. Four buildings are proposed. Wet detention is proposed. The plan includes an extension of a railroad spur line onto the property. Construction of a frontage road is proposed to serve this and a proposed new office/warehouse development. Access to the property is by recorded easement. A Lot Split application, 39LSP-02 CD has also been submitted to divide the Livestock Market property into the two proposed development sites.

Please see the attached Technical Review Committee staff recommendations and comments for detailed review of the development plan. This development shall meet 5 standards of Policy 1.1.6 of the Concurrency Management Element. A

TCEA letter of agreement and a preliminary and final Certificate of Concurrence are required.

The proposed plan is in the Wellfield Protection Overlay District. This district requires that certain findings be made in accordance with Section 20-203:

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

See staff reports from Alachua County Environmental Protection Department and from Gainesville Regional Utilities.

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

Utilities are available and have capacity to serve the site.

- (3) That the use or development conforms to the city's comprehensive plan.

The proposed building materials sales use is a permitted use in the Industrial Land Use Category and is further implemented by the I-2 (general industrial district) zoning.

- (4) 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 development will be required to obtain a St. John's River Water Management District permit. Alachua County hazardous materials permits will be required for 84 Lumber. FDOT permits will be required for any work in FDOT right-of-way and Atlantic Coastline RR will be required to approve of railroad extension work.

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

The proposed use will be a regulated facility under the Alachua County Hazardous Materials Code, and is therefore not exempt under Section 30-202 of the City of Gainesville Land Development Code.

Conditions:

1. Please show location and clearly identify the former cattle dipping vat on the development plans.
2. Property owner shall receive Alachua County Environmental Protection Department (ACEPD) approval for a Remedial Action Plan (RAP) and

receive a letter of completion from ACDEP prior to final approval of the development plan, Petition 33WSU-02CC.

3. Prior to any certificate of occupancy an Alachua County Hazardous Materials Management Permit is required.
4. Prior to final development plan approval , provide information on monitoring well(s). The number of wells, what they are used for and whether they can be properly closed based on water management district requirements.
5. Prior to final development plan approval, provide information about underground tanks, if any. What was stored; whether they are in compliance with or can be abandoned according to the current tank regulations of the Florida Department of Environmental Protection and Alachua County Environmental Protection Department.
6. The petitioner shall provide certification that the applicant is not aware of any cattle dip vats in the limits of the construction and should any be discovered during construction, GRU and Alachau County Department of Environmental Protection will be notified immediately.

Respectfully submitted,



Ralph Hilliard
Planning Manager

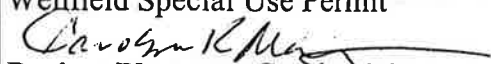
RH:CRM
Attachments

SITE PLAN EVALUATION SHEET

DEVELOPMENT PLAN & SUBDIVISION REVIEW EVALUATION

CURRENT PLANNING, ROOM 158, THOMAS CENTER "B"

306 Northeast 6th Avenue 334-5023

Petition No. 33WSU-02CC	Date Plan Rec'd: 5/9/02	Review Type: Preliminary Development Plan Amendment and Wellfield Special Use Permit  Project Planner: Carolyn Morgan
Review For: Plan Board	Review Date: 5/16/02	

APPROVABLE
(as submitted)

APPROVABLE
(subject to below)

DISAPPROVED

Description/Location/Agent: Pierce Hardy Partnership 84 Lumber/5045 Northwest 13th St. (US441)/James Meehan, P.E.

RECOMMENDATIONS/REQUIREMENTS/COMMENTS


1. Development plan approval is subject to completion of a lot split, Petition 39LSP-02CD. The legal description of the new parcel B should be clearly indicated as the subject property of this petition.
2. Applicant is required to provide evidence that the general performance standards, specified in Section 30-345 of the Land Development code.
3. If the existing structures were built prior to 1955, they may be subject to a 90-day delay of demolition. Please confer with the Historic Preservation Planner, 334-5022.
4. Please correct elevations to remove proposed phasing.
5. Show approximate location and type of adjacent development to the south and east.
6. Photometric plan is required. All light fixtures shall be full-cut-off luminaires, please provide a detail of proposed fixtures for final.
7. Show typical wheel stop or curbing. Where curbing is used as wheel stop the sidewalk shall be 7 feet wide.
8. If new easement is needed for proposed warehouse, it must be recorded in the official records prior to final plan approval.
9. Please label as wet basin.
10. Petitioner shall obtain proper approvals from FDOT and Atlantic Coastline for proposed railroad spur.
11. A separate application and approval is necessary for all signage. Please locate and label on-site bill board on plans. It appears the bill board may be located in the proposed frontage road and or straddle the proposed lot lines. If the bill board straddles the proposed property lines, it shall be removed prior to completion of the lot split.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>33WSU-02 CC</u> Review For : <u>Technical Review Committee</u> Description, Agent & Location: <u>84 Lumber</u> <u>Jim Meehan</u>	Review Date: <u>5/7/02</u> Plan Reviewed: <u>05/10/02</u> 5045 NW 13th Street	Review Type: <u>Preliminary Final</u> Project Planner: <u>Carolyn Morgan</u>
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APPROVED (as submitted)
 APPROVED (subject to below)
 DISAPPROVED

<input checked="" type="checkbox"/> SJRWMD stormwater permit required. <input type="checkbox"/> Suwanee River Water Management District permit required. <input checked="" type="checkbox"/> 100 Yr. critical duration storm event must be analyzed. <input checked="" type="checkbox"/> Hogtown Creek watershed – volume must not increase over 72 hrs. <input checked="" type="checkbox"/> Treatment volume must be recovered within 72 hrs. (F.S. of 2) <input type="checkbox"/> Approved for Concurrency	Comments By:  Rick Melzer P.E. Development Review Engineer
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- REVISIONS / RECOMMENDATIONS:**
1. Stormwater management calculations must be submitted showing that proposed stormwater facilities comply with Sec. 30-270 of the City's Land Development Regulations.
 2. Show drainage arrows on the proposed grading plan.
 3. Approval from CSX Railroad will be required for the proposed railroad spur and the increased use of the vehicular connection to US 441.
 4. The median openings for US 441 must be shown on the proposed site plan.
 5. Contact the Public Works Department to discuss on-site and off-site traffic circulation.
 6. It appears that if a train is utilizing the proposed rail spur the frontage Drive will be blocked to vehicular traffic.

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

Sheet 1 of 1

Petition	<u>33WSU-02CC</u>	Date Received	<u>4/30/02</u>	<input checked="" type="checkbox"/>	Preliminary
<input type="checkbox"/> DRB	<input checked="" type="checkbox"/> PB	<input type="checkbox"/> Other	Review Date	<input checked="" type="checkbox"/>	Final
Project Name	<u>84 Lumber</u>				
Location	<u>5045 NW 13th St.</u>				
Agent/Applicant Name	<u>Jim Meehan</u>				
Reviewed by	<u>Onelia Lazzari</u>				
				<input type="checkbox"/>	Amendment
				<input type="checkbox"/>	Special Use
				<input type="checkbox"/>	Planned Dev.
				<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 B of the Transportation Concurrency Exception Area. In order to have a development plan approved for the site, the development must meet the requirements in the Concurrency Management Element. All relevant Policy 1.1.4 standards must be met. The number of Policy 1.1.6 standards which must be met is 5 based on the trip generation shown on the plan. The redevelopment landscaping standards in Policy 1.5.5 also must be met. Prior to receiving a final development order, this development must sign a TCEA Letter of Agreement to assure provision of the required Policy 1.1.6 standards. No temporary or final Certificate of Occupancy will be issued at the site until all Policy 1.1.6 standards have been met. Please arrange with Onelia Lazzari to sign a TCEA Letter of Agreement.
2. Please provide the following trip generation information: a.m. peak hour trips of adjacent street traffic; p.m. peak hour trips of adjacent street traffic; and information about trip credits for the previous use at the site. If the agent wishes, staff is willing to meet with Brian Kanelly to discuss trip credits.
3. Once the Policy 1.1.6 standards have been determined, these must be added as a note to the site plan.
4. Provide a recorded cross-access easement agreement for the required connection between the Cheshire Office/Warehouse use and the 84 Lumber property.



**DEVELOPMENT REVIEW EVALUATION
GAINESVILLE REGIONAL UTILITIES**

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

May 7, 2002

2 **Petition 33WSU-02 CC**

James Meehan, agent for Pierce Hardy Partnership. Requesting a wellfield special use permit and preliminary development plan review for construction of a building to be used for sales of building materials. 84 Lumber. Zoned: I-2 (general industrial district). Located at 5045 NW 13th Street. CAROLYN)

- | | |
|--|--|
| <input type="checkbox"/> Conceptual Comments | <input checked="" type="checkbox"/> Approved w/conditions |
| <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Insufficient information to approve |

SITE PLAN - A utility construction plan review will be required before final site plan approval (to approve the utility space allocations.)
Landscape plan will need modifications to maintain 10 foot clearance from electric and water lines and 15 feet clearance from gravity sewer lines.

WELLFIELD - Applicant needs to provide information about the monitoring wells - How many are on the site? What are they used for? Are there any in use? Can they be properly closed according to water management district requirements.

Also provide information about underground tanks - Are there any in use? What did they store? Are they in compliance with or can they be abandoned according to current State & local tank regulations of the Florida Dept. of Environmental Protection & Ala. County Environmental Protection Dept.

Need certification that the applicant is not aware of any cattle dip vats in the limits of construction and should any be discovered during construction, GRU & the Ala. Co. Environmental Protection Departments will be notified immediately.

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



Board of County Commissioners

ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT

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

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

Suncom: 651-6800

Home Page: <http://environment.alachua-county.org/>

Chris Bird
Environmental Protection
Director
cbird@co.alachua.fl.us

Ramesh P. Buch
Land Conservation
Manager
rbuch@co.alachua.fl.us

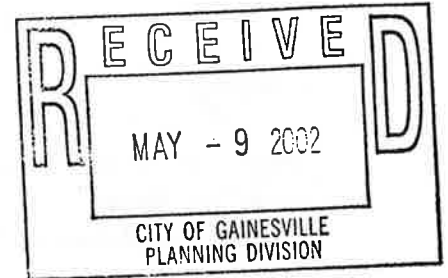
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Geoffrey Sample
Natural Resources
Supervisor (Interim)
sample@co.alachua.fl.us

Debbie VanSlooten
Administrative Assistant
dvanslooten@co.alachua.fl.us

May 3, 2002

Ms. Carolyn Morgan
City of Gainesville - Planning Division
306 NE 6th Avenue
Gainesville, FL 32601



RE: Petition 33WSU-02CC - 84 Lumber

Dear Ms. Morgan:

1. The proposed 84 Lumber store is located at the former Gainesville Livestock Market. A contamination assessment conducted in 2000 identified the presence of a former cattle dipping vat at the site. The cattle dipping vat is located in the vicinity of the proposed Shed No. 4 at the storage yard. ACEPD request that the actual location be clearly identified in the site plans.
2. Data collected between 2000 - 2002 found soil, concrete and debris contaminated with high levels of organochlorine pesticides (DDD, DDE, and DDT). Based on the available information, the contamination seems to be limited to the immediate vicinity of the former cattle dipping vat. No groundwater impacts were identified in the reports.
3. ACEPD is currently working with the property owner to develop and implement a Remedial Action Plan (RAP) for the site. The scope of the plan and the time required to complete it has not been determined.
4. ACEPD recommends that the well field special use permit, building permits or any other onsite approvals be granted only with the condition that the approved RAP is implemented and successfully completed.
5. Based on the available information it appears that 84 Lumber will be a Class "B" regulated facility under the Alachua County Hazardous Materials Management Code (HMMC). ACEPD requests an inventory and proposed location of all regulated materials to be stored onsite as defined by the HMMC. Please note that prepackaged products are



May 3, 2002
Page 2

exempted from certain requirements of the HMMC only if they are for sale and are sold to individuals for personal, family, or household purposes (Section 353.26(b)(3)(a), HMMC). Please contact ACEPD for HMMC registration forms and other requirements.

If you have any questions regarding this letter please contact me at (352) 264-6806.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Olmos". The signature is written in a cursive style with a large initial "A".

Agustin Olmos
Hazardous Materials Engineer

AO/ao

cc: Geoff Sample, ACEPD



LUMBER COMPANY
HARDY MANAGEMENT COMPANY
1019 ROUTE 619, BUILDING #5 EIGHTY FOUR, PA 15330
(724) 228-3636

April 24, 2002

Jim Meehan
JIM Engineering, Inc.
2257 North West 4th Blvd
Gainesville, FL 32607

Via Facsimile and US Mail 352-332-0431

Re: Gainesville, Florida - Hazardous materials procedures

Dear Jim

Per our phone conversation on April 24, 2002, please find the information regarding hazardous materials that 84 Lumber Company may be responsible for.

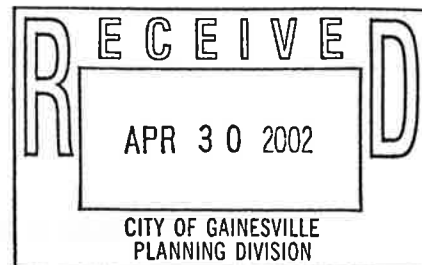
- 1 All hazardous materials that 84 Lumber Company may make use of are prepackaged.
- 2 There will be no underground or aboveground storage of such material
- 3 84 Lumber Company has no intentions on the use of any other hazardous materials.

If you have any questions, please do not hesitate to call me at 1-800-664-1984 extension 1347.

Very truly yours,

Doug Hrabik
Doug Hrabik
Development Department

DH/tp





LUMBER COMPANY

BOX 8484 • EIGHTY FOUR, PENNSYLVANIA 15384
(724) 228-8820

May 8, 2002

To Whom It May Concern,

Please let it be known that the future location of 84 Lumber in Gainesville, Florida will not be stocking any products that have been treated with Chromate Copper Arsenate (CCA).

If you have any questions, please call me at 724-228-8470 Ext. 1254.

Thank you.

Mitch Wagner

Mitch Wagner
Director Of Commodity Purchasing

cc: Jim Meehan
Doug Hrabik

SITE PLAN EVALUATION SHEET

GAINESVILLE POLICE DEPARTMENT

Petition Number: 33WSU-02CC Review Date: 04-17-02

Review For: Technical Review Committee

Description, Agent and Location: James Meehan
84 Lumber 5045 NW 13 Street

Project Planner: Carolyn

Comments By:

Officer Elizabeth Ham *ELL/4/9*
Gainesville Police Department

- RECOMMEND FOR APPROVAL
(with consideration for recommendations)
- RECOMMEND FOR DISAPPROVAL

Recommendations are for consideration only:

1. Consider reorienting the buildings perpendicular to either NW 53 Avenue or NW 13 Street, which will allow for the greatest amount of natural surveillance between and to the buildings. This is addressed in plan 35 SPL-02 DB.
2. Consider conforming the parking lot lighting to 2.0 FC, which is the high end of the Gainesville Lighting Code, due to the frequency with which these buildings are targets of burglaries (for materials).
3. The buildings should have exterior box lights, which assist in illuminating all entranceways.
4. Consider prewiring the buildings for intrusion / fire detection.
5. Consider keeping the landscaping to a minimum to provide the maximum amount of natural surveillance to the property and the buildings.
6. Consider restricting the parking lot access after business hours, through use of a gate, as the property is labeled with a perimeter chain link fence.

SITE PLAN EVALUATION SHEET

CITY ARBORIST 334-2171 – Sta. 27

Petition: 33WSU-02 CC	Review date: 5/3/02	Review: Preliminary Planner: Carolyn
Review For: Technical Review Committee Agent: James Meehan for Pierce Hardy Partnership, 84- Lumber at 5045 NW 13 Street.		

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 checked="" type="checkbox"/> Attention to conditions (revisions/recommendations)	Comments by: <i>Earline Luhrman</i> Earline Luhrman Urban Forestry Inspector
---	---

Please indicate trees to be protected with tree barricades and trees to be removed during construction.

Tree Detail:

Plant so the top of root ball is 1-2" higher at finished grade.

The botanical name for Green Ash is *Fraxinus pennsylvanica*.

Impact on the Urban Forest will be determined at a later date.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 33WSU-02CC Review For : <u>Plan Board</u> Description, Agent & Location: <u>James Meehan, 84 Lumber, 5045 NW 13 Street</u>	Review Date: <u>05/06/02</u> Plan Reviewed: <u>5/6/2002</u>	Review Type: <u>Other</u> Project Planner: <u>Carolyn Morgan</u>
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APPROVABLE
 APPROVABLE
 DISAPPROVED
 CONCEPT
 SUBJECT TO COMMENTS

<p>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.</p>	<p style="text-align: center;">Comments By:</p> <p style="text-align: center;"><i>Brenda G. Strickland</i></p> <p style="text-align: center;">Brenda G. Strickland Plans Examiner</p>
---	---

REVISIONS / RECOMMENDATIONS:

1. When multiple buildings are on a site, provide a Building Data Table identifying Building No., Type of Construction, Occupancy Classification, total floor area per floor, height and no. of stories. The floor plan shows a 4-hour wall separating the retail space from the storage area. Is it the intent to create two separate buildings? If so, the table should provide the information as two buildings. Check the occupancy classification.
2. 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 with Section 11-4.13.6 Maneuvering Clearance at Doors of the Florida Accessibility Code for Building Construction.
3. Provide dimensions and slope, if any, on all sidewalks, platforms and ramps.
4. As part of the site plan review process the floor plan has not been reviewed for Building Code compliance. What is an Auto Stak Rack and are the stairs leading to a catwalk?

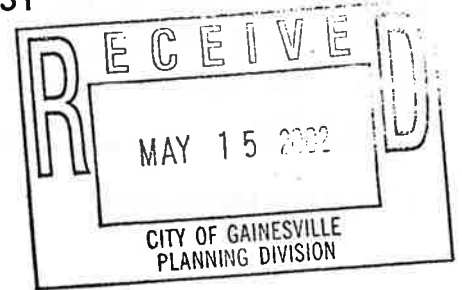
JJM Engineering, Inc.



7257 NW 4th Blvd, Box 344

Gainesville, FL 32607

Phone (352) 215-2548, Fax (352) 332-0431



Ms. Carolyn Morgan
Planning Dept.
Gainesville, Fla.

Re: 84 Lumber 33WSU -02CC

Dear Carolyn:

I hereby request as agent for 84 Lumber that we be allowed to reduce the number of parking spaces for our proposed site from the required 82 to 63. 84 Lumber does not believe that they will require the full number of spaces. 84 Lumber is set up to accommodate the builders/contractors buying in bulk through existing accounts, not the individual homeowner doing weekend repairs etc.

Gainesville has always been interested in limiting the required amount of paving placed on the ground to serve projects. Should the use change at some point in the future and additional parking be required, there is ample room to add parking. After meeting with the traffic and public works depts. it is my understanding that they support this revision.

If you have any questions about this or require clarification, please give me a call at 215-2548.

Sincerely,

A handwritten signature in black ink, appearing to read "J Meehan".

James Meehan P.E.

SITE PLAN EVALUATION SHEET

PUBLIC WORKS DEPARTMENT 334-5072 M.S. 58

Petition No. <u>33WSU-02 CC</u>	Review Date: <u>5/15/02</u>	Review Type:
Review For : <u>Technical Review Committee</u>	Plan Reviewed: <u>05/15/02</u>	<u>Preliminary Final</u>
Description, Agent & Location: <u>84 Lumber</u>		Project Planner:
<u>Jim Meehan</u>	<u>5045 NW 13th Street</u>	<u>Carolyn Morgan</u>

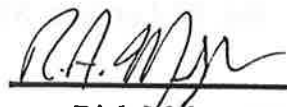
APPROVED
(as submitted)

APPROVED
(subject to below)

DISAPPROVED

- SJRWMD stormwater permit required.
- Suwanee River Water Management District permit required.
- 100 Yr. critical duration storm event must be analyzed.
- Hogtown Creek watershed – volume must not increase over 72 hrs.
- 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:

1. Approval from CSX Railroad will be required for the proposed railroad spur and the increased use of the vehicular connection to US 441.
2. Approval from the F.D.O.T. will be required for the proposed development due to the increased use of the median opening within US 441.

SITE PLAN EVALUATION SHEET

BUILDING INSPECTION DEPARTMENT REVIEW

Petition No. 33WSU-02CC	Review Date: <u>05/06/02</u>	Review Type: <u>Other</u>
Review For : <u>Plan Board</u>	Plan Reviewed: <u>5/15/200</u>	
Description, Agent & Location: <u>James Meehan, 84 Lumber, 5045 NW 13 Street</u>	Project Planner: <u>Carolyn Morgan</u>	

APPROVABLE APPROVABLE DISAPPROVED CONCEPT
SUBJECT TO COMMENTS

<p>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.</p>	<p>Comments By: <u>Brenda G. Strickland</u> Brenda G. Strickland Plans Examiner</p>
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REVISIONS / RECOMMENDATIONS:

1. The occupancy classification of Building 1 should be storage.
2. Provide dimensions and slope, if any, on and ramps.
3. As part of the site plan review process the floor plan has not been reviewed for Building Code compliance. What is an Auto Stak Rack and are the stairs leading to a catwalk?

NEIGHBORHOOD WORKSHOP

For a proposed development of industrial buildings for storage and display of building materials, located at the 5200 block of Highway 441, Gainesville, Florida.

Date: Monday, April 1, 2002
Time: 7:00 p.m.
Place: 4605 NW 6th Street, Suite H
Gainesville, Florida 32609
Contact: Julie Price-Trickey at (352) 375-2121

Ms. Trickey will be holding a workshop to discuss a proposed development located at the 5200 block of Highway 441. The development, approximately 14.5 acres consisting of five buildings totaling 46,600 square feet on approximately 9.8 acres and four buildings totaling 44,400 square feet on approximately 4.5 acres, is for industrial buildings for storage and display of building materials. The existing industrial zoning permits the proposed use of the property. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the nature of the proposal and seek their comments. We look forward to seeing you there.

MINUTES OF MEETING

April 1, 2002

A Neighborhood Meeting was held at 4605-H NW 6th Street, Gainesville, Florida, regarding the proposed development plan for the 5200 block of NW 13th Street.

The meeting was scheduled for 7:00 p.m. with the following people in attendance:

- Larry Cheshire
- Jack Goebel
- Mark Robertson

Documentation and illustrations were reviewed, questions were fielded by Larry Cheshire and meeting was adjourned at 7:40 p.m. Mr. Cheshire waited for an additional hour to accommodate any late attendees, however, there were none.

/jpt

JACK STRIPLING
Special to The Sun

A new department of biomedical engineering, to be established in July, was proved by the University of Florida Faculty Senate on Thursday.

Approval from UF President Charles Young, the board of trustees and the Board of

Education will complete the plans to add the department to the College of Engineering.

Tony Brennan, graduate coordinator for the current biomedical engineering program, said the final steps of approval are merely "rubber stamps."

A department of biological engineering will bring in greater funding and opportunity, officials said, as well as

adding 10 to 12 new faculty positions in the next two to five years.

Brennan said the program will help UF to explore cutting-edge areas of medicine.

Research into the artificial heart, the human genome and advanced MRI technology will all fall under the umbrella of UF's new department.

Brennan said investors are

already lining up to make contributions.

"I'm willing to bet that in five years this program will have so much money it won't know what to do with it," he said.

Brennan is chairing the search committee for a new department head, and said candidates from Princeton and Ohio State are being considered for the job.

this year.

The Senate bill Florida tax law will and will not cost the extra money.

House leaders con ever, that the legis into account the income tax cut sign president.

House Speaker Tom R-Oviedo, defended handing out a large three months after slashed overall spend billion. He said the House budget does schools and health care

"Our budget is gro matically," Feeney s good news is we thir do a little tax cut t economy growing."

A final vote on th budget probably wo until next week. McKay declined to s the vote would come. drags out the final vo but certain that the 60 sion will not end as on March 22.

The Senate budge out on Thursday m \$48.8 billion, but it wa



ATTENTION

SANTA FE COMMUNITY COLLEGE

A state-supported school is not the place to display an art exhibit defiling JESUS CHRIST! Mr. College President & Faculty,

On behalf of the Christian community of Gainesville, we find it absolutely sacrilegious to show our Lord Jesus Christ in a pornographic display at your College's exhibit. Please, Mr. President, take a stand and "Be Not Afraid" to remove the pornographic art exhibit of Jesus Christ from Santa Fe Community College. The result of not doing so will have a great effect on our families, our children, and our world.

ILLENIE'S CLOSING SALE
NOW EVERYTHING
60 OR 70% OFF
4213 N.W. 16 Blvd. Ph. 378-1611

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed development of approximately 14.5 acres consisting of five buildings totaling 46,600 square feet on approximately 9.8 acres and four buildings totaling 44,400 square feet on approximately 4.5 acres. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

The meeting will be held Monday, April 1, 2002, at 7:00pm at 4605 NW 6th Street, Suite H, Gainesville, Florida. Contact person: Julie Price-Trickey

(352) 375-2121.

SITE DATA:

ZONING - I-2

TAX NO. 7966-2

LOT AREA - 428,600 SF - 9.8 ACRES

BLDG. NO.	GROSS FLOOR AREA	BUILDING AREA	BUILDING TYPE	OCCUPANCY CLASS	BLDG. HT
BLDG. 1	18,888 SF	20,458 SF	V SPRINKLED	CLASS B	19 FT
BLDG. 2	12,000 SF	14,400 SF	V	CLASS S	18 FT
SHED 3	7,200 SF	7,200 SF	V	CLASS S	16 FT
SHED 4	8,400 SF	8,400 SF	V	CLASS S	16 FT
TOTAL	46,488 SF	52,858 SF	- 12.3%		

PAVEMENT 80,750 SF - 21.2%
 CONCRETE 2,525 SF - .6%
 GREEN 278,857 SF - 65.0%

REQUIRED PARKING - (7950-1000)120 + 10918/750 + 10 = 82 SPACES
 PARKING PROVIDED - 75 SPACES + 4 MOTORCYCLE
 REQUIRED BIKES - 4
 BIKES PROVIDED - 4

PETITIONER REQUESTS REDUCED PARKING FROM 82 TO 75, 84 LUMBER IS SET UP TO SERVICE CONTRACTORS AND BUILDERS WITH BULK ORDERS, THUS, THE RR SPUR. THIS SITE IS NOT SET UP TO SPECIFICALLY HANDLE THE OWNER FIX UP MARKET. THE NUMBER OF SPACES PRESENTLY PROVIDED IS ALMOST TWICE WHAT 84 LUMBER FEEL THEY REQUIRE. SHOULD THE USE CHANGE IN THE FUTURE, THE SITE HAS ADEQUATE SPACE FOR ADDITIONAL PARKING SPACES.

SITE IS NOT IN FLOOD, FIRE, HISTORIC, GATEWAY, SURFACE WATER, NATURE PARK, GREENWAY, OR UPLANDS DISTRICT, SITE IS NOT AFFECTED BY CREEK SETBACKS

SITE IS IN WELLFIELD DISTRICT

SITE IS IN AIRPORT HAZARD ZONE- PROJECT WILL COMPLY WITH REGULATIONS CONTAINED IN APPENDIX F OF THE CITY OF GAINESVILLE LAND DEVELOPMENT CODE

OCCUPANCY CLASS - CLASS B

PARKING LOT LIGHTING TO MEET CITY OF GAINESVILLE STANDARDS, LIGHTS TO BE FULL CUTOFF LUMINAIRES, SHIELDED FROM SHINING ONTO ADJACENT PROPERTIES, LIGHTS ARE FOR SECURITY PURPOSES ONLY, LIGHTS TO PROVIDE .5-2.0 FOOT CANDLES OF LIGHT TO THE PAVED AREAS, BUSINESSES ARE PRIMARILY OPEN DURING THE DAYLIGHT HOURS.

BUILDING AND SITE TO MEET STATE OF FLA. HDCCP ACCESSIBILITY CODES

HANDICAP RAMPS TO BE MIN. 44" WIDE W/ 1:12 SLOPE MAX.

PROVIDE 5'x5' LEVEL PLATFORM AT REQUIRED ENTRANCES

HANDICAP SIGN AT ALL HANDICAP PARKING SPACES

ALL EXIT DOORWAYS ARE TO EXIT ONTO A LANDING THE SAME ELEVATION AND WIDTH AS THE DOORWAY FROM WHICH IT IS EXITING.

THE METHOD AND MANNER OF PERFORMING THE WORK AND QUALITY OF MATERIALS USED FOR CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE FDOT AND PUBLIC WORKS DEPT.

NO WORK SHALL BE DONE NOR MATERIALS USED WITHIN THE R/W WITHOUT INSPECTION BY THE PUBLIC WORKS DEPT. (334-2051) THE CONTRACTOR SHALL FURNISH THE CITY EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK DONE AND MATERIALS USED ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.

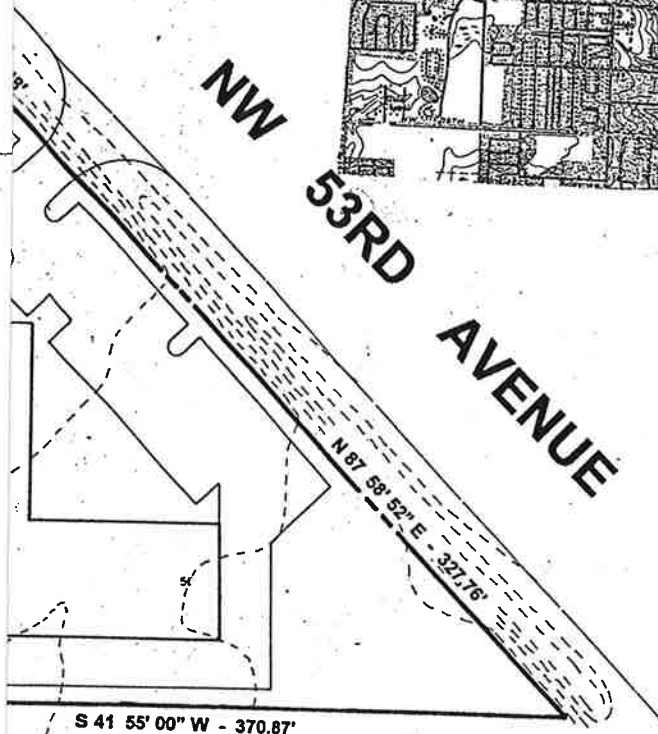
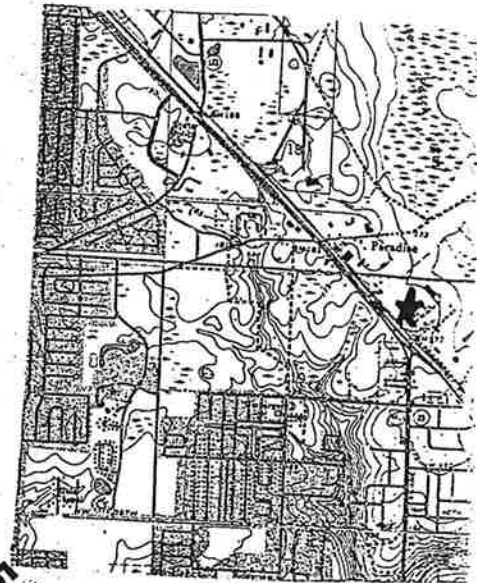
TREE BARRICADES SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN INPLACE THROUGHOUT CONSTRUCTION.

NO VEHICLES SHALL BE PARKED, EQUIPMENT STORED, NOR MATERIALS STOCKPILED WITHIN THE LIMITS OF THE TREE BARRICADES

ROOTS 1" DIA OR LARGER WHICH ARE CUT OR EXPOSED SHALL BE CUT CLEANLY AND COVERED WITH CLEAN TOPSOIL

ALL PROPOSED UTILITIES TO SERVE 84 LUMBER SHALL BE UNDERGROUND

OUTSIDE STORAGE IS PROPOSED IN THE PAVED YARD BEHIND BUILDING NO.1



THIS APPLICATION IS FOR THE CONSTRUCTION OF AN WHICH SELLS LUMBER AND BUILDING SUPPLIES TO B CONTRACTORS. NEW CONSTRUCTION SHALL CONSIST OF BUILDINGS TOTALING 46,488 SF. BUILDING NO. 1 (18,888 SF) DISPLAY AND STORAGE, BUILDING NO. 2 (12,000 SF) STORAGE, AND SHEDS NO. 3 & 4 (7,200 SF & 8,400 SF) FOR STORAGE. THE MAIN EMPHASIS OF SALES WILL BE CONTRACTORS, WHICH REQUIRES THE RAILROAD SPUR LIVESTOCK MARKET BUILDINGS AND PAVEMENT SHALL

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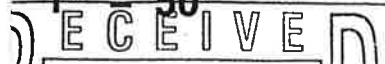
SHT. NO. 1	SITE DATA
SHT. NO. 2	ENG. & UTILITIES
SHT. NO. 3	LANDSCAPING
SHT. NO. 4	LEGAL/LOT SPLIT
SHT. NO. 5	EXIST. USE
SHT. NO. 6	BUILDING NO.1 ELEVATIONS
SHT. NO. 7	BUILDING NO. 1 FLOOR PLAN
SHT. NO. 8	BUILDING NO. 2 ELEVATIONS/FLOOR

PROPERTY OWNER:
 PIERCE-HARDY PARTNERSHIP
 1019 ROUTE 519
 BLDG. NO. 5
 EIGHTY FOUR, PA. 15330

US 441
 150' ROW

EXI
 RAI

1" = 50'



JAMES MEEHAN P.E.
 1221 SW 96TH STREET
 GAINESVILLE, FLA. 326
 (352) 215-2548

4. **Petition 33WSU-02 CC** James Meehan, agent for Pierce Hardy Partnership. Requesting a Wellfield Protection Special Use Permit with development plan review for the construction of buildings for the sale of building materials. Zoned: I-2 (general industrial district). Located at 5045 Northwest 13th Street.

Ms. Carolyn Morgan presented a map of the site and described it in detail. She noted that the previous use of the property was as a livestock market, and all existing structures would be demolished. She explained that the Alachua County Department of Environmental Protection (ACDEP) performed a full review on the site, and their report was provided in the board's packets. She described the proposed site plan including buildings and extension of a railroad spur. Ms. Morgan indicated that there were certain findings the board was required to make for a Wellfield Protection Special Use Permit. She reviewed those findings. She reviewed staff's conditions on the petition. She noted that Condition four required that all the wells on the site be properly closed, rather than the condition as it was written in the report. Ms. Morgan explained that the board was making a recommendation on the Wellfield Special Use Permit and a preliminary development plan. She noted that the City Commission would have final approval of both. She offered to answer any questions from the board.

Chair Polshak asked what toxic materials the business would stock.

Ms. Morgan indicated that the materials would be prepackaged items such as solvents and paint. She noted that there was a concern about pressure treated wood because of the arsenic, and the petitioner would not be stocking that type of lumber.

Mr. Jim Meehan, agent for the petitioner, was recognized. Mr. Meehan indicated that he had spoken with Mr. Olmos of the ACDEP, and the petitioner would be using copper treated wood. He indicated that the contamination from the cattle-dipping vat was in the immediate area and any contaminated soil would be removed and replaced. He noted that the dipping area had not contaminated the water.

Mr. Pearce asked about the possibility of more than one dipping vat.

Mr. Meehan explained that he did not believe there was more than one.

Mr. Gold asked about the trees on the site.

Ms. Morgan pointed out the areas of trees. She noted that the site had few trees except along old fence lines. She explained that the Arborist did visit the site.

Mr. Rwebyogo asked about staff's concerns for the wells and if the recommendation was to abandon them.

Ms. Morgan explained that the petitioner would be connecting to City water for potable water uses. She noted that the only reason to retain the wells was for irrigation, and staff did not recommend irrigation wells in the Wellfield Protection area. She indicated that Mr. Olmos did not believe the wells were monitoring wells, but were used for other purposes. She explained that the County could request that monitoring wells be placed in the area of the vat.

Chair Polshek opened the floor to public comment.

Mr. Keith Perry, owner of Perry Roofing Company, was recognized. Mr. Perry indicated that he owned a piece of property abutting the site. He indicated that his property was originally part of the livestock facility. He pointed out the location of his business on the map and explained that he had always had access over the livestock facilities property. He noted that, since his building was built in conjunction with the livestock market, and if the property were fenced, his front door would open into the fence. He explained that he had had access to his property over the livestock facility property for over 20 years.

Chair Polshek asked if Mr. Perry had spoken to the petitioner.

Mr. Perry indicated that he had spoken with Mr. Larry Cheshire and Mr. Cheshire had assured him it would not be a problem, but when he saw the plan, which included a chainlink fence, he became concerned.

Chair Polshek indicated that Mr. Perry needed legal advice on the matter. He explained that such matters were not within the purview of the board.

Mr. Andrews agreed that Mr. Perry should seek legal counsel.

Mr. Perry indicated that he would do so, but he was unsure of the Plan Board's role in the matter.

Mr. Andrews indicated that the board had no jurisdiction over rights of access.

Chair Polshek agreed and noted that the board was advisory to the City Commission on the matter of the Wellfield Special Use Permit.

Mr. Gold asked if Mr. Perry had any other access to his business.

Mr. Perry explained that he did have the area back of the building where there was an easement, but he would have to walk completely around the building to access the front door.

Mr. Meehan pointed out that there was a 66-foot platted easement along the side of Mr. Perry's property.

Mr. Perry reiterated that his building was constructed as part of the livestock facility and the building was designed to be accessed from the front, not the back or side.

Ms. Poll asked if the issue of disposal of materials in the demolition of the old livestock market had been spelled out in the petition.

Chair Polshek explained that the law determined the disposal of hazardous materials.

Chair Polshek closed the floor to public comment and called for a motion.

<u>Motion By:</u> Mr. Pearce	<u>Seconded By:</u> Mr. Andrews
<u>Moved to:</u> Approve Petition 33WSU-02 CC with staff recommendations.	<u>Upon Vote:</u> Motion Carried 5-0 Ayes: Gold, Andrews, Pearce, Rwebyogo, Polshek