

**Petition 12WSU-00 PB, Legislative Matter No. 991040
Plan Board and Staff Recommendation
April 20, 2000**

Plan Board Approved Conditions

Condition 1.--Prior to obtaining Final Development Plan approval, the petitioner must obtain an approval letter from the ACEPD.

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.--The proposed use must obtain all necessary and applicable permits from Federal, State and Local agencies.

Condition 4.--The proposed use must obtain a Wellfield Protection Special Use Permit in order to operate.

Condition 5.--The project must comply with all conditions imposed by other agencies.

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 12

Item No. 2

TO: City Plan Board

DATE: April 20, 2000

FROM: Planning Division Staff

SUBJECT: Petition 12WSU-00 CC, Kelly Engineering, Inc., Agent for University Athletic Association, Inc., A Wellfield Protection Special Use Permit for construction of a hangar at the Gainesville Regional Airport. Zoned: AF (airport facilities district). Located in the vicinity of the 4400-4500 block of Northeast 41st Terrace, east side. Related to 10SPA-00 AP.

Recommendation

Planning Division staff recommends approval of Petition 12WSU-00 CC, with conditions.

Explanation

This petition addresses a request to allow construction of a 12,500 square foot aircraft hangar to be located within the Murphree Wellfield Area. The proposed construction is also in the Airport Facilities (AF) Zoning District. The proposed hangar is primarily for the storage of aircraft but will also include facilities for maintenance and servicing the aircraft.

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. Since the facility is located within the Secondary Zone of the Murphree Wellfield Area and the operation involves the use and storage of hazardous materials, a Wellfield Protection Special Use Permit is required.

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.**

This facility will be storing the following items:

Aerosol cans of part cleaners (solvents) and paints

One gallon containers of hydraulic fluid, typically no more than three at a time
MEK and acetone and;

55-gallon waste oil drums.

The aerosol cans and hydraulic fluid will be stored in non-flammable storage lockers designed for material storage that will be kept in the hangar. The 55-gallon drum of waste oil will be stored in a covered concrete secondary containment facility on the northwest side of the hangar. It will be covered to prevent rain and run-off from coming into contact with the waste oil. The height of the concrete walls around the facility will be such that a minimum of 130% of the volume of the largest container will be contained. The drum will be labeled and kept covered at all times in accordance with requirements of Alachua County Environmental Protection Department (ACEPD).

Generation and disposal of materials will be in accordance with regulations of ACEPD. Each month about three gallons of waste oil will be generated and stored in the fifty-five gallon drums. A state approved hazardous waste contractor will dispose of it off-site. The empty aerosol cans will be placed in the on-site dumpster. The operation will also include aircraft refueling that will be done by the appropriate department at the airport. Aircraft maintenance will require storage and recycling of small amounts of fuel. It will be stored in an approved container and later recycled.

Inside the hangar, the floor will slope to the middle where a concrete self-containment pit will be constructed to accommodate any accidental spills. Wall mount spill kits will also be installed within the hangar. The kit contents can absorb up to twenty-three gallons of coolants, solvents and water.

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.

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.

- 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 and zoning and is subject to development plan approval by the Airport Authority for the basic elements of the site.

The proposal is subject to the rules of the Transportation Concurrency Exception Area and will comply with the necessary standards.

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

The proposed use and operation is currently under 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 3.--The proposed use must obtain all necessary and applicable permits from Federal, State and Local agencies.

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

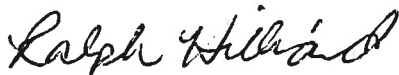
The proposed use and operations is not associated with the Murphree Water Treatment Plant or electric transmission and distribution system. It does not involve the provision of utility service by a government-owned utility. The facility is not associated with the Gainesville Regional Utilities centralized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

Condition 4.--The proposed use must obtain a Wellfield Protection Special Use Permit in order to operate.

Condition 5.--The project must comply with all conditions imposed by other agencies, as attached.

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

2. **Petition 12WSU-00 CC** Kelley Engineering, Inc., agent for University Athletic Association, Inc. A Wellfield Protection Special Use Permit for construction of a hangar at the Gainesville Regional Airport. Zoned: AF (airport facilities district). Located in the vicinity of the 4400-4500 block of Northeast 41st Terrace, east side. Related to 10SPA-00 AP.

Mr. Lawrence Calderon was recognized. Mr. Calderon presented a map showing the Murphree Wellfield Protection Zones. He explained that the ordinance required that special care be taken in implementation of development to insure that there is no contamination of ground water.

Mr. Charles Swallows agent for the petitioner, was recognized. Mr. Swallows presented a drawing of the project and described it in detail. He explained that the project was to be a hanger for the University of Florida's airplane. He pointed out the area of the wellfield protection zone. He noted that the hanger would be 10,000 square feet with another 2500 square feet of maintenance and office space. Mr. Swallows noted that there would be small quantities of hazardous materials on the site, but the design facility was designed so that any spills would be collected in a sump and disposed of. He discussed other methods for cleanup of other types of spills.

Mr. Polshek noted that there were statements in the report regarding the containment of waste oil up to 130 percent of the capacity of the largest container. He asked what precautions were taken if there were a major spill and several containers were spilled.

Mr. Swallows explained that the amounts of materials in question were very small.

Mr. Calderon pointed out the location of the facility on a map. He explained that the petition was before the board because Alachua County had determined that there was a potential for hazard in the fueling and maintenance operations on the site. He discussed the types of chemicals to be used and the methods of disposal. He noted that the building was also designed to contain any spills. Mr. Calderon noted that Gainesville Regional Utilities had also reviewed the plan and found that the level of hazardous material was not of a nature to provide contamination of the soil or groundwater. He stated that staff recommended approval of the petition with conditions. Mr. Calderon explained that the petition had been before the Airport Authority and would go to the City Commission for final approval.

Dr. Fried asked who monitored the operation of the facility.

Mr. Calderon explained that there would be a monthly inspection by Alachua County.

Mr. Craig Hedgecock, representing Gainesville Regional Airport, was recognized. He stated that the Airport supported the petition. He discussed the methods of containment and monitoring of other hazardous materials at the airport facilities.

<u>Motion By:</u> Mr. Carter	<u>Seconded By:</u> Dr. Fried
<u>Moved to:</u> Approve Petition 12WSU-00 CC.	<u>Upon Vote:</u> Motion Carried 6-0 Yeas: Carter, Fried, Myers, Polshek, Guy, McGill

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

