

Appendix A

Comprehensive Plan, Goals, Objectives
and Policies

GOAL 1 IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Policy 10.4.3 Gasoline and alternative fuel stations shall be specially regulated by the Land Development Code. The regulations shall include provisions that include: locating fueling pumps to the rear or side of buildings; minimization of the

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Revised 04/26/04, Ord. 030466
Revised 12/17/09, Ord. 090184
Revised 08/15/13, Ord. 120370
Revised 07/20/17, Ord. 140817

Transportation Mobility **B-33**



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number and width of driveways; limitations on the number of fueling positions; and consideration of pedestrian and bicycle safety at the site.

Policy 2.2.4 The City's land development regulations shall require the handling of hazardous materials in such a way as to prevent degradation of the natural environment. At a minimum, this shall be achieved by complying with the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code, which:

- a. Prohibit certain new hazardous materials facilities and underground storage tank systems from siting within the unconfined zone of the Floridan aquifer;
- b. Prohibit new hazardous materials facilities from siting within the primary and secondary wellfield protection zones of the Murphree wellfield, and establish requirements for siting of hazardous materials facilities within the tertiary protection zones of the Murphree wellfield.

Revised 06/10/02, Ord. 000882
Revised 01/05/12, Ord. 110246
Revised 08/15/13, Ord. 120370

Conservation, Open Space & Groundwater Recharge **D-5**



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Within the secondary zone, vehicular fuel storage subject to Section 376.317, F.S., may be allowed;

- c. Require new Class C and D hazardous materials facilities, as identified in the Alachua County Hazardous Materials Management Code, to maintain large setbacks from surface waters, wells, and floodplains; and
- d. Require stringent hazardous materials storage and containment designs, periodic monitoring, inspections, a management plan, fees, and penalties for non-compliance.

Policy 2.3.2 The City shall allow land uses and facility design within wellfield protection zones (and other "community water system" cones of influence as defined by Rule 62-550.200, F.A.C.) as identified in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series, and that are in compliance with the Murphree Wellfield Protection Code.

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

Zone B Criteria

- a. Intersection and/or signalization modifications to address congestion management, including, but not limited to: signal timing studies, fiber optic interconnection for traffic signals, roundabouts, OPTICOM signal preemption, transit signal prioritization, and/or implementation of the Gainesville Traffic Signalization Master Plan. The Master Plan includes installation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs, and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.
- b. Addition of lanes on existing road facilities (including, but not limited to, the 4-lane expansion of SR 121 north of US 441 to CR 231), where acceptable to the City and/or MTPPO, as relevant.
- c. Construction of new road facilities that provide alternate routes, reduce congestion, and create a better gridded network.
- d. Use of joint driveways or cross-access to reduce curb cuts.
- e. Participation in a transportation demand management program that provides funding or incentives for transportation modes other than single occupant vehicle. Such demand management programs shall provide annual reports of operations to the City indicating successes in reducing single occupant vehicle trips.
- f. Provision of ride sharing or van pooling programs.
- g. Provision of Park and Ride facilities, built to RTS needs and specifications.
- h. Provision of bus pass programs provided to residents and/or employees of the development. The bus passes must be negotiated as part of a contract with the Regional Transit System.



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- i. Deeding of land for the addition and construction of bicycle lanes that meet City specifications. Prior to deeding land for right-of-way, the developer and the City must agree upon the fair market value of the land for the purposes of meeting this criterion. The developer may submit an appraisal to the City to establish fair market value, subject to review and approval by the City.
- j. Provision of additional bicycle parking over the minimum required by the Land Development Code. Additional bicycle parking may be used to substitute for the required motorized vehicle parking.
- k. Enhancements to the City's off-street paved trail network (as shown in the Transportation Mobility Map Series) that increase its utility as a multi-modal transportation route. Such enhancements may include, but shall not be limited to: 1) trail amenities such as benches, directional signage, or safety systems; 2) bicycle parking at entry points or connections with transit lines; 3) land acquisition for expansion or better connectivity; 4) additional entry points to the off-street paved trail network; 5) bridges spanning creeks or wetland areas; and 6) appropriate off-street trail surfacing.
- l. Funding of streetscaping/landscaping (including pedestrian-scale lighting, where relevant) on public rights-of-way or medians, as coordinated with the implementation of the City's streetscaping plans.
- m. In order to increase the attractiveness of the streetscape and reduce visual clutter along roadways to promote a more walkable environment, provision of no ground-mounted signage at the site for parcels with 100 linear feet or less of property frontage, or removal of non-conforming signage or billboards at the site. Signage must meet all other regulations in the Land Development Code.
- n. Widening of existing public sidewalks to increase pedestrian mobility and safety.
- o. Construction of public sidewalks where they do not currently exist or completion of sidewalk connectivity projects. Sidewalk construction required to meet Land Development Code requirements along property frontages shall not count as meeting TMPA criteria.
- p. Payments to RTS that either increase service frequency or add additional transit service, including Express Transit service and/or Bus Rapid Transit, where appropriate.
- q. Funding for the construction of new or expanded transit facilities.
- r. Construction of bus shelters built to City specifications.
- s. Bus shelter lighting using solar technology designed and constructed to City specifications.
- t. Construction of bus turn-out facilities to City specifications.



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- u. Construction of access to transit stops and/or construction of transit boarding and alighting areas.
- v. Business operations shown to have limited or no peak-hour roadway impact.
- w. An innovative transportation-mobility-related modification submitted by the developer, where acceptable to and approved by the City.

Policy 10.1.7 For any development or redevelopment within Zone C, the developer shall, at the developer's expense, meet the following transportation mobility criteria based on the development's (including all phases) trip generation and proportional impact on transportation mobility needs. The criteria chosen shall relate to the particular development site and the transportation mobility conditions and priorities in the zone, adjacent zones, and/or citywide for criteria that benefit the overall transportation system. Based on cost estimates provided by the developer and verified by the City, the City shall have the discretion to count individual criteria as equivalent to two or more criteria for purposes of satisfying transportation mobility requirements. Provision of the required transportation mobility criteria shall be subject to final approval by the City during the development review process and shall be memorialized in a TMPA agreement between the City and the developer.

Net, New Average Daily Trip Generation	Number of Criteria That Shall Be Met
50 or less	At least 1
51 to 100	At least 3
101 to 400	At least 4.5
401 to 1,000	At least 7.5
1,001 to 5,000	At least 12
Greater than 5,000	At least 18 and meet either a. or b.: <ul style="list-style-type: none"> a. Located on an existing RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours. b. Provide funding for a new RTS transit route with minimum 15-minute frequencies in the a.m. and p.m. peak hours or provide funding to improve RTS transit headways to minimum 15-minute frequencies in the a.m. and p.m. peak hours. Funding for new routes shall include capital and operating costs for a minimum of 5 years. Funding for existing route expansions or enhancements shall include capital and operating costs for a minimum of 3 years.

Appendix B

Land Development Code Regulations

Appendix B – Land Development Code Regulations

B-1 Governing Principles

- Division 5. Special Use Permits.

2 **DIVISION 5. SPECIAL USE PERMITS**

3 **Section 30-3.22. Purpose.**

4 It is the intent of this division to recognize and permit certain uses and developments that require
5 special review, and to provide the standards by which the applications for permits for uses and
6 development shall be evaluated. It is further intended that Special Use Permits be required for
7 developments that, because of their inherent nature, extent, and external effects, require special care in
8 the control of their location, design, and methods of operation in order to ensure conformance with the
9 Comprehensive Plan and this chapter.

10 **Section 30-3.23. Required.**

11 The applicable uses listed in Article IV may be established in that zoning district only after issuance and
12 recordation of a Special Use Permit by the City Plan Board.

13 **Section 30-3.24. Review Criteria.**

14 No Special Use Permit shall be approved by the City Plan Board unless the following findings are made
15 concerning the proposed special use. The burden of proof on the issue of whether the development, if
16 completed as proposed, will comply with the requirements of this chapter remains at all times on the
17 applicant.

- 18 A. The proposed use or development is consistent with the Comprehensive Plan and the Land
19 Development Code.
- 20 B. The proposed use or development is compatible with the existing land use pattern and future uses
21 designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or
22 development shall be reviewed include scale, height, mass and bulk, design, intensity, and character
23 of activity.
- 24 C. The proposed use will not adversely affect the health, safety, and welfare of the public.
- 25 D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is
26 provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site
27 and surrounding properties.
- 28 E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent
29 properties zoned for single-family residential use.
- 30 F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.
- 31 G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed
32 for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor
33 storage or display areas, if included, will not adversely impact surrounding properties and shall be
34 reviewed for screening and location on the site.
- 35 H. Necessary public utilities are available to the proposed site and have adequate capacity to service
36 the proposed use or development.
- 37 I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility
38 and harmony of the proposed use and structure with the uses and structures of adjacent and nearby
39 properties.

- 1 J. The hours of operation will not adversely impact adjacent properties zoned for single-family
2 residential use.
- 3 K. Any special requirements set forth in the Land Development Code for the particular use involved are
4 met.

- Sec. 30-5.5 Carwash, Automated or Self-Service.

36 **Section 30-5.5. Carwash, Automated or Self-Service.**

37 All principal and accessory structures used for carwash service shall be located and constructed in
38 accordance with the following requirements:

39 A. When the use is located in an accessory structure, the structure shall not exceed 25 feet in height.

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- 1 B. All bay openings shall be oriented away from any property in a residential district (including MH,
2 mobile home residential district) or other existing, conforming residential use.
- 3 C. Bay openings shall be located to the side or rear of the building and shall be screened from the
4 street.
- 5 D. All outdoor lighting shall be oriented away from any property in a residential district (including MH,
6 mobile home residential district) or other existing conforming residential use.
- 7 E. All uses shall comply with the requirements of Article VIII for buffering.
- 8 F. Accessory automotive detailing within enclosed parking structures may be allowed consistent with
9 Section 30-5.32.

- Sec. 30-5.13. Gasoline and Alternative Fuel Stations.

1 **Section 30-5.13. Gasoline and Alternative Fuel Stations.**

2 Gasoline and alternative fuel stations also include retail petroleum sales at service stations or car
3 washes, either separately or in combination with the sale of food or restaurants, or gas pumps as
4 accessory to a convenience store or restaurant.

5 A. *Accessory uses.* Permitted accessory uses to a gasoline or alternative fuel service station are as
6 follows:

- 7 1. Rental of vehicles, provided they are screened in accordance with Section 30-5.39.
- 8 2. Minor adjustments or repairs to automobiles, trucks, trailers or other vehicles that do not
9 require body work, painting or removal of engines from frames or dismantling of differentials.
10 No lift or repair facilities shall be located outside the principal structure. Additional adjustments
11 or repairs at service stations shall only be permitted within zoning districts where major
12 automotive repairs are a permitted principal use.
- 13 3. The retail sale of minor automobile parts and accessories, gasoline, diesel fuel, alternative fuels,
14 kerosene, lubricating oils and greases.
- 15 4. Vending machines, provided such machines are located under the roof of the principal
16 structure.

17 B. *Number of fueling positions.*

- 18 1. Within the transect zones, where allowed, up to six fueling positions are permitted by right.
- 19 2. Within all other zoning districts, where allowed, up to six fueling positions are permitted by
20 right, except for stations located within ¼ mile from an interchange, where there may be up to
21 12 fueling positions permitted by right.
- 22 3. Up to 12 fueling positions may be allowed as part of a Planned Development rezoning or Special
23 Use Permit process.

24 C. *Design requirements.*

- 25 1. All fuel pumps and pump islands shall be set back a minimum distance of at least 15 feet from
26 any right-of-way line or property line.
- 27 2. All gasoline and alternative fuel pumps and accessory automotive uses shall be located to the
28 rear or side of buildings and at least 50 feet from the property line of any property zoned
29 residential district or Planned Development district with predominately residential uses. In the
30 event the physical constraints of the site do not allow such uses to meet these requirements,
31 the uses may be located to the front of the building in order to meet the 50 foot spacing
32 requirement. This design requirement shall not apply in the I-1 or I-2 zoning districts.
- 33 3. The number and width of driveways shall be minimized.
- 34 4. Cross-access or joint use driveways shall be provided to adjacent non-residential developments.
- 35 5. A minimum of 25% window area or glazing at pedestrian level (between three and eight feet
36 above grade) on all first-floor building sides with street frontage. Windows or glazing shall be at
37 least 80% transparent.
- 38 6. A public entrance shall be provided that faces the street (a corner entrance may be provided
39 where the building is located at the intersection of streets).

- 1 7. Pedestrian and bicycle access shall be provided from the public sidewalk to any retail or
- 2 restaurant facilities on site.
- 3 8. Off-street parking shall be located to the side or rear of the building.
- 4 9. Canopy height: the bottom surface of a canopy shall not exceed 15 ft. in height.
- 5 10. Perimeter buffers: sites shall include Type B buffers with a minimum four-foot tall opaque
- 6 masonry wall or privet type hedge along the side and rear property boundaries to minimize the
- 7 view of fueling pumps.
- 8 11. Dumpster location: dumpsters shall be enclosed by a masonry wall and placed as far away from
- 9 existing, adjacent residential uses as practicable on the site and shall not be less than 50 feet as
- 10 measured from the residential property line.
- 11 12. Car wash facilities and associated elements such as vacuums shall be prohibited when adjacent
- 12 to any property in a residential zoning district or a planned development district with
- 13 predominately residential uses.
- 14 13. A convenience store or restaurant or combination thereof shall be present when fueling
- 15 positions exceed six.

B-2 City of Gainesville Land Development Code

DIVISION 4. MIXED-USE AND NONRESIDENTIAL

Section 30-4.19. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensing facility		P	P	A ¹	A ¹	S	P	P	P	P	P	S	S
Microbrewery Microwinery Microdistillery ³	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	P	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S	-	-	S	-	S	-
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-	-	-
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25% of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

Section 30-4.20. Dimensional Standards.

The following tables contain the dimensional standards for the various uses allowed in each district.

Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
DENSITY/INTENSITY												
Residential density (units/acre)												
Min ¹	8	12	None	None	10	None	None	None	8	None	None	None
Max	30	30	20	20	30	None	None	None	30	None	None	None
Nonresidential building coverage	60%	75%	40%	50%	50%	None	None	None	None	None	None	None
Nonresidential GLA (max)	100,000 ²	None ²	None	None	None	None	None	None	None	None	None	None
LOT STANDARDS												
Min lot area (sq. ft.)	None	None	6,000	6,000	None	None	None	6,000	None	None	None	None
Min lot width (ft.)	None	None	60	60	None	None	None	60	None	None	None	None
Min lot depth (ft.)	None	None	90	90	None	None	None	90	None	None	None	None
SETBACKS (ft.)												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 ⁴	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	10	15	10	10 ⁴	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	8	8	8	-	8	-	-	-	-

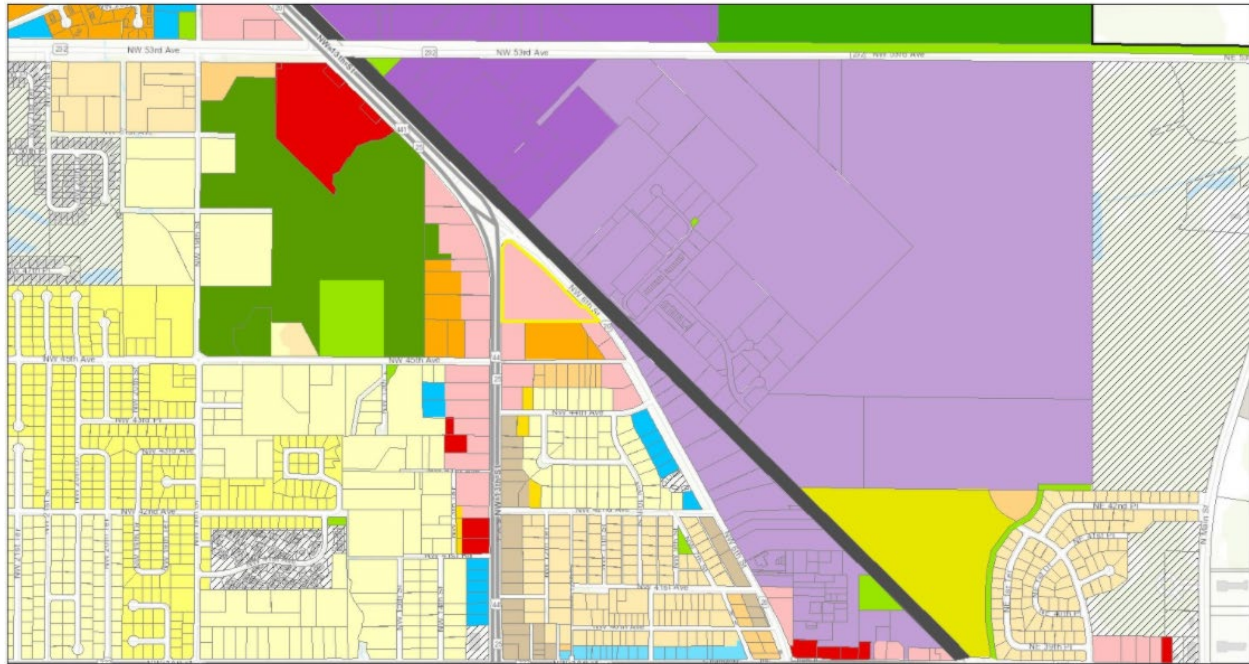
LEGEND:

- 1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
- 2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.
- 3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.
- 4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, Section 30-4.8 development compatibility standards shall apply.

Appendix C

Maps

Exhibit C-1: Existing Zoning



10/5/2020, 10:27:48 AM

Gainesville City Limits

Public Parcels

City of Gainesville Zoning

AGR: Agriculture

BA: Automotive-Oriented Business

BUS: General Business District

CON: Conservation

I-1: Limited Industrial

I-2: General Industrial

MH: Mobile Home Residential

MU-1: Mixed Use Low Intensity

OF: General Office

OR: Office Residential

PD: Planned Development

PS: Public Services and Operations

RMF-5: Single-Family/Multiple-Family Residential

RMF-6: Multiple-Family Residential

RMF-7: Multiple-Family Residential

ROW

RSF-1: Single-Family Residential

RSF-2: Single-Family Residential

RSF-4: Single-Family Residential

1:9,598

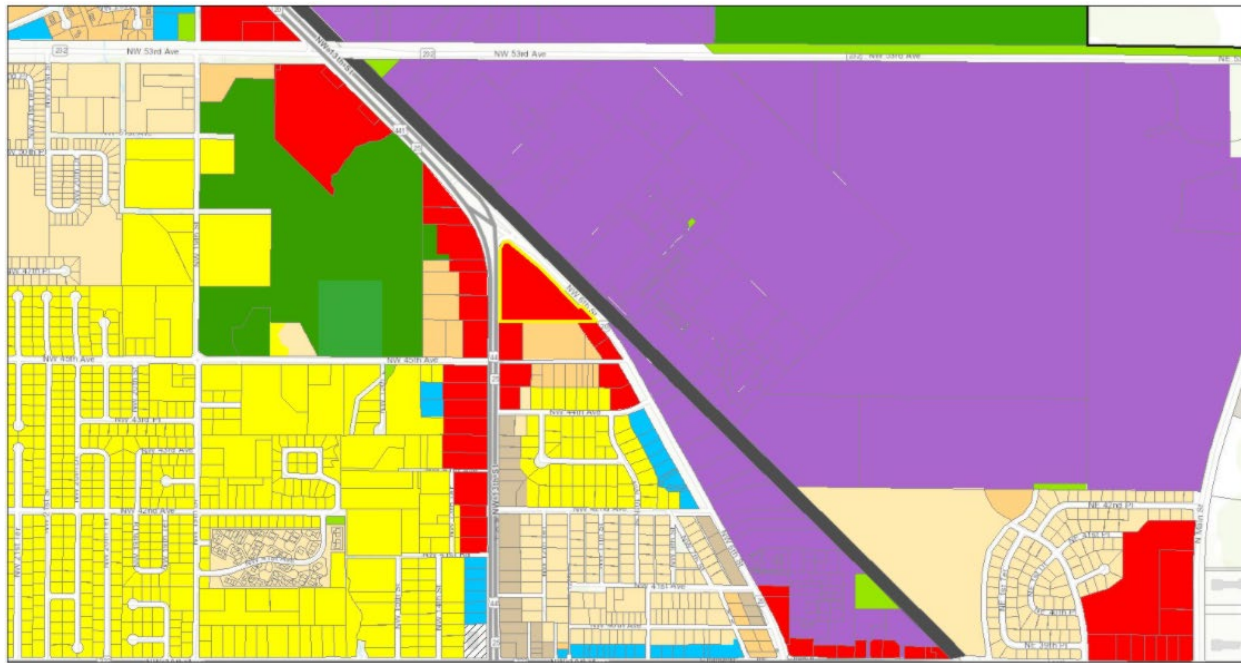
0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

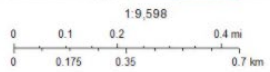
Department of Sustainable Development
 County of Alachua, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA ((1) KBN Engineering and Applied Sciences, ed
 (2) Alachua County Department of Growth Management, comp

Exhibit C-2: Existing Land Use



10/5/2020, 10:32:37 AM

- | | | |
|-------------------------------------|---|------------------------|
| Gainesville City Limits | IND: Industrial | RL: Residential Low |
| Public_Parcel | MUL: Mixed-Use Low | RM: Residential Medium |
| City of Gainesville Land Use | | |
| AGR: Agriculture | PF: Public and Institutional Facilities | SF: Single Family |
| C: Commercial | O: Office | ROW |
| CON: Conservation | PUD: Planned Use District | REC: Recreation |



Source: Esri, HERE, Garmin, Intermap, Inramet P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Exhibit C-3: Subject Property in Relation to Murphree's Wellfield Protection Zones

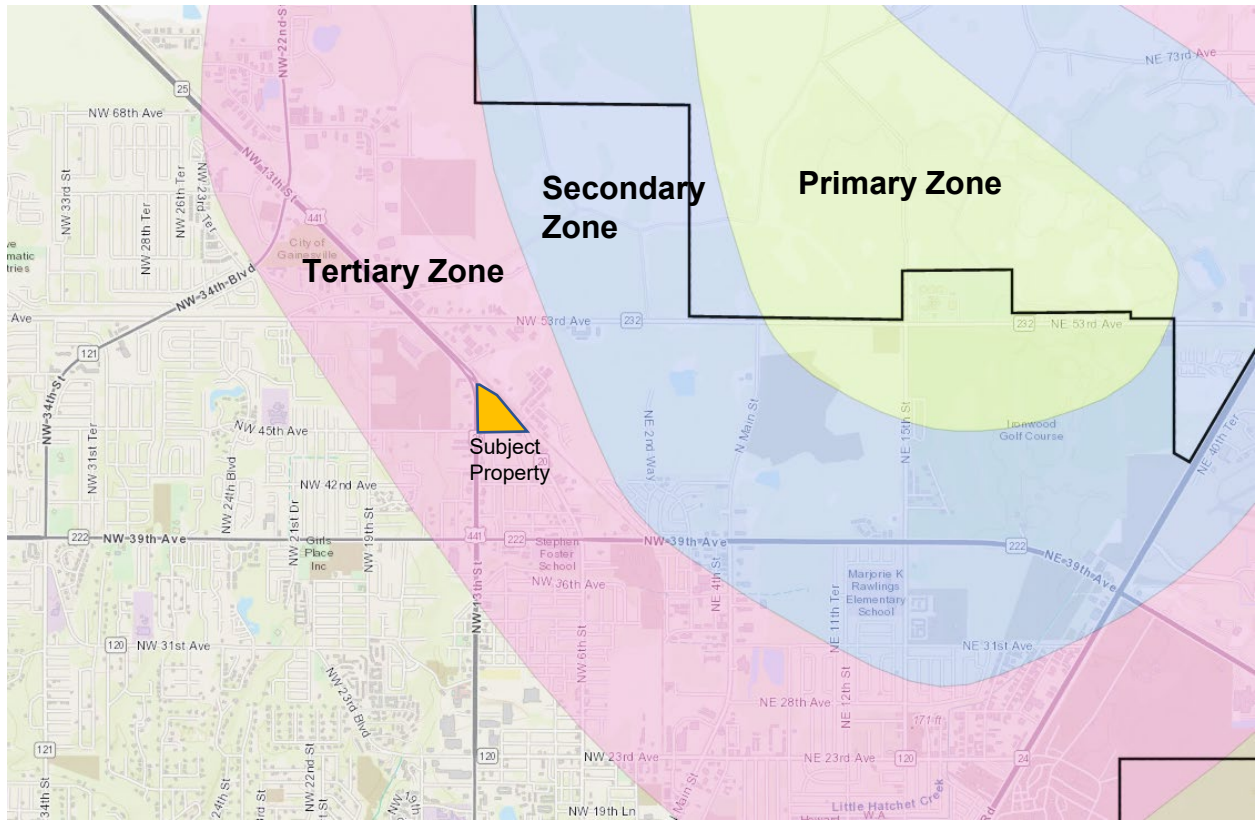


Exhibit C-4: GRU Water Utility Infrastructure

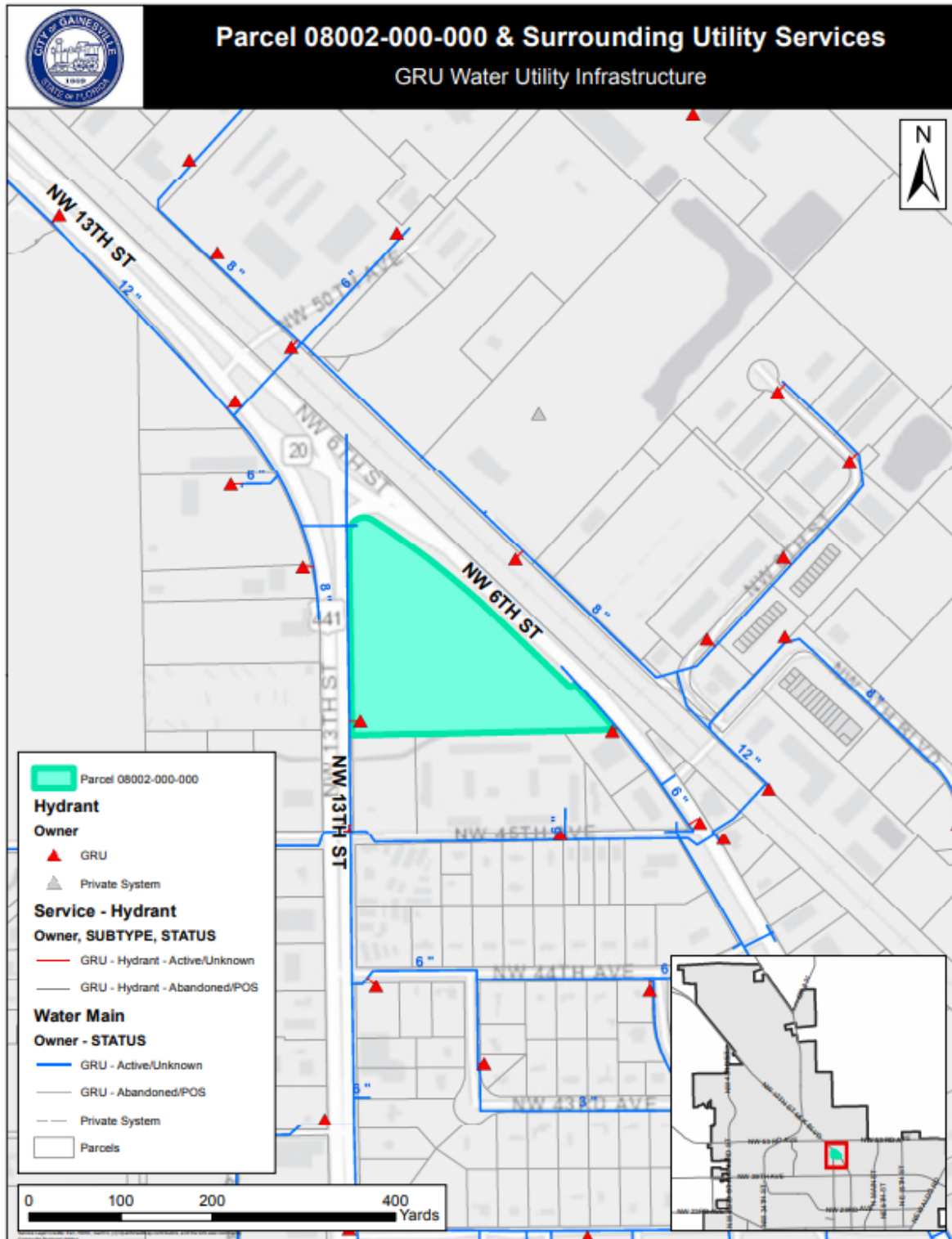


Exhibit C-5: GRU Wastewater Utility Infrastructure

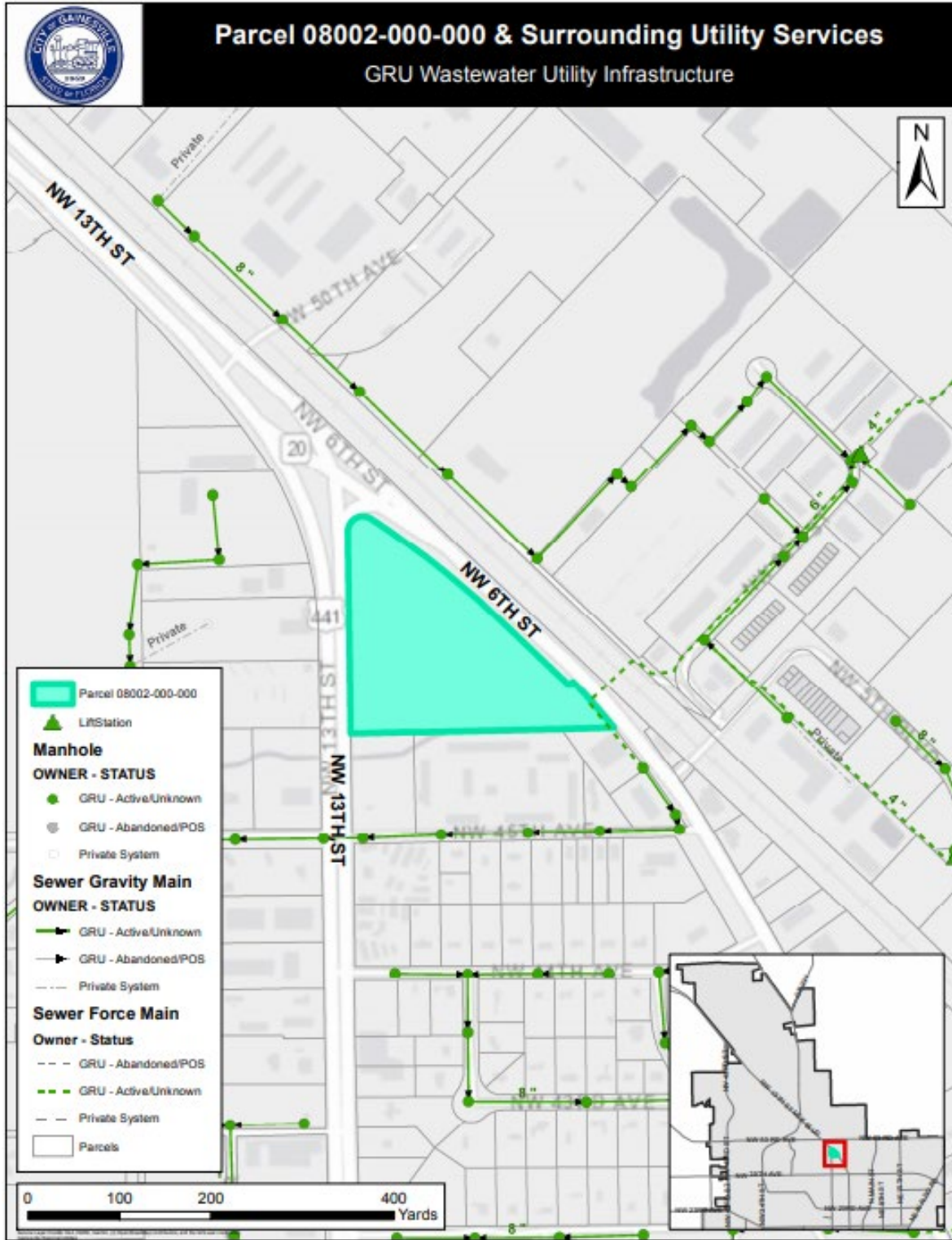


Exhibit C-6: GRU Gas Utility Infrastructure

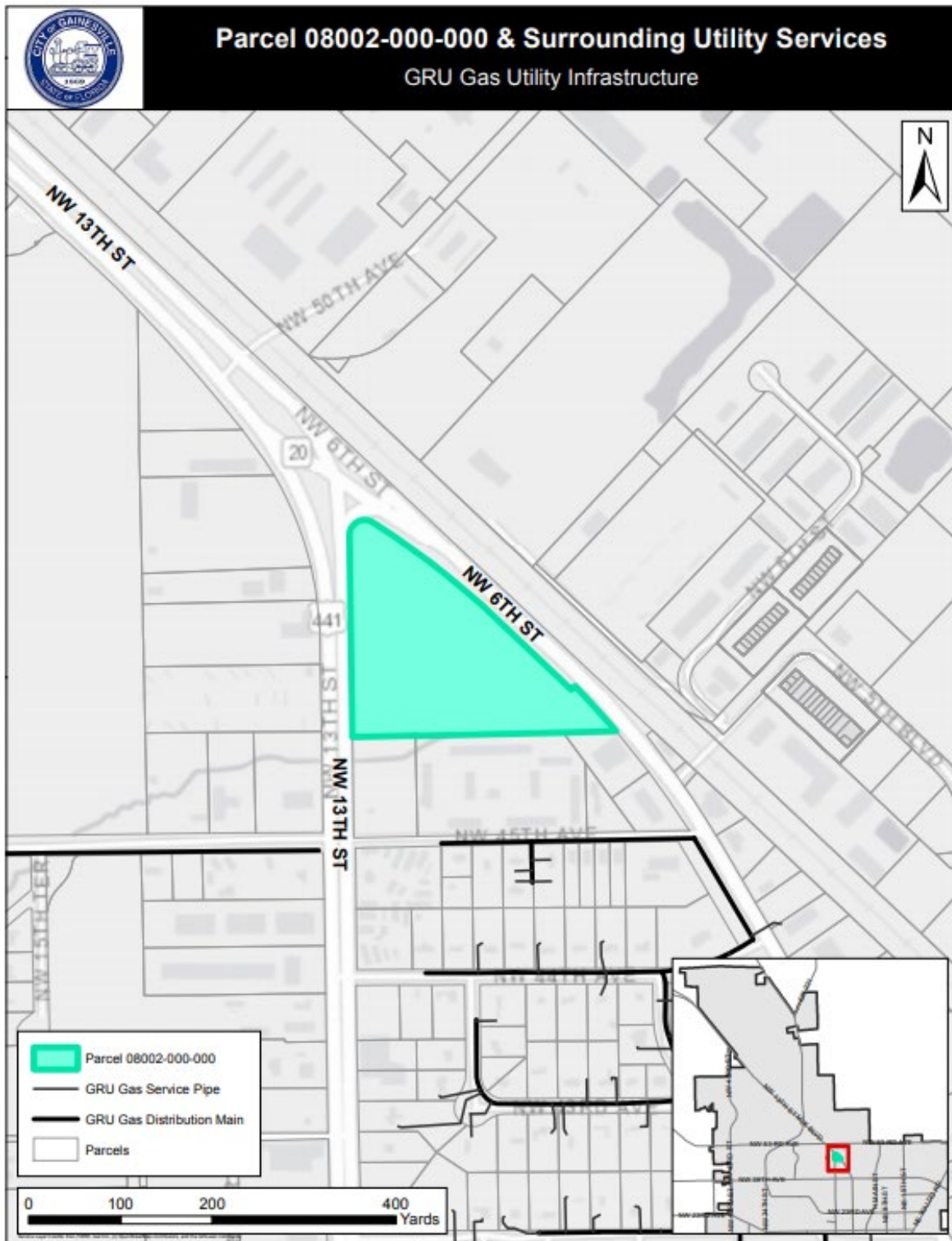
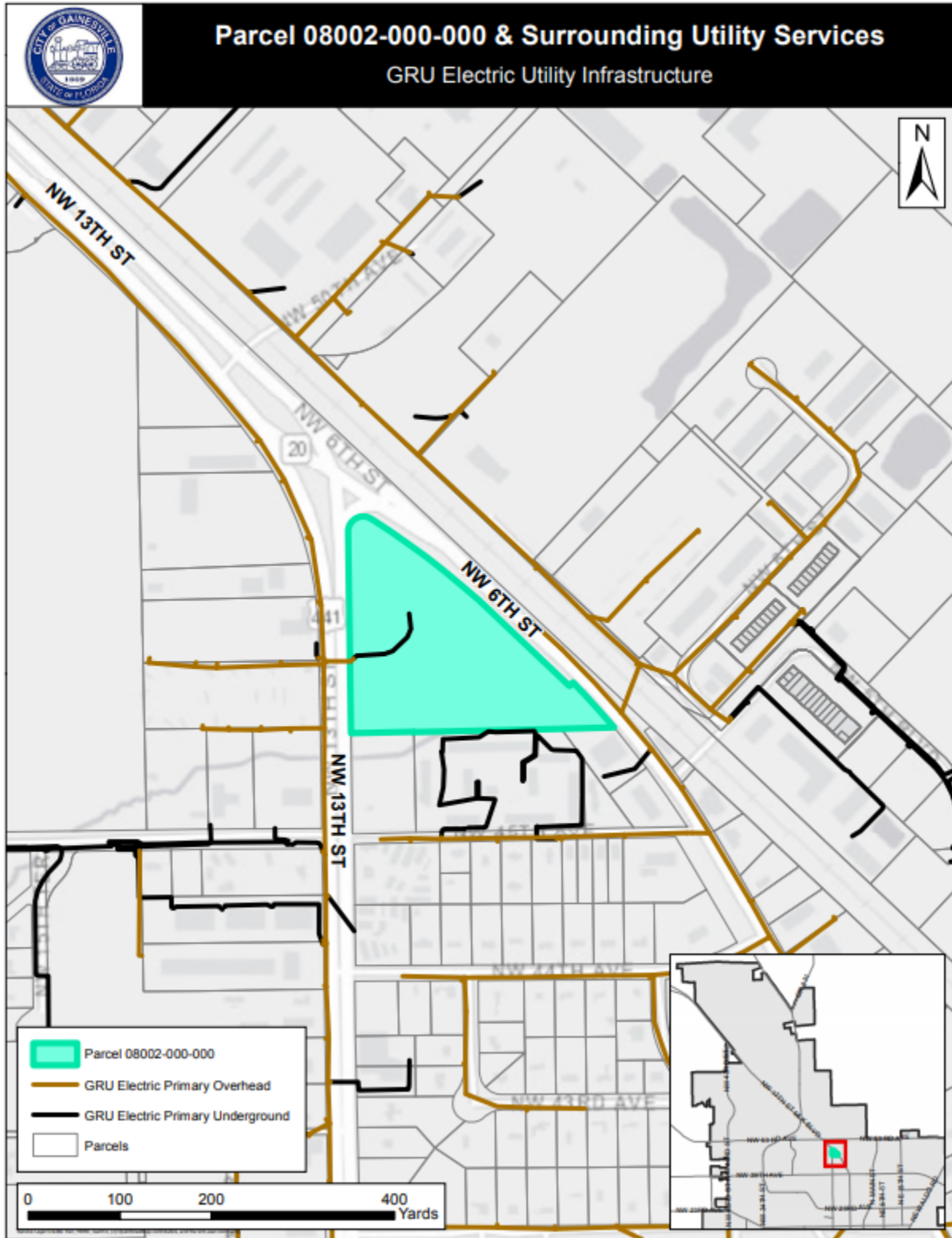


Exhibit C-7: Electric Utility Infrastructure



Appendix D

Application Documents



APPLICATION FOR SPECIAL USE PERMIT
Planning & Development Services

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Application for a special use permit will be accepted for review only after a pre-application conference (First Step Meeting). Application to be completed by applicant. Application must include a preliminary development plan. Incomplete applications will be returned to the applicant.

Name of Owner(s) (please print)	Applicant(s)/Agent(s), if different
Name: W.R.J. Sales, Inc.	Name: CHW
Address: 600 Packard Court Safety Harbor, FL 34695	Address: 11801 Research Drive, Alachua, FL 32615
Phone: (contact agent) Fax:	Phone: (352) 331-1976 Fax:
Owner's Signature: (see affidavit)	
(If additional owners, please include on back)	

PROPERTY INFORMATION: (Information below applies to property for which a Special Use Permit is being requested.)
Street address: 4545 NW 13th Street, Gainesville, FL 32609
Tax parcel no(s): 08002-000-000
Legal description (use separate sheet, if needed): See attached.

I hereby attest to the fact that the above supplied parcel number(s) and legal description(s) is (are) the true and proper identification of the area for which the permit is being requested.

Signature of applicant: Date: 1/28/20

Certified Cashier's Receipt:

A Special Use Permit is requested pursuant to Section 30-3.28, Subsection _____, Paragraph _____, of the Land Development Code, City of Gainesville, to allow the following use:

A preliminary site plan is is not required and is is not attached.

Existing zoning classification: Commercial (C) Existing land use designation: Automotive-Oriented Business (BA)

Existing use of property: Mobile home sales lot with office and 6-vehicle parking lot

SURROUNDING PROPERTY INFORMATION: (List all uses surrounding the subject property under "Existing use." Staff is available to supply zoning and land use information.)			
	Zoning	Land Use	Existing Use
North	N/A	N/A	Intersection of US 441 and NW 6th Street
South	BA/RMF-7	C/Residential Medium	Nelson's Buildings/Oak Ridge Apartments/Office building (vacant)
East	NW 6th Street R.O.W.	NW 6th Street R.O.W.	NW 6th Street R.O.W./CSX Railroad
West	NW 13th Street R.O.W.	NW 13th Street R.O.W.	NW 13th Street R.O.W./Park Place Motors/US Social Security Administration/Paradise Trailer Court

TO THE APPLICANT: (Please sign the bottom of this application after you have read the following.)

- The City of Gainesville will notify owners of property within 400 feet of the subject property of this application.
- No application for a Special Use Permit shall be entertained within 2 years after the denial or withdrawal of a request for the same use for the same property.
- The City Plan Board's decision concerning a Special Use Permit may be appealed by the applicant to a hearing officer within 15 days of the date notification of the decision is sent by certified mail to the applicant.

Signature:  Date: 7/28/20

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	
(If additional owners, please list on separate sheet)	

Name of Owner (please print)	
Name:	
Address:	
Phone:	Fax:
Owner's Signature:	

Reference: Chapter 30, Land Development Code
City Code of Ordinances, Article VII, Division 5

Appendix E

Workshop Package Circle K

Mailed Memorandum

NEIGHBORHOOD WORKSHOP NOTIFICATION



18-0118.07

To: Neighbors of the NW 13th Street/6th Street Intersection
From: Ryan Thompson, AICP
Date: July 21st, 2020
RE: Neighborhood Workshop Public Notice

A Virtual Neighborhood Workshop will be held to discuss a Wellfield Protection Special Use Permit, a Special Use Permit, and a Development Plan Permit application on ±8.2 acres (Alachua County Tax Parcel 08002-000-000) for relocation of a fuel retailer and associated store. The site is located at 4545 NW 13th Street, Gainesville, FL, 32609.

Date: August 5th, 2020
Time: 6:00 p.m.
Link: bit.ly/WPSUP-NHWS
Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
RyanT@CHW-inc.com

This is not a public hearing. The Neighborhood Workshop's purpose is to inform the public about the nature of the proposal and seek comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

Mailing Labels

Neighborhood Workshop Notice
5th Avenue
ROBERTA PARKS
616 NW 8 ST
GAINESVILLE, FL 32602

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Azalea Trails
MARIE SMALL
1265 SE 12 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Black Acres/Black Pines
REGINA HILLMAN
506 NW 30 STREET
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Capri
JOHN DOLES
4539 NW 37 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Carol Estates South
BECKY RUNNESTRAND
1816 NE 16 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Cedar Grove II
HELEN HARRIS
1237 NE 21 ST
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Creekwood
HELEN SCONYERS
2056 NW 55 BLVD.
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Debra Heights
SARAH POLL
PO BOX 14198
GAINESVILLE, FL 32604

Neighborhood Workshop Notice
Northwood at Possum Creek
WES WHEELER
4728 NW 37 WAY
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Duval
GILBERT S MEANS, SR
PO BOX 7
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Edgewood Hills
BONNIE O'BRIAN
2329 NW 30 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Elizabeth Place
GALE FORD
715 NW 23 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
LEE NELSON
DIRECTOR OF REAL ESTATE – UF
PO BOX 113135
GAINESVILLE, FL 32611-3135

Neighborhood Workshop Notice
Gateway Park
HAROLD SAIVE
1716 NW 10 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Golfview
CHRIS MONAHAN
222 SW 27 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Greater Northeast Community
MIRIAM CINTRON
915 NE 7 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Grove Street
MARIA HUFF-EDWARDS
1102 NW 4 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Hazel Heights
ALLAN MOYNIHAN
PO BOX 357412
GAINESVILLE, FL 32635

Neighborhood Workshop Notice
Hibiscus Park
CAROL BISHOP
2616 NW 2 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Hidden Lake
GEORGE KASNIC
2116 NW 74 PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Ironwood
NANCY TESTA
4207 NE 17 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kensington Park
MAXINE HINGE
5040 NW 50 TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
Kingswood Court
BARBARA KELLEHER
5350 NW 8 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Kirkwood
JANE BURMAN-HOLTON
701 SW 23 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Lampighter
LARRY NICHOLSON (PROP MGR)
5200 NE 50 DR
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Landmark Woods
JACK OSGARD
4332 NW 12 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Landmark Woods
PETER JANOSZ
3418 NW 37 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Woodland Terrace
PETER PRUGH
207 NW 35 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Lincoln Estates
DORIS EDWARDS
1040 SE 20 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Mason Manor
JOANNA LEATHERS
2550 NW 13 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Mill Pond
HAROLD HANEL
309 NW 48 BLVD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
North Lincoln Heights
ANDREW LOVETTE SR.
430 SE 14 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwood
SUSAN W WILLIAMS
P.O. BOX 357492
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Northeast Neighbors
SHARON BAUER
1011 NE 1 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Northwest Estates
VERN HOWE
3710 NW 17 LN
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Oakview
DEBRA BRUNER
914 NW 14 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Phoenix
APRIL JONES
3214 SW 26 TERR, APT B
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
Appletree
JUDITH MORROW
3616 NW 54 LANE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pine Park
DELORES BUFFINGTON
721 NW 20 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Kirkwood
KATHY ZIMMERMAN
1127 SW 21 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Pleasant Street
DOTTY FAIBISY
505 NW 3 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters Community
GIGI SIMMONS
712 SW 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Rainbows East
JOE THOMAS
5014 NW 24 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Rainbows End
SYLVIA MAGGIO
4612 NW 21 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Raintree
RONALD BERN
1301 NW 23 TER
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgeview
ROB GARREN
1805 NW 34 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Ridgewood
KERRI CHANCEY
1310 NW 30 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Royal Gardens
DOUGLAS BURTON
2720 NW 27 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Shadow Lawn Estates
CONNIE SPITZNAGEL
3521 NW 35 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
South Black Acres
DEANNA MONAHAN
14 SW 32 ST
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Southeast Evergreen Trails
MAUREEN RESCHLY
1208 SE 22 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springhill/Mount Olive
VIVIAN FILER
1636 SE 14 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Springtree
KATHY MEISS
2705 NW 47 PL
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Stephen Foster
ROBERT PEARCE
714 NW 36 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Suburban Heights
BETH GRAETZ
4321 NW 19 AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Sugarfoot Community/Anglewood
KELLY AISSSEN
4306 SW 5 AVE
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Sugarhill
CYNTHIA COOPER
1441 SE 2 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Sutters Landing
PETER REBMAN
3656 NW 68 LN
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Turkey Creek Forest Owners Assn
ATTN: URBAN DIRECTOR
4055 NW 86 BLVD
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Pinebreeze
JUDITH MEDER
3460 NW 46 PLACE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
University Village
BRUCE DELANEY
1710 NW 23 ST
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Forest Ridge/Henderson Heights
MARCIA GREEN
2215 NW 21 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Pineridge
BERNADINA TUCKER
721 NW 20 AVENUE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
Appletree
CHRIS GARCIA
5451 NW 35 DR
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Ashton
ROXANNE WATKINS
4415 NW 58 AVE
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
Duckpond
STEVE NADEAU
2821 NW 23 DR
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
Duckpond
MELANIE BARR
216 NE 5 ST
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Front Porch Florida, Duval
JUANITA MILES HAMILTON
2419 NE 8 AVE
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
Porters Community
GIGI SIMMONS
712 SW 5 STREET
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Porters
INA HINES
320 SW 5 AVE
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
School Board
VICK McGRATH
3700 NE 53 AVE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
University of Florida
LINDA DIXON
PO BOX 115050
GAINESVILLE, FL 32611

Neighborhood Workshop Notice
University Park
ROBERT MOUNTS
1639 NW 11 RD
GAINESVILLE, FL 32605-5319

Neighborhood Workshop Notice
Millennium Bank
DANNY GILLILAND
4340 NEWBERRY RD
GAINESVILLE, FL 32607

Neighborhood Workshop Notice
Florida Bank
LAUDE ARNALDI
13840 W NEWBERRY RD
NEWBERRY, FL 32669

Neighborhood Workshop Notice
University Park
RICHARD DOTY
2158 NW 5 AVENUE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
MAC McEACHERN
1020 SW 11 TER
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Stephen Foster Neighborhood Assoc, Inc
SANDRA WATTS KENNEDY
514 NW 31 LANE
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
BOBBIE DUNNELL
3118 NE 11 TER
GAINESVILLE, FL 32609

Neighborhood Workshop Notice
JAMES WOODLAND
225 SE 14 PL
GAINESVILLE, FL 32601

Neighborhood Workshop Notice
Bivens North Association
PENNY WHEAT
2530 SW 14 DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
BELLINGTON'S CUSTOM SERVICE
% BRAXTON LINTON
1907 SE HAWTHORNE RD
GAINESVILLE, FL 32641

Neighborhood Workshop Notice
KAREN BILLINGS
2123 NW 72 PL
GAINESVILLE, FL 32653

R & S GAINESVILLE LLC
PO BOX 191
MADISON, FL 32341

COMMERICAL SITES LLC
1325 NW 53RD AVE #E
GAINESVILLE, FL 32653

WASDIN BRIAN
1109 NW 45TH AVE
GAINESVILLE, FL 32609

GAINESVILLE NORTH COMMERCIAL
1325 NW 53RD AVE STE E
GAINESVILLE, FL 32609

GAINESVILLE PROJECT LLC
102 GREENWICH AVE 3RD FLOOR
GREENWICH, CT 06830

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

4501 NW 6TH LLC
1630 W UNIVERSITY AVE
GAINESVILLE, FL 32603

HAWKER & KORNBERG
2603 NW 13TH ST # 173
GAINESVILLE, FL 32609

FRIER LAND HOLDINGS INC
12788 US HWY 90 W
LIVE OAK, FL 32060

BLESSED CHILD PROPERTIES LLC
1124 NW 25TH TER
GAINESVILLE, FL 32605

R & S GAINESVILLE LLC
PO BOX 191
MADISON, FL 32341

SIXTH STREET GNCP ASSOCIATION
1325 E NW 53RD AVE
GAINESVILLE, FL 32609

U-HAUL CO
PO BOX 29046
PHOENIX, AZ 85038-9046

ALTERNATIVE HOUSING INC
3303 NW 83RD ST
GAINESVILLE, FL 32606-6227

6TH STREET INDUSTRIAL LLC
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

ECG GROUP LLC
240 NW 76TH DR STE D
GAINESVILLE, FL 32607

COMMERCIAL SITES LLC
4611 NW 6TH ST
GAINESVILLE, FL 32609

ADAMS TRUSTEE & FREDERICI
2622 NW 43RD ST STE A-3
GAINESVILLE, FL 32606-6678

CHESHIRE LARRY H
1325 NW 53RD AVE #E
GAINESVILLE, FL 32609

SANS SOUCI DEVELOPMENT & CONS
6840 NE 225TH ST
MELROSE, FL 32666

MARTIGNETTI MEGAN
1117 NW 45TH AVE
GAINESVILLE, FL 32609

NELSON'S LARK OUTDOOR STORE
4505 NW 13TH ST
GAINESVILLE, FL 32609

JOHNSON SHAMERIAN NICOLE
1113 NW 45TH LN
GAINESVILLE, FL 32609

PLANNED ENVIRONMENTS LLC
PO BOX 357703
GAINESVILLE, FL 32635

ADAMS TRUSTEE & FREDERICI
2622 NW 43RD ST STE A-3
GAINESVILLE, FL 32606-6678

SOUTHERN EQUITY INVESTENTS INC
1325 NW 53RD AVE STE E
GAINESVILLE, FL 32653-2239

SULLIVAN & SULLIVAN
4551 NW 6TH ST
GAINESVILLE, FL 32609

DOUGLAS & DOUGLAS TRUSTEES
10442 E TARA BLVD
BOYTON BEACH, FL 33437-3515

H AISLEY LYNCH POST NO 16 INC
4701 NW 6TH ST
GAINESVILLE, FL 32653

STREIT'S INC
14823 SW 79TH ST
ARCHER, FL 32618

NORTH FLORIDA GROUP LLC
4434 NW 13TH ST
GAINESVILLE, FL 32609

BAROT JIGNESHKUMAR
1101 NW 45TH AVE
GAINESVILLE, FL 32609

RSRO HOLDINGS LLC
4488 NW 6TH ST
GAINESVILLE, FL 32609

OAK RIDGE APARTMENT COMPLEX
805 SOUTH MAGNOLIA AVE STE D
OCALA, FL 34474

W R J SALES INC
600 PACKARD CT
SAFETY HARBOR, FL 34695

6TH STREET INDUSTRIAL LLC
3434 SW 24TH AVE STE A
GAINESVILLE, FL 32607

MEADOWBROOK ESTATE LLC
3225 MCLEOD DR STE 100
LAS VEGAS, NV 08912

GATORLAND KUBOTA EQUIPMENT CO
4502 NW 13TH ST
GAINESVILLE, FL 32609-1727

Scanned Mailing Envelope

CHW Professional Consultants
11801 Research Dr.
Alachua, FL. 32615

CHESHIRE LARRY H
1325 NW 53RD AVE #E
GAINESVILLE, FL 32609

FIRST-CLASS



02 7H
0001252164
MAILED FROM ZIP CODE 32615

\$ 000.50⁰

US POSTAGE

PTNEY BOWMES

Newspaper Advertisement

PUBLIC NOTICE

A Virtual Neighborhood Workshop will be held to discuss a Wellfield Protection Special Use Permit, a Special Use Permit, and a Development Plan Permit application on ±8.2 acres (Alachua County Tax Parcel 08002-000-000) for relocation of a fuel retailer and associated store. The site is located at 4545 NW 13th Street, Gainesville, FL, 32609.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on August 5, 2020

Link: bit.ly/WPSUP-NHWS

Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

Contact: Ryan Thompson, AICP

Address: 11801 Research Drive, Alachua, FL, 32615

Phone Number: (352) 331-1976

Email: RyanT@CHW-inc.com



LOCAL & STATE

Mickie Anderson, editor
mickie.anderson@villesun.com

CORONAVIRUS PANDEMIC

County adds 64 new cases, 1 death

Staff report

The state health department reported 64 new COVID-19 cases in Alachua County and a resident's death, in Monday's virus update.

The Alachua County resident whose death was reported Monday was a 93-year-old woman. The department reported the first local death in nearly a month in Sunday's update, that of an 81-year-old man.

Fourteen residents have now died from the virus since March. They include seven men and seven women, and have ranged in age from 60 to 93.

The total number of local cases now stands at 2,683.

With 10,347 new statewide cases Monday, Florida's total COVID-19 case count stands at 360,394.

Statewide, 90 deaths were reported Monday in Alachua, Broward, Charlotte, Clay, Dade, Duval, Escambia, Hernando, Hillsborough, Jackson, Jefferson, Lake, Leon, Manatee, Marion, Martin, Palm Beach, Pasco, Pinellas, Polk, Sarasota, Seminole, St. Lucie and Volusia counties. Nearly 5,100 Florida residents have died of the coronavirus.

Two 80-year-old men, one from Clay and the other from Marion County, were among the fatalities listed in Monday's update.

Alachua County's COVID-19 information dashboard recently began to include information on compliance with the local mask ordinance, as reported by county code enforcement officers stationed outside of various establishments.

So far, only about 1%

of shoppers out of nearly 5,900 observed have refused to comply with the mask ordinance.

About 90% of shoppers already had a face covering while entering the store, while another 9% accepted a mask when a code enforcement officer offered one. Only 22 people have said they could not wear a mask due to a medical exemption.

Data for enforcement by municipalities is not included in the county's report.

State health department data show that the number of COVID-19 patients being treated at local hospitals has increased by a handful over the past few days.

Monday's data from the state shows that 113 people, both county residents and nonresidents, have been hospitalized here with the virus, or about 4% of all local

cases. The state hospitalization rate is about 6%, with more than 21,000 total hospitalizations.

Data from the Agency for Health Care Administration on Monday also showed that statewide, about 24% of all hospital beds are available.

In Alachua County, the data showed that almost 20% of total beds remain available, while 16% of adult intensive care beds are available.

Local hospital officials have sounded no alarms over capacity.

About 14.7% of the 78,900 statewide tests in the past 24 hours indicated a new Florida COVID-19 case. The positivity rate for Alachua County cases for the same time period is 6.7% out of 569 new tests.

These numbers from the state health department include both nasal

swab and antibody tests. The most recent count for antibody tests in Alachua County is 1,732, with an overall positivity rate of 3.2%.

The average positivity rate for the past two weeks in the state is 13.5%, while the average Alachua County positivity rate for the same time period is 6.2%.

Of the total 57,681 COVID-19 tests given in Alachua County overall, the rate for positive results is now about 4.7%.

Statewide, more than 3 million people have been tested and that positive results rate is 11.8%, a number which over the past few weeks has been on the rise. One of the criteria that must be met in order for Florida to enter the next and final phase of the state's reopening plan is a rate below 10%.

The state has backtracked on some of its

phase two allowances by once again shutting down bars just weeks after they reopened. Groups of people in cities around the state contracted the virus after going out for drinks with friends, where many failed to adhere to social distancing and occupancy guidelines.

Fifteen Alachua County Jail inmates have tested positive for the virus along with two nurses who work in the jail, sheriff's officials said.

Within Alachua County's borders, the cases break down this way: Gainesville, 2,171; Alachua, 163; Newberry, 111; High Springs, 47; Archer, 48; Hawthorne, 35; Waldo, 10; Micanopy, 21; Santa Fe, eight; Tioga, six; LaCrosse, five; Bartlett, two. Seven more cases don't have a specific area designation.

See VIRUS, A7

Summer adventures



Camperns with the Camp Wildlands Hiking Adventures at Fort King National Historic Landmark hike the nearby trails Monday in Ocala.



Ramon Elizalde, 10, looks out a window at the Fort King National Historic Landmark.



Park Ranger Caroline Rutkoski leads campers to a trail hike Monday during Camp Wildlands Hiking Adventures at Fort King National Historic Landmark in Ocala. (PHOTOS BY CYNTHIA CHAMBERS/SPECIAL TO THE STAR-BANNER)

Watchdog groups question toll road project

By Jeffrey Schweers
USA TODAY NETWORK-
Florida Capital Bureau

Two government watchdog groups are urging fiscal oversight and more financial details for a proposed 150-mile toll road between Citrus and Jefferson counties, one of three projects to expand the state's toll road system and stimulate the economy in rural areas.

Florida TaxWatch and 1000 Friends of Florida released their recommendations Monday, a day before the task force for the Suncoast Connector is set to meet.

The Suncoast Connector is one of three new parkways to be financed with toll revenues as part of outgoing GOP Senate President Bill Galvano's signature Multi-use Corridors of Regional Economic Significance plan (M-CORES) approved by the Legislature in 2019.

"As reflected in these recommendations, we firmly believe that before hundreds of millions of dollars are spent on planning the three corridors, there

first should be a formal determination of need and financial feasibility pursuant to state (and federal where applicable) guidelines," 1000 Friends said in an email. "Only if both need and feasibility are determined, should planning proceed for the applicable corridors."

While Florida TaxWatch said it supports transportation infrastructure projects, it also pointed out there has been no feasibility study, as required by state law, to ensure the project doesn't become overburdened with debt and require a state bailout.

In fact, the M-CORES law was passed before any needs analysis or environmental impact study was conducted.

"But as with all taxpayer-funded investments, what must be carefully analyzed—and yet remains to be examined—is whether this multi-billion-dollar investment is likely to pay off for Floridians in the expected time frame," Florida TaxWatch President and CEO Dominic Calabro said in his

See TOLL, A7

Foreign business owners caught in travel-ban limbo

By Lauren E. Johnson
Fresh Take Florida

ORLANDO — Suzie Wells was reluctant to leave her husband in Boca Raton after he was released from the hospital following a severe asthma attack. With her mother suffering kidney failure in London, her husband assured her that she should be with her mother for her last days.

After a week in London, which concluded with her mother's funeral, Wells bought a ticket to Miami only to be turned away by an immigration officer at Heathrow airport who denied her boarding on the basis of President Donald Trump's travel ban.

Wells is a British citizen and lives in Florida on an E2 visa, which grants non-U.S. citizens and their families temporary residence status in exchange for running a



Audrey Jowett holds a picture of her husband, Kevin Jowett, in May. Kevin has been in the United Kingdom for 12 weeks instead of 15 days as he originally planned. (LAUREN WITTE/FRESH TAKE FLORIDA)

business. Such visa holders are supposed to be allowed to leave and return to the U.S. without problems.

But when Trump issued a travel ban to stem the spread of coronavirus, those new restrictions

didn't account for E2 visa holders who were outside the U.S. See LIMBO, A7

PUBLIC NOTICE

A Virtual Neighborhood Workshop will be held to discuss a Wellfield Protection Special Use Permit, a Special Use Permit, and a Development Plan Permit application on ±8.2 acres (Alachua County Tax Parcel 08002-000-000) for relocation of a fuel retailer and associated store. The site is located at 4545 NW 13th Street, Gainesville, FL, 32609.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on August 5, 2020

Link: bit.ly/WFSUP-NHWS

Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.

Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615

Phone Number: (352) 331-1976
Email: RyanT@CHW-inc.com



Workshop Presentation

FUELING STATION ON 13th/6th STREET

Special Use Permit (SUP), Wellfield Protection SUP, and Development Plan Applications



18-0118.07: Fuel on 13th/6th ST

1

The **purpose** of the neighborhood workshop:

City of Gainesville requires SUP, WPSUP, and Development Plan applicants to host a neighborhood workshop;

The purpose is to **inform neighbors** of the proposed development's nature and to get feedback early in the development process; **and**

This workshop provides the applicant with an opportunity to **mitigate concerns** prior to the application's submission.




18-0118.07: Fuel on 13th/6th ST

2

1

PUBLIC NOTIFICATION

NEIGHBORHOOD WORKSHOP NOTIFICATION 

18-0118.07

To: Neighbors of the NW 13th Street/6th Street Intersection
From: Ryan Thompson, AICP
Date: July 21st, 2020
RE: Neighborhood Workshop Public Notice

A Virtual Neighborhood Workshop will be held to discuss a Wellfield Protection Special Use Permit, a Special Use Permit, and a Development Plan Permit application on ±2 acres (Alachua County Tax Parcel 08002-000-000) for relocation of a fuel retailer and associated store. The site is located at 4545 NW 13th Street, Gainesville, FL, 32609.

Date: August 5th, 2020
Time: 6:00 p.m.
Link: bit.ly/WPSUP-NHWS
Contact: Ryan Thompson, AICP
 11801 Research Drive
 Alachua, FL 32615
 (352) 331-1976
 RyanT@CHW-inc.com

This is not a public hearing. The Neighborhood Workshop's purpose is to inform the public about the nature of the proposal and seek comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

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 (352) 331-1976
 RyanT@CHW-inc.com
 www.chw-inc.com

18-0118.07: Fuel on 13th/6th ST

LOCAL & STATE

County adds 64 new cases, 1 death

Summer adventures

Watchdog groups question toll road project

Foreign business owners caught in travel ban limbo

PUBLIC NOTICE

CHW

PUBLIC NOTICE

A Virtual Neighborhood Workshop will be held to discuss a Wellfield Protection Special Use Permit, a Special Use Permit, and a Development Plan Permit application on ±2 acres (Alachua County Tax Parcel 08002-000-000) for relocation of a fuel retailer and associated store. The site is located at 4545 NW 13th Street, Gainesville, FL, 32609.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm on August 5, 2020
Link: bit.ly/WPSUP-NHWS
Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below, or by phone.
Contact: Ryan Thompson, AICP
Address: 11801 Research Drive, Alachua, FL, 32615
Phone Number: (352) 331-1976
Email: RyanT@CHW-inc.com

CHW

CHW

REQUEST:

Special Use Permit (SUP),
 Wellfield Protection SUP, and
 Development Plan Applications
 for a fueling station with up to 12
 fueling positions, convenience
 store, and car wash facilities



18-0118.07: Fuel on 13th/6th ST

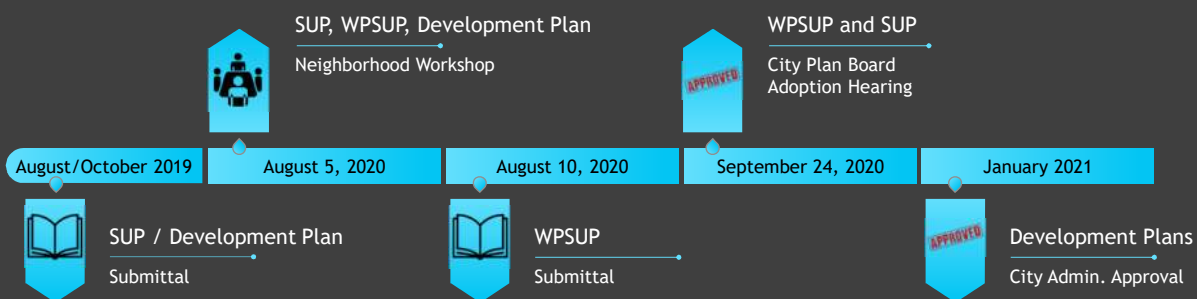
INTENT:

Relocate a fueling station with up to 12 fueling positions, convenience store, and car wash within the tertiary Wellfield Protection Zone



18-0118.07: Fuel on 13th/6th ST

SUP, WPSUP, AND DEVELOPMENT PLAN TIMELINE (TENTATIVE)



18-0118.07: Fuel on 13th/6th ST



Location Map



7

Aerial Map



8

4

Future Land Use Map



9

Zoning Map

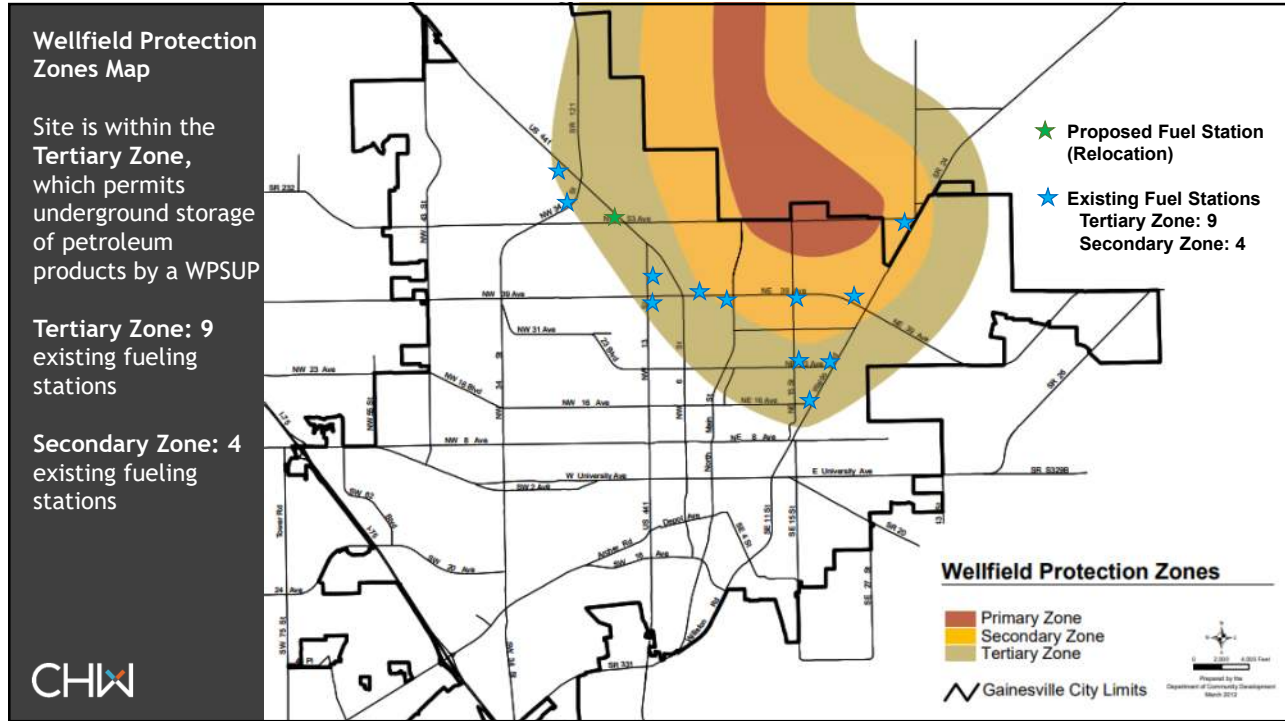
BA Zoning District permits a fueling station and car Wash by right.

Up to 12 fueling positions are permitted by SUP.

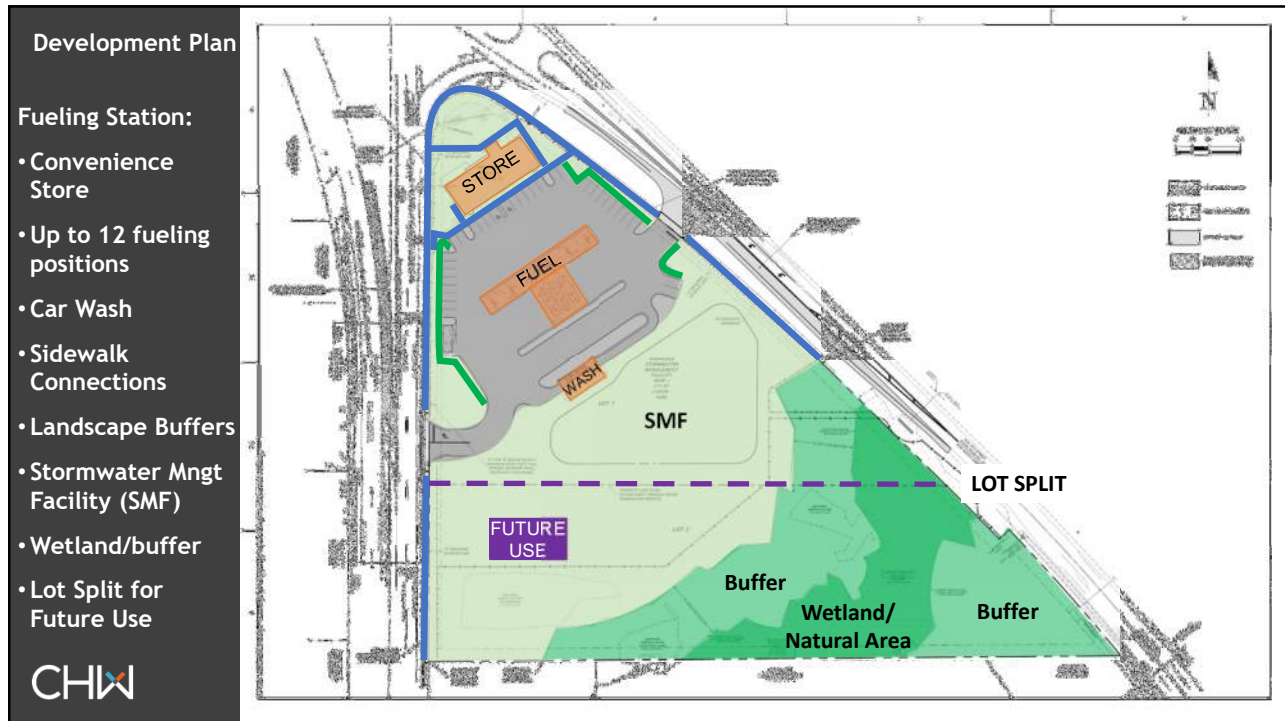


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11



12



Sign-in Sheet

SIGN-IN SHEET

Fuel Retailer Neighborhood Workshop

18-0118



Event: Virtual Neighborhood Workshop
Date/Time: August 5, 2020 @ 6:00 PM
Place: bit.ly/WPSUP-NHWS
Re: Fuel Retailer Neighborhood Workshop – Wellfield Protection Special Use Permit, Special use Permit, and Development Plan

	<u>Attendee Name</u>
1	Colby Jacobsen
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Workshop Minutes

NEIGHBORHOOD WORKSHOP MINUTES

Fuel Retailer Neighborhood Workshop

18-0118



Event: Virtual Neighborhood Workshop
Date/Time: August 5, 2020 @ 6:00 PM
Place: bit.ly/WPSUP-NHWS
Re: Fuel Retailer Neighborhood Workshop – Wellfield Protection Special Use Permit, Special use Permit, and Development Plan

CHW Attendees: Gerry Dedenbach, AICP; Ryan Thompson, AICP; Seth Wood

Applicant Attendees: 0

Public Attendees: 1

CHW hosted the required Neighborhood Workshop and presented the following: the workshop's purpose; the applications' requests and intent; the review processes; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout illustrating the project, aligned with City design and development standards. Questions and comments from the public attendees are shown below with applicant/agent responses.

Comment: I represent a landowner and wanted to know what was going on.

Response: Once the Wellfield Protection SUP is submitted, it will go before the City Plan Board for final approval along with the SUP request for additional fueling positions. Then the Development Plan and Lot Split applications will be reviewed and approved by City staff.

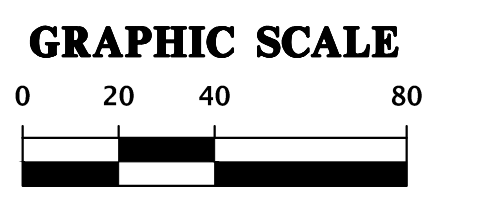
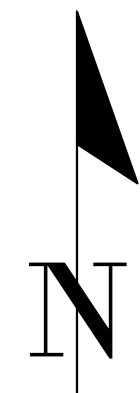
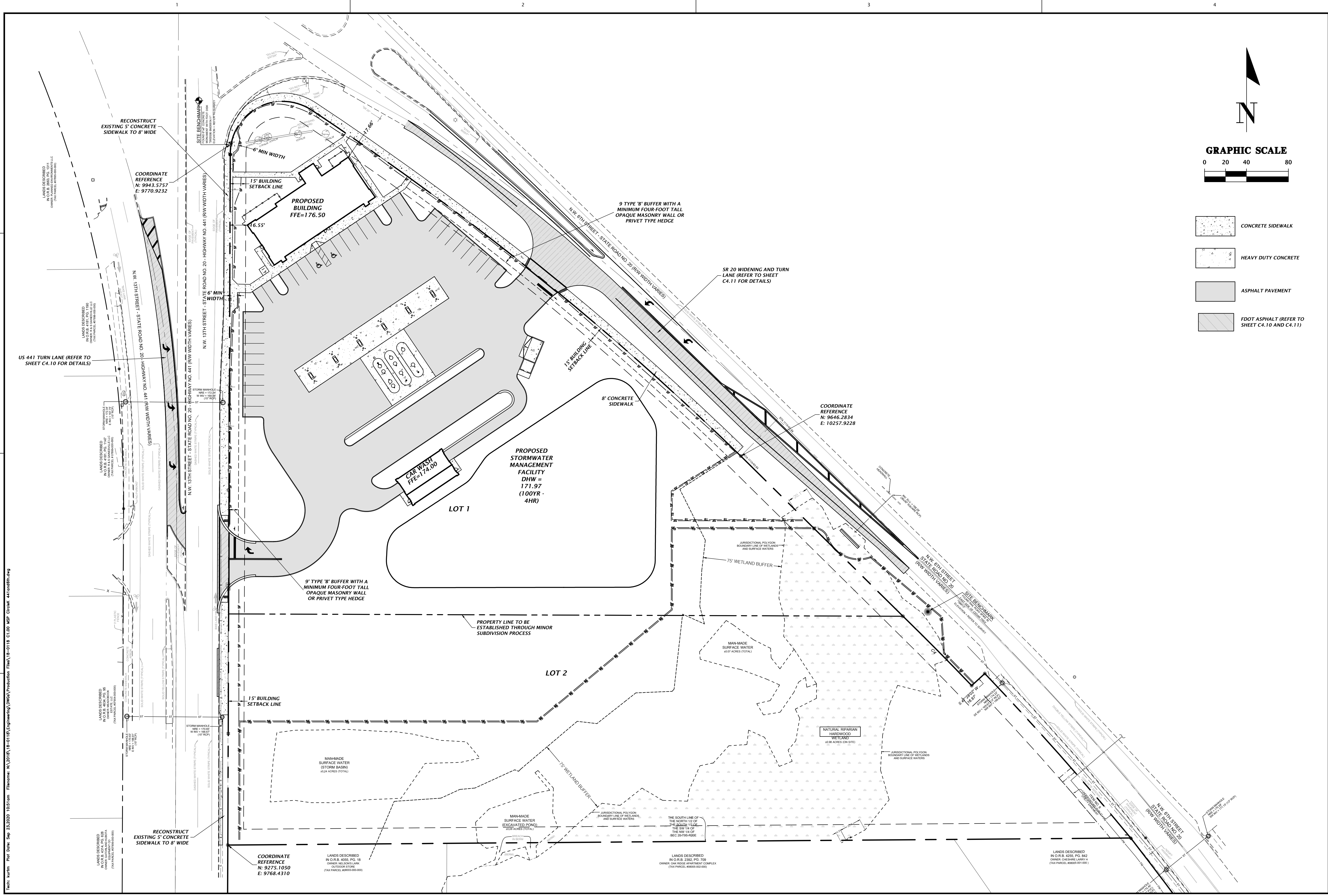
Question: Has there been any opposition to this project?

Response: Not at all. Nobody attended the first neighborhood workshop. We have not heard any opposition to this project.

The meeting was adjourned at approximately 6:15 p.m.

Appendix F

Development Plan Circle K



- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- ASPHALT PAVEMENT
- FOOT ASPHALT (REFER TO SHEET C4.10 AND C4.11)

Title: null; Plot Date: Sep 23, 2020 10:21am; Theme: N:\2018\18-0118\Engineering\DWG\Production\18-0118 C1.00 MSP Circle K 41.dwg;

		11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.ch2m-hill.com est. 1988 FLORIDA CA-5075
SCALE	1"=40'	VERTICAL SCALE ON ORIGINAL DRAWING HORIZONTAL SCALE ON THIS SHEET, ADJUST SCALES ACCORDINGLY
18-0118 C1.00		
CLIENT: CIRCLE K PROJECT: CIRCLE K - US 441 AND NW 6TH STREET SHEET TITLE: MASTER SITE PLAN		
DESIGNER: K. HERRITT CHECKER: C. THORNTON QUALITY CONTROL: D. YOUNG PROJECT NUMBER: 18-0118		
TRAVIS J. HASTAY		
FL PE No. 84295		

Appendix G

CHW Justification Report Circle K



FUELING STATION ON US 441 & NW 6TH ST

Wellfield Protection
Special Use Permit –
Justification Report
August 10, 2020

Prepared for:
City of Gainesville
Department of Sustainable Development

Prepared on behalf of:
WRJ Sales, Inc.

Prepared by:
CHW

PN# 18-0118
N:\2018\18-0118\Planning\Reports\RPT_200810_Fuel441_WPSUP_Justification_rev.docx

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1. Executive Summary

To: Andrew Persons, AICP, City of Gainesville Department of Sustainable development, Director (Interim)
From: Ryan Thompson, AICP, Planning Project Manager #18-0118
Date: August 10, 2020
Re: Fueling Station on US 441 and NW 6th Street – Wellfield Protection Special Use Permit (WPSUP) Application

<p>Jurisdiction: City of Gainesville</p>	<p>Intent of Development: Underground storage of petroleum products within the tertiary Murphree Wellfield Protection Zone</p>
<p>Description of Location: 4545 NW 13th Street, Gainesville, FL 32609; southeast corner of the NW 13th Street (US 441) / NW 6th Street intersection</p>	
<p>Parcel Numbers: 08002-000-000</p>	<p>Acres: ±8.24 acres (Source: CHW Survey)</p>
<p>Existing Future Land Use Classification: <i>Commercial (C)</i> The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.</p>	
<p>Existing Zoning District: <i>BA: Automotive-Oriented Business</i> The purpose of this district is to allow a mixture of automotive-oriented nonresidential uses including business services, car wash facilities, drive-through facility, food truck, fuel dealers, gasoline/alternative fuel stations, hotels and motels, large-scale retail, liquor stores, truck or bus terminal/maintenance facilities, vehicle repair, and vehicle sales (with or without outdoor display).</p>	
<p>Proposed Wellfield Protection Special Use Permit Allow underground storage of petroleum products within the tertiary Murphree Wellfield Protection Zone per the Land Development Code (LDC), Division 6. Wellfield Protection Special Use Permit, Section 30-3.28. Approval will allow the relocation of a fuel retailer and associated store currently within the tertiary zone. This application is submitted concurrently with a Special Use Permit (SUP), lot split, and development plan for a fueling station with up to 12 fueling positions, convenience store, and car wash. The proposed SUP Master Site Plan and Development Plan demonstrate consistency with WPSUP criteria.</p>	

2. STATEMENT OF PROPOSED CHANGE

This Wellfield Protection Special Use Permit (WPSUP) application requests underground storage of petroleum products within the tertiary Murphree Wellfield Protection Zone (Figure 4). Approval will allow the relocation of a fuel retailer and associated store currently within the tertiary zone. (The existing fueling station is at the corner of US 441 and NW 53rd Avenue, approximately 0.5 miles north of the subject property.) The ±8.24-acre site is within the City of Gainesville municipal limits (Alachua County Tax Parcel 08002-000-000,) located on the southeast corner of the of NW 13th Street (US 441) / NW 6th Street intersection. An aerial is provided as Figure 1 to show the site's location and existing conditions.

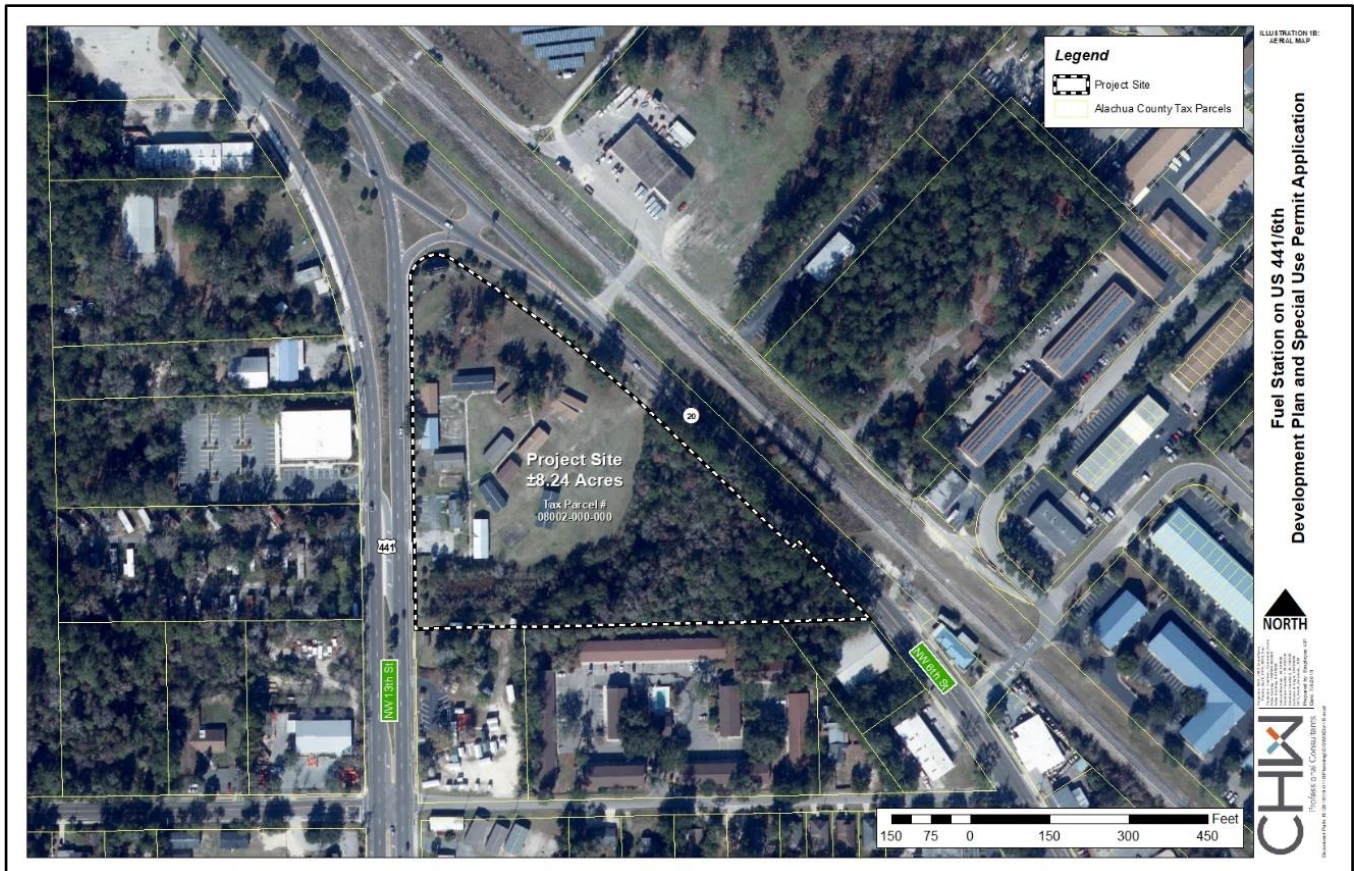


Figure 1: Aerial Map

The site has Commercial (C) Future Land Use (FLU) and Automotive-Oriented Business (BA) Zoning District designations, as shown on Figures 2 and 3. A fueling station with convenience store is permitted within the BA Zoning District by right.

Per the Land Development Code (LDC), Division 6. Wellfield Protection Special Use Permit, Section 30-3.28, underground storage of petroleum products is permitted within the tertiary Murphree Wellfield Protection Zone by a Wellfield Protection Special Use Permit (WPSUP). This application is submitted concurrently with a Special Use Permit (SUP) for a Fueling Station with up to 12 Fueling Positions, Convenience Store, and Car Wash; a lot split; and a development plan application. The proposed SUP Master Site Plan and Development Plan demonstrate consistency with WPSUP criteria.

This WPSUP application is consistent with the City Comprehensive Plan and LDC, as identified and demonstrated throughout the following sections.

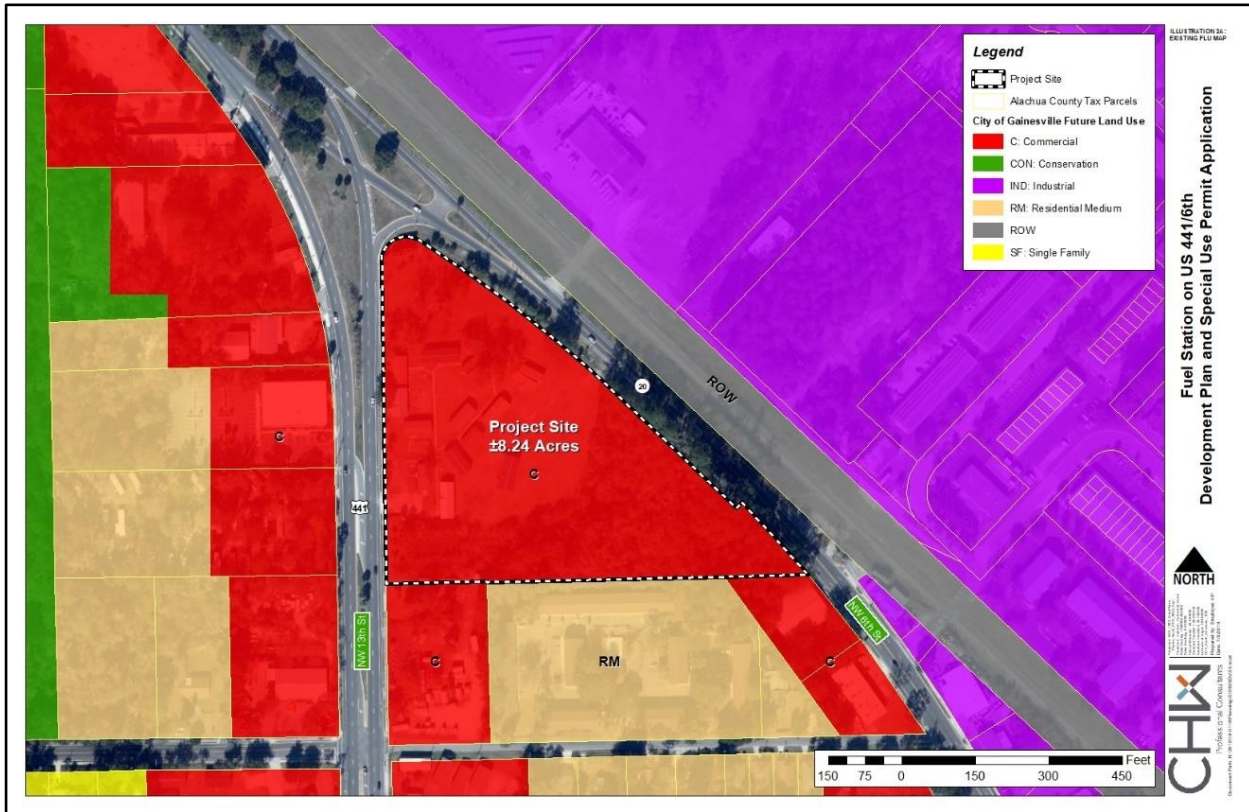


Figure 2: Future Land Use Map

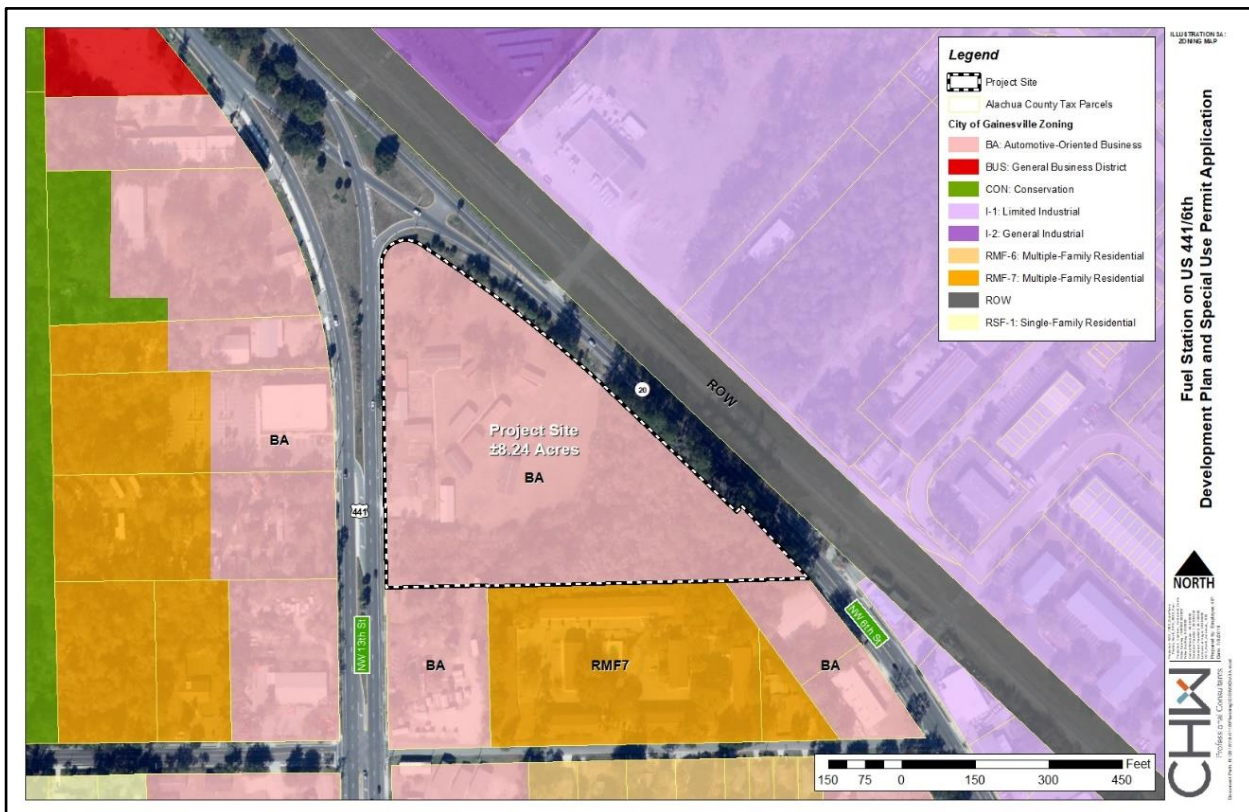


Figure 3: Zoning Map

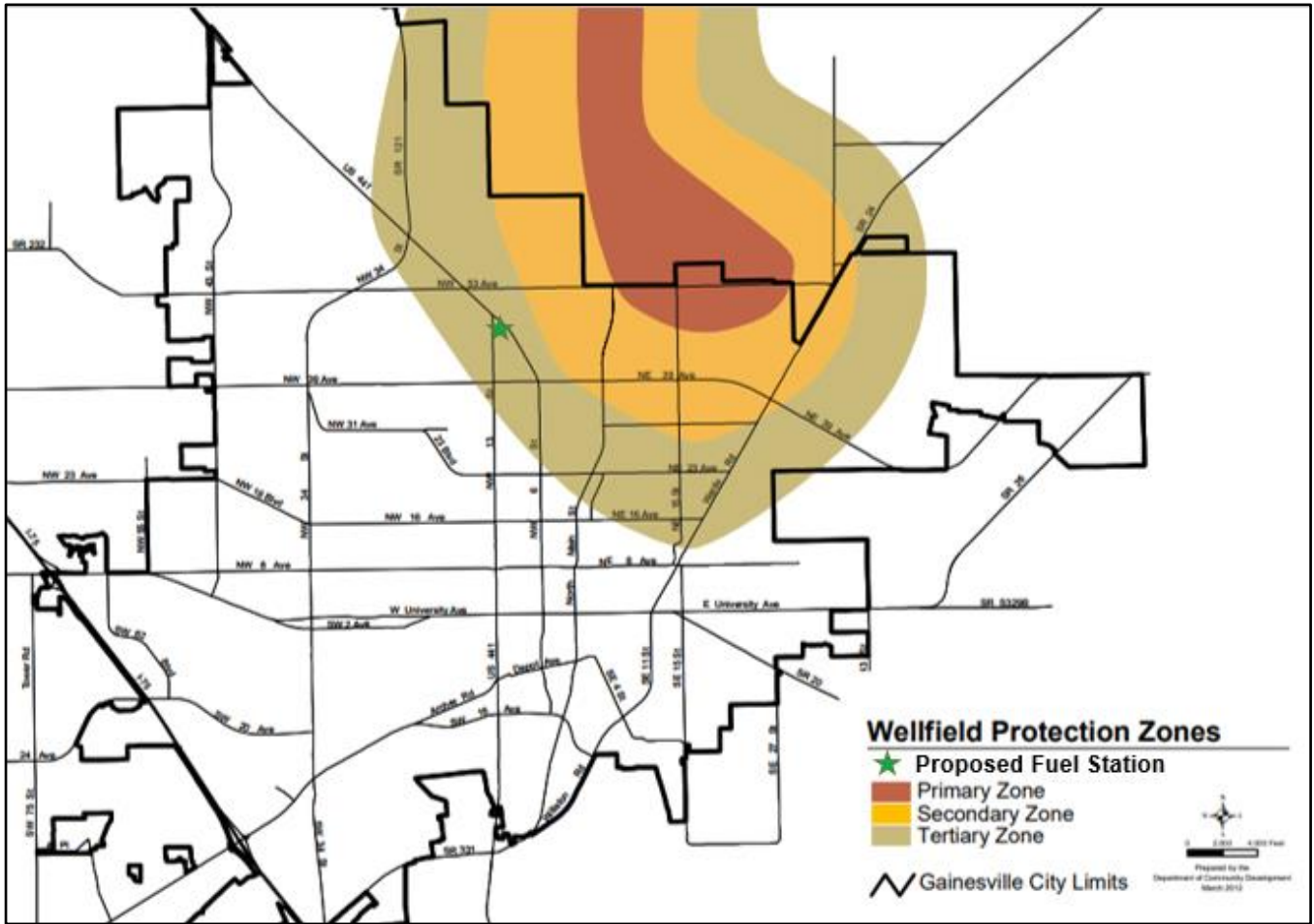


Figure 4: Wellfield Protection Zones Map

3. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

Future Land Use Element

GOAL 1 Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

The site is within walking distance to an apartment complex, mobile home park, and numerous businesses. These residents and workers currently do not have another option for food or other items typically sold in convenience stores without relying on a vehicle. The closest fueling station/convenience store is over half a mile south on NW 39th Avenue (SR 222) from the site.

The proposed fueling station/convenient store is also appropriately sited on a principal arterial roadway, US 441. Patrons will be a combination of area residents, workers, and passing motorists.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

This application is in association with a Special Use Permit (SUP) that proposes a fueling station with up to 12 fueling positions, convenience store, and car wash consistent with the Commercial FLU and BA Zoning District. The use will serve the surrounding area as well as commuters along the US 441 corridor.

Transportation Mobility Element

Policy 10.4.3

Gasoline and alternative fuel stations shall be specially regulated by the Land Development Code. The regulations shall include provisions that include: locating fueling pumps to the rear or side of buildings; minimization of the number and width of driveways; limitations on the number of fueling positions; and consideration of pedestrian and bicycle safety at the site.

The associated SUP application adheres to the policies listed in LDC §30-3.24., §30-4.21., and §30-5.13., which address the listed provisions above.

Conservation, Open Space & Groundwater Recharge Element

Policy 2.2.4

The City's land development regulations shall require the handling of hazardous materials in such a way as to prevent degradation of the natural environment. At a minimum, this shall be achieved by complying with the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code, which:

- a. Prohibit certain new hazardous materials facilities and underground storage tank systems from siting within the unconfined zone of the Floridan aquifer;
- b. Prohibit new hazardous materials facilities from siting within the primary and secondary wellfield protection zones of the Murphree wellfield, and establish requirements for siting of hazardous materials facilities within the tertiary protection zones of the Murphree wellfield. Within the secondary zone, vehicular fuel storage subject to Section 376.317, F.S., may be allowed;
- c. Require new Class C and D hazardous materials facilities, as identified in the Alachua County Hazardous Materials Management Code, to maintain large setbacks from surface waters, wells, and floodplains; and
- d. Require stringent hazardous materials storage and containment designs, periodic monitoring, inspections, a management plan, fees, and penalties for non-compliance.

The subject property is located within the tertiary wellfield protection zone (Figure 4), which allows vehicular fuel storage. The proposed facility shall comply with the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code.

Policy 2.3.2

The City shall allow land uses and facility design within wellfield protection zones (and other "community water system" cones of influence as defined by Rule 62-550.200, F.A.C.) as identified in the Environmentally Significant Land and Resources Map Series within the Future Land Use Map Series, and that are in compliance with the Murphree Wellfield Protection Code.

As illustrated on Figure 4, the site is located within the tertiary wellfield protection zone. The proposed facility shall comply with the Alachua County Hazardous Materials Management Code and the Alachua County Murphree Wellfield Protection Code.

4. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the City of Gainesville's Land Development Code (LDC). LDC language is provided in normal font, and consistency statements are provided in **bold** font.

Section 30-3.24. [SUP] Review Criteria

No Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use. The burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

- A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

Sections 3 and 4 of this justification report demonstrate how the proposed project is consistent with the City of Gainesville Comprehensive Plan and LDC, respectively.

- B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

The project site's existing Future Land Use (FLU) designation is Commercial. The Commercial FLU is implemented by the BA Zoning District, which addresses scale, height, mass and bulk, design, intensity, and character of activity. The BA Zoning District allows gasoline/alternative fuel stations by right and an additional six (6) fueling positions with a Special Use Permit, which was submitted concurrently with this WPSUP application.

The site is strategically located between US 441, an urban principal arterial street, and NW 6th Street, an urban minor arterial street. As illustrated on Figure 5, approximately 29,000 vehicles pass by the site each day, which demonstrates the proposed site is appropriate for an automobile-oriented use. With driveways located on both US 441 and NW 6th Street, passing vehicles will have adequate access to on-site facilities.

A lot split is being processed with the WPSUP, SUP, and Development Plan applications to create two lots. Lot 1 will be the site of the fueling station with up to 12 fueling positions, a convenience store, and car wash. Lot 2 will comprise the site's residual located to the south.

Lot 1 is surrounded by commercial and industrial uses to the north and east, Lot 2 to the south, and commercial and residential uses to the west. The adjacent residential consists of the Paradise Trailer Court, which is designated BA Zoning District. Multi-family residential uses abutting to the south are well buffered by the existing wetlands and buffers on Lot 2. Wetland and buffers along the southern boundary range in size from 75 feet to 400 feet. The scale and character of the proposed use is compatible with surrounding properties.

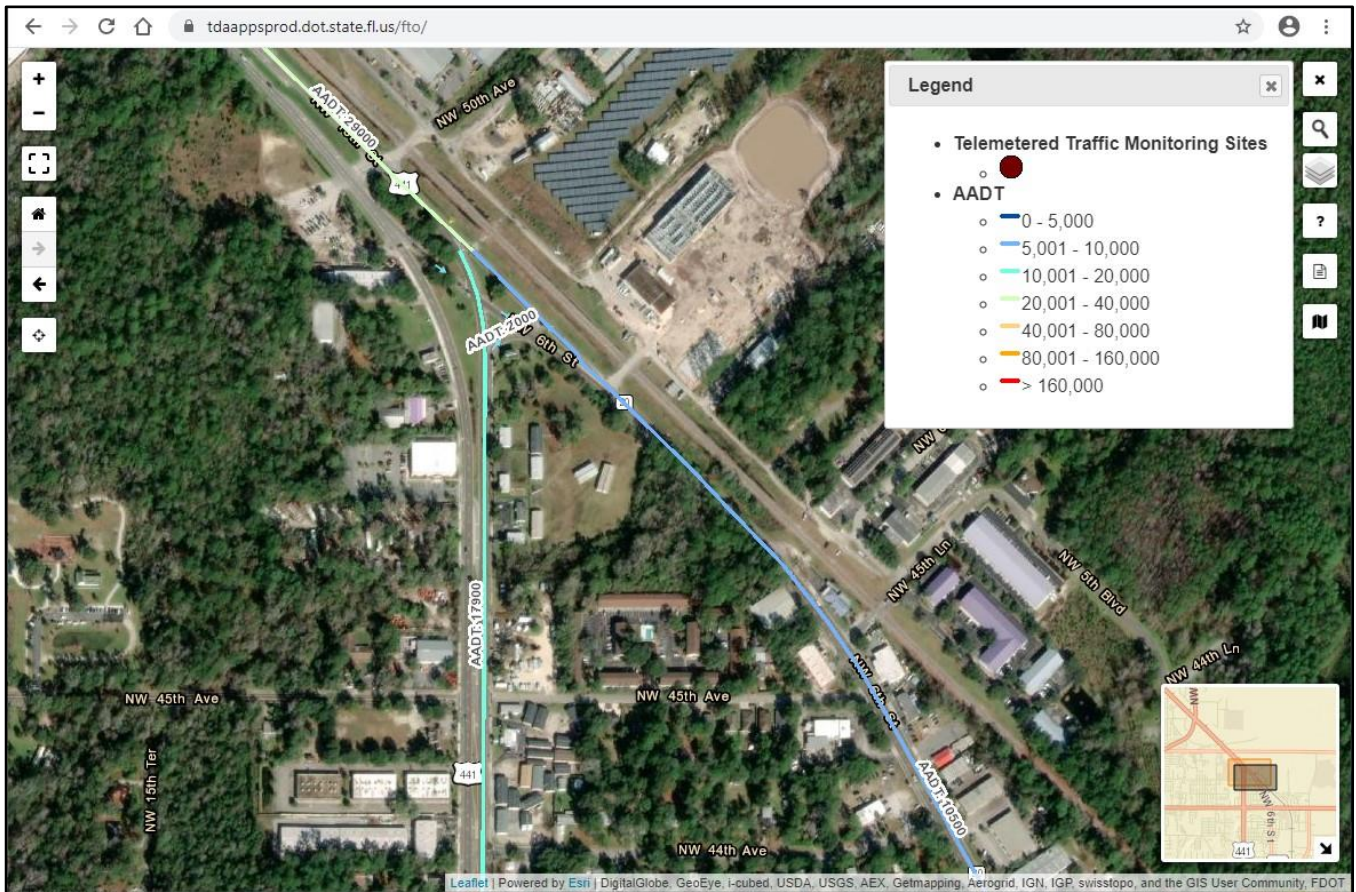


Figure 5: FDOT Annual Average Daily Trips Map

C. The proposed use will not adversely affect the health, safety, and welfare of the public.

The project site is located at the intersection of US 441/NW 13th Street and NW 6th Street, two arterial corridors with commercial development. The proposed fueling station and convenience store will support the area residences and $\pm 29,000$ daily motorists by providing fuel and goods. The proposed SUP Master Site Plan includes appropriate landscaping to screen onsite uses and interconnected sidewalks to the proposed convenience store.

Hogtown Creek, a natural 75 ft-wide buffer, a second developable lot, and a stormwater management facility comprise the southern $\pm 300'$ - $550'$ between the fueling station facilities and properties to the south. This is more than sufficient buffer to ensure compatibility with adjacent properties. Please see the Figure 6 for additional detail.

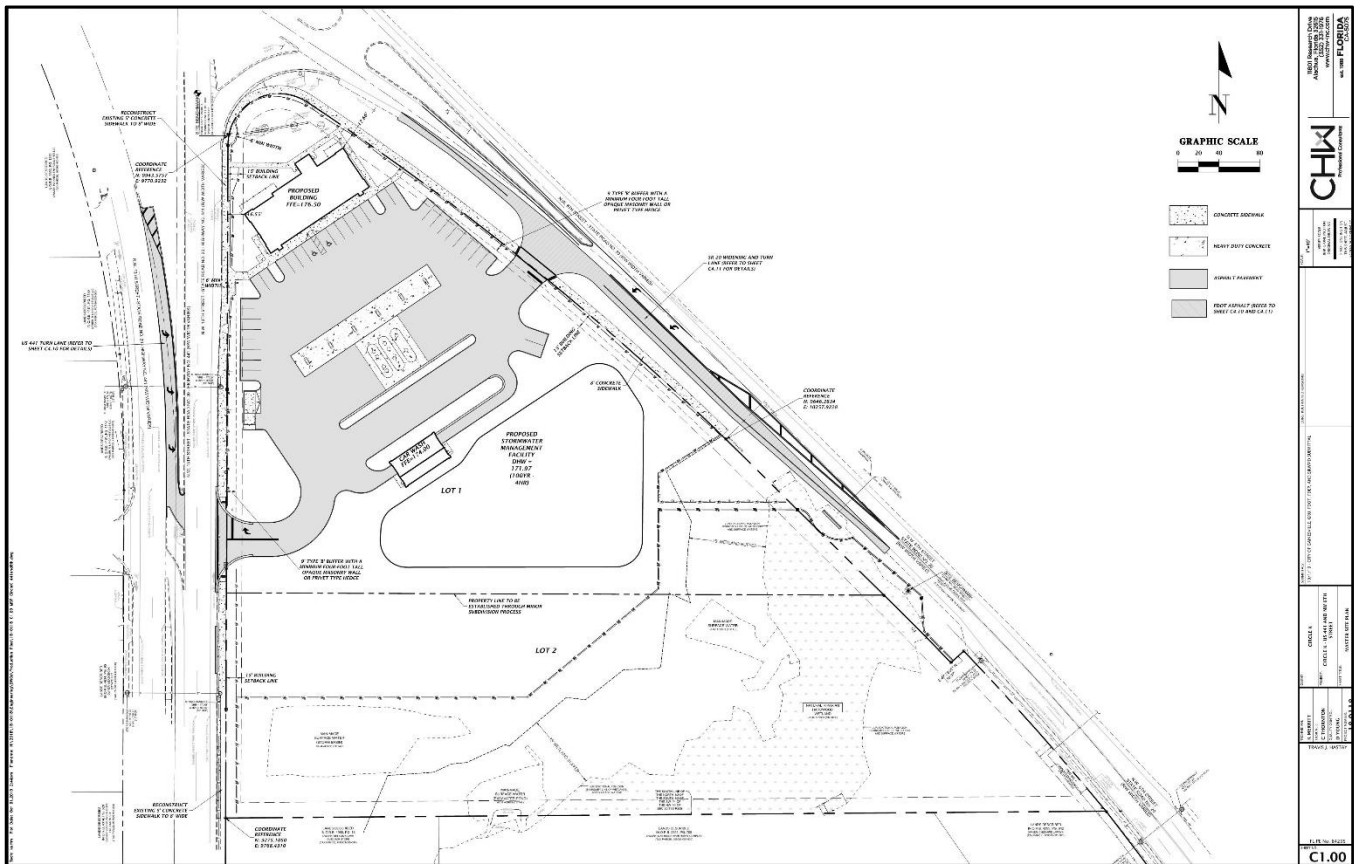


Figure 6: SUP Master Site Plan

D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

The current conditions of the site include one (1) right-in/right-out curb cut on US 441 and a gated, unimproved curb cut on NW 6th Street. The SUP Master Site Plan (Figure 6) proposes to relocate both curb cuts to the north to align with existing curb cuts on the opposite sides of their respective roads. Right-of-way modifications are anticipated to include left turn lanes for both US 441 (south-bound) and NW 6th Street (north-bound) to create safer access points and reduce delays to passing-by traffic.

Onsite sidewalks will connect pedestrians from the rights-of-way to the building. Pedestrians and bicyclists can walk along sidewalks within the rights-of-way and access the building without crossing onsite vehicular circulation.

E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

There are no adjacent or abutting single-family residential uses. The nearest single-family residential development is separated by Oak Ridge Apartments, ±350' to the south on NW 45th Avenue. Off-street parking, service, and loading areas are located to the rear (south) of the building. Hogtown Creek, a natural 75 ft-wide buffer, a second developable lot, and a stormwater management facility comprise the southern ±300'-550' between the fueling station facilities and properties to the south.

F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties.

The City LDC has specific criteria for insuring surrounding properties are not negatively impacted by onsite noise, odor, and light. The proposed development is in an urbanized area, surrounded by commercial, industrial and multi-family residential properties, and located on arterial roadways. (The Florida Department of transportation (FDOT) has designated US 441 as an urban principal arterial street and NW 6th Street as an urban minor arterial street.) The site has a regulated environmental feature, Hogtown Creek, that runs along the southern property boundary. In conjunction with the associated natural buffer and proposed stormwater management facility, there is ample separation and barrier from adjacent uses to the south. Additionally, per LDC §30-5.13.C.10., a Type B buffer with a four-foot (4') privet-type hedge will be provided along the side boundaries to further reduce light and noise from vehicles.

The dumpster, located along the western site boundary, will be enclosed in a masonry wall to further minimize odors. Vehicle use areas and parking areas will be screened from public rights-of-way by a minimum 9'-wide landscape buffer with a minimum 4'-tall privet-type hedge. According to LDC §30-6.12.D.1.b., lighting of horizontal surfaces shall be fully shielded full-cutoff fixtures and shall be aimed downwards to further prevent light trespass, light glare, and light pollution. A photometric plan was submitted with this SUP application and demonstrates consistency with LDC requirements.

G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

The refuse and service/loading areas are screened and do not inhibit pedestrian/bicycle mobility access. Outdoor storage is not anticipated, however, if desired, it will occur compliant with the LDC standards.

H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development.

This project site has all necessary public utilities to adequately serve the proposed use. The site will be served by an existing 8-inch CIP water main located on the east side of US 441. An onsite lift station will convey sewer to an existing main at manhole #8 within the NW 6th Street right-of-way. Connections will be made to the existing sewer main near the southeastern portion of the site. Electric will be provided by the Gainesville Regional Utilities (GRU), which already services the site. GRU water and wastewater maps are included as Figures 5 and 6, respectively.

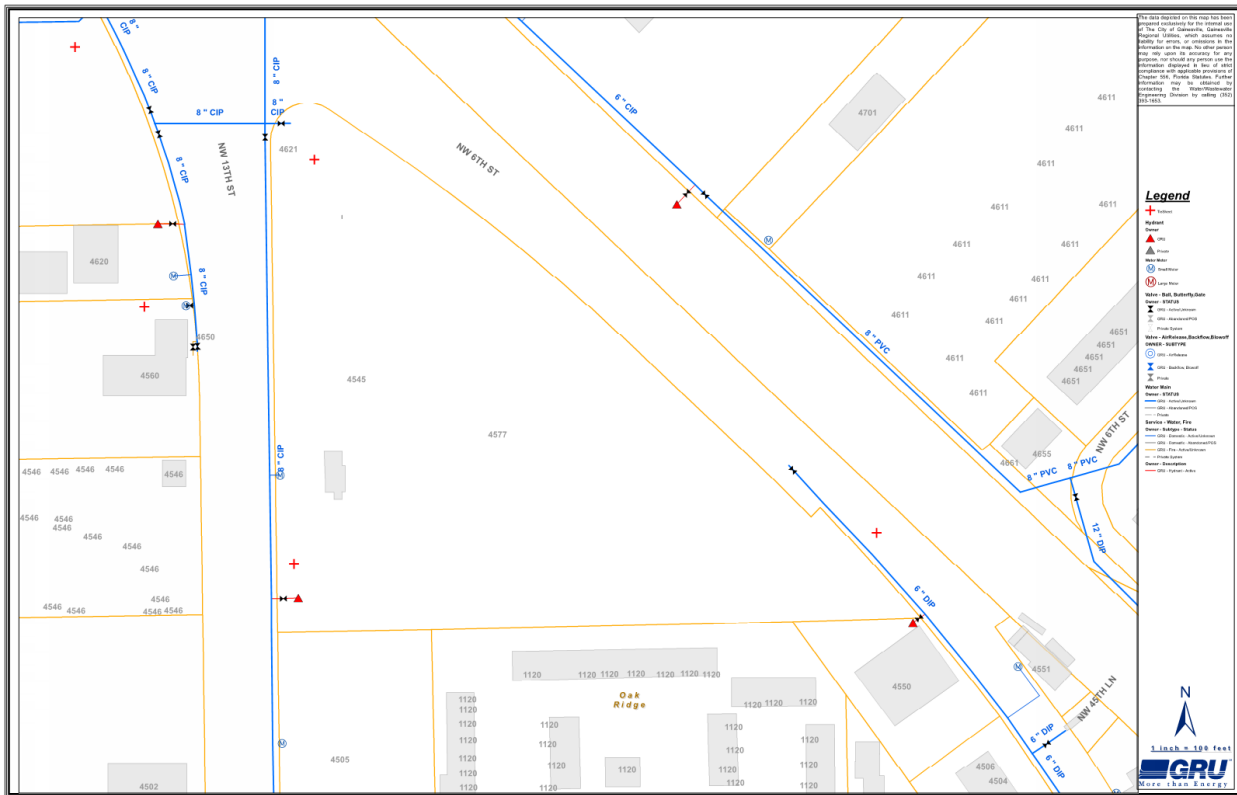


Figure 7: GRU Water System Map

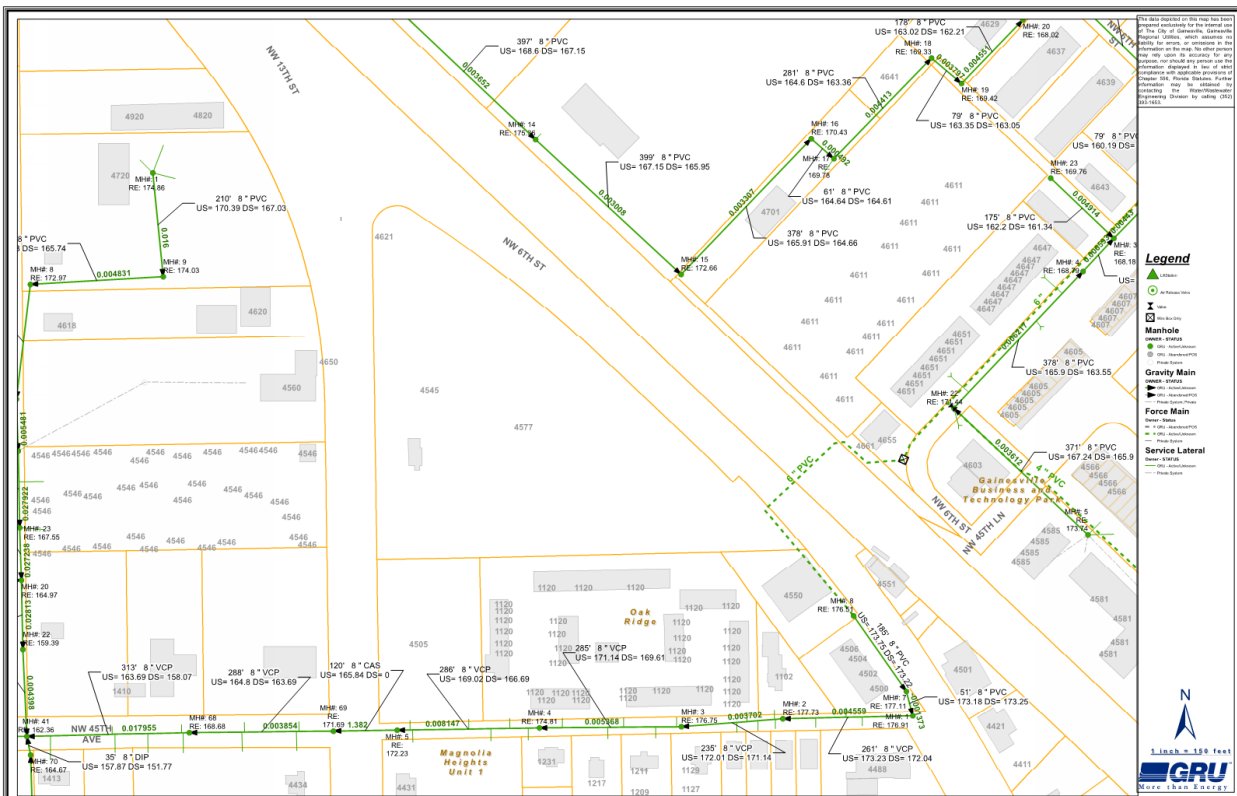


Figure 8: GRU Wastewater System Map

- I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

Consistent with LDC §30-5.13.C.10., the proposed fueling station will have a Type B perimeter buffer with a four-foot (4') privet type hedge along the side property boundaries to minimize the view of fueling pumps. The second lot, wetland and associated buffer to the south provide ample buffer/screening to the site's rear. Wetland and buffer along southern boundary ranges from 75 feet to 400 feet.

- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

There are no adjacent or abutting single-family residential uses.

- K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

LDC §30-5.13 and §30-5.5 list standards specific to Gasoline and Alternative Fuel Stations and Car Washes, respectively, which are addressed in this section of this report.

Section 30-3.30. [WPSUP] Review Criteria

B. Secondary and tertiary zone. The development or use shall be reviewed using the following criteria:

1. The criteria for Special Use Permits provided in Section 30-3.24 have been met.

Section 4 of this justification report demonstrates consistency with LDC §30-3.24 and other applicable LDC sections.

2. The proposed use or development will not endanger the city's potable water supply.

Potable water supply will not be threatened by the storage of underground petroleum products. Both Gainesville Regional Utilities (GRU) and Alachua County Environmental Protection Department (EPD) support to potentially allow underground storage of petroleum products in the tertiary zone. The GRU General Manager or his/her designee will provide approval through the Wellfield Protection SUP review process.

3. The necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development. The development must be connected to the potable water and wastewater system.

This project site has all necessary public utilities to adequately serve the proposed use. The site will be served by an existing 8-inch CIP water main located on the east side of US 441. An onsite lift station will convey sewer to an existing main at manhole #8 within the NW 6th Street right-of-way. Connections will be made to the existing sewer main near the southeastern portion of the site. Electric will be provided by the Gainesville Regional Utilities (GRU), which already services the site. GRU water and wastewater maps are included as Figures 5 and 6, respectively.

4. There has been proper abandonment, as regulated by the applicable water management district or state agency, of any unused wells or existing septic tanks at the site. An existing septic tank

may remain if it is used solely for domestic waste and if it meets all applicable state and local regulations.

There is no existing well or septic tank on-site.

5. There is no current or proposed underground storage of petroleum products or hazardous materials at the development site in the secondary zone. There is no current or proposed underground storage of hazardous materials at the development site in the tertiary zone. There is no current or proposed underground storage of petroleum products at the development site in the tertiary zone unless approved by GRU General Manager or his/her designee.

The site is within the tertiary wellfield protection zone, as shown in Figure 4. Underground storage of petroleum products is proposed. The GRU General Manager or his/her designee will provide approval through the Wellfield Protection SUP review process.

6. The applicant is in compliance with the requirements of the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

The proposed Development Plan application complies with the Alachua County Hazardous Materials Management Code, and all applicable state and federal regulations.

7. The development property addresses environmental features such as wetlands, creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger the potable water supply and the environmental features.

The proposed Development Plan application incorporates a wetland buffer that ranges from 75'-125'-wide.

Section 30-5.5. Carwash, Automated or Self-Service.

All principal and accessory structures used for carwash service shall be located and constructed in accordance with the following requirements:

- A. When the use is located in an accessory structure, the structure shall not exceed 25 feet in height.

The proposed carwash structure does not exceed 25 feet in height.

- B. All bay openings shall be oriented away from any property in a residential district (including MH, mobile home residential district) or other existing, conforming residential use.

This site is adjacent to RMF-7: Multiple-Family Residential, a residential zoning district, to the south. The car wash is oriented away from this property. A 75' wetland buffer is located along the southern property boundary, which provides additional screening from on-site uses.

- C. Bay openings shall be located to the side or rear of the building and shall be screened from the street.

The car wash openings are located on the side of the building. According to LDC §30-5.13.C.10., fueling stations are required to have a Type B perimeter buffer with a 4' privet type hedge along the side (NW 13th and 6th Streets) and rear property boundaries to minimize the view of fueling pumps. These buffers will also screen the car wash openings from public rights-of-way.

- D. All outdoor lighting shall be oriented away from any property in a residential district (including MH, mobile home residential district) or other existing conforming residential use.

According to LDC §30-6.12.D.1.b., lighting of horizontal surfaces shall be fully shielded by full-cutoff fixtures and shall be aimed downwards to further prevent light trespass, light glare, and light pollution. A photometric plan was submitted with the SUP and Development Plan applications and demonstrates consistency with LDC requirements.

- E. All uses shall comply with the requirements of Article VIII for buffering.

According to LDC §30-5.13.C.10., fueling stations are required to have a Type B perimeter buffer with a 4' privet type hedge along the side and rear property boundaries to minimize the view of fueling pumps. The proposed development plan includes the required landscape buffer along the side (eastern and western boundary) and rear (southern boundary) of the site, including a Stormwater Management Facility, wetland, and associated buffer along the rear property boundary.

- F. Accessory automotive detailing within enclosed parking structures may be allowed consistent with 9 Section 30-5.32.

No parking structures are proposed.

Section 30-5.13.

Gasoline and alternative fuel stations also include retail petroleum sales at service stations or car washes, either separately or in combination with the sale of food or restaurants, or gas pumps as accessory to a convenience store or restaurant.

- A. *Accessory Uses.* Permitted accessory uses to a gasoline or alternative fuel service station are as follows:
1. Rental of vehicles, provided they are screened in accordance with Section 30-5.39.

The proposed business does not rent vehicles.

2. Minor adjustments or repairs to automobiles, trucks, trailers or other vehicles that do not require body work, painting or removal of engines from frames or dismantling of differential. No lift repair facilities shall be location outside the principal structure. Additional adjustments or repairs at service stations shall only be permitted within zoning districts where major automotive repairs are a permitted principal use.

The proposed business does not have a vehicle service center.

3. The retail sale of minor automobile parts and accessories, gasoline, diesel fuel, alternative fuels, kerosene, lubricating oils and greases.

Minor automobile parts and accessories may be available in the onsite convenience store.

4. Vending machines, provided such machines are located under the roof of the principal structure.

Vending machines, if present, will be located under the principal structure's roof.

B. *Number of fueling positions.*

1. Within the transect zones, where allowed, up to six (6) fueling positions are permitted by right.
2. Within all other zoning districts, where allowed, up to six fueling positions are permitted by right, except for stations located within ¼ mile from an interchange, where there may be up to 12 fueling positions permitted by right.
3. Up to 12 fueling positions may be allowed as part of a Planned Development rezoning or Special Use Permit process.
4. Six (6) fueling positions are allowed by right in the BA Zoning District

An associated SUP application requests up to 12 fueling positions. Six (6) fueling positions are allowed by-right in the BA Zoning District.

C. *Design requirements.*

1. All fuel pumps and pump islands shall be set back a minimum distance of at least 15 feet from any right-of-way line or property line.

The proposed fueling pumps are located equidistant (± 63 ft) from both the US 441 and NW 6th Street rights-of-way, the closest right-of-way or property line. Additional details can be found on the SUP Master Site Plan submitted with this SUP application.

2. All gasoline and alternative fuel pumps and accessory automotive uses shall be located to the rear or side of buildings and at least 50 feet from the property line of any property zoned residential district or Planned Development district with predominantly residential uses. In the event the physical constraints of the site do not allow such uses to meet these requirements, the uses may be located to the front of the building in order to meet the 50 foot spacing requirement. This design requirement shall not apply in the I-1 or I-2 zoning districts.

The fuel pumps and all accessory automotive uses are located to the building's rear (south). The closest residential property is a mobile home park, Paradise Trailer Court, which is ± 200 ft from the proposed onsite dumpster location, ± 265 ft from the fuel canopy, and ± 275 ft from the car wash. Oak Ridge Apartments is over ± 385 ft away from the from the closest accessory automotive uses, the car wash. Therefore, this proposed plan is consistent with the City of Gainesville LDC.

3. The number and width of driveways shall be minimized.

The proposed layout has one (1) driveway will be located on US 441 as well as one (1) on NW 6th Street. The driveways will be aligned with existing driveways across their respective streets.

4. Cross-access or joint use driveways shall be provided to adjacent non-residential developments.

The subject property is located at the convergence of US 441 and NW 6th Street. Upon approval of the proposed lot split, the two lots shall utilize a mutual driveway along US 441. Due to on-site natural features and existing development on adjacent properties, no additional cross-access is possible.

5. A minimum of 25% window area or glazing at pedestrian level (between three and eight feet above grade) on all first-floor building sides with street frontage. Windows or glazing shall be at least 80% transparent.

The building's front façade is oriented towards the intersection of US 441 and NW 6th Street. Glazing calculations for the front façade is ±26%. Building glazing facing US 441 and NW 6th Street is ±27% for each façade.

6. A public entrance shall be provided that faces the street (a corner entrance may be provided where the building is located at the intersection of streets).

The proposed building has public entrances oriented towards the intersection of US 441 and NW 6th Street, US 441, and internal to the site.

7. Pedestrian and bicycle access shall be provided from the public sidewalk to any retail or restaurant facilities on site.

Internal sidewalks connect the proposed building to sidewalks within the US 441 and NW 6th Street rights-of-way. Bicycle racks are located adjacent to the building.

8. Off-street parking shall be located to the side or rear of the building.

The front of the building faces the US 441/NW 6th Street intersection. Parking is located to the rear of the building.

9. Canopy height: the bottom surface of a canopy shall not exceed 15 ft. in height.

According to Florida Statute 553.79(22)(a),

“A political subdivision of this state may not adopt or enforce any ordinance or impose any building permit or other development order requirement that: 1. Contains any building, construction, or aesthetic requirement or condition that conflicts with or impairs corporate trademarks, service marks, trade dress, logos, color patterns, design scheme insignia, image standards, or other features of corporate branding identity on real property or improvements thereon used in activities conducted under chapter 526 or in carrying out business activities defined as a franchise by Federal Trade Commission regulations in 16 C.F.R. ss. 436.1, et. seq.; or”

Therefore, the canopy height may not be regulated by “a political subdivision of this state,” such as the City of Gainesville.

10. Perimeter buffers: sites shall include Type B buffers with a minimum four-foot tall opaque masonry wall or privet type hedge along the side and rear property boundaries to minimize the view of fueling pumps.

View of the fueling pumps will be shielded from the side (eastern and western boundaries) with a Type B buffer, which includes a four-foot (4') privet type hedge. The rear (southern boundary) is buffered by a Stormwater Management Facility.

11. Dumpster location: dumpsters shall be enclosed by a masonry wall and placed as far away from existing, adjacent residential uses as practicable on the site and shall not be less than 50 feet as measured from the residential property line.

The dumpsters are enclosed by an architecturally compatible masonry wall and screened from the public right-of-way by a 9'-wide landscape buffer with a 4'-tall (minimum) privet-type hedge. The dumpster is located ±190 ft from the nearest residential zoned property line, across US 441.

12. Car wash facilities and associated elements such as vacuums shall be prohibited when adjacent to any property in a residential zoning district or a planned development district with predominately residential uses.

The proposed car wash facility and vacuum are not located adjacent to a residential zoning district or a planned development district with predominantly residential uses. The closest residential development, Paradise Trailer Court, a mobile home park is separated from the site by more than 285 ft, across US 441. The total land area between the car wash and Oak Ridge Apartments is over 385 ft away to the south and includes a large Stormwater Management Facility, a second developable lot (pending a lot split application), a wetland (Hogtown Creek) and a 75' natural buffer.

13. A convenience store or restaurant or combination thereof shall be present when fueling positions exceed six.

A convenience store is proposed with this application.

Appendix H

Tertiary Wellfield Text Amendment Ordinance

Legislative #

200067

1 to Section 163.3174, Florida Statutes, held a public hearing on June 25, 2020, and voted to
2 recommend the City Commission approve this text change to the Land Development Code; and

3 **WHEREAS**, at least ten days' notice has been given once by publication in a newspaper of
4 general circulation notifying the public of this proposed ordinance and of public hearings before
5 the City Commission of the City of Gainesville; and

6 **WHEREAS**, public hearings were held pursuant to the notice described above at which hearings
7 the parties in interest and all others had an opportunity to be and were, in fact, heard; and

8 **WHEREAS**, the City Commission finds that the Land Development Code text amendment
9 described herein is consistent with the City of Gainesville Comprehensive Plan.

10 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE,**

11 **FLORIDA:**

12 **SECTION 1.** Section 30-3.30 of the Land Development Code is amended as follows.

13 **Section 30-3.30. – Review Criteria.**

14 A. *Primary zone.* No use involving hazardous materials ~~shall be~~ is allowed in this zone, except
15 for uses or development associated with the Murphree Water Treatment Plant, ~~or~~ electric
16 transmission and distribution systems, or generally the provision of utility service by a
17 government-owned utility. All other uses ~~shall~~ must obtain a WPSUP.

18 B. *Secondary and tertiary zone.* The development or use ~~shall~~ will be reviewed using the
19 following mandatory criteria:

- 20 1. The criteria for special use permits provided in section 30-3.24 have been met.
- 21 2. The proposed use or development will not endanger the city's potable water supply.
- 22 3. The necessary public utilities are available to the proposed site and have adequate
23 capacity to service the proposed use and development. The development must be
24 connected to the potable water and wastewater system.
- 25 4. There has been proper abandonment, as regulated by the applicable water
26 management district or state agency, of any unused wells or existing septic tanks at

1 the site. An existing septic tank may remain if it is used solely for domestic waste and if
2 it meets all applicable state and local regulations.

3 5. There is no current or proposed underground storage of petroleum products or
4 hazardous materials at the development site- in the secondary zone. There is no
5 current or proposed underground storage of hazardous materials at the development
6 site in the tertiary zone. There is no current or proposed underground storage of
7 petroleum products at the development site in the tertiary zone unless approved by
8 the GRU General Manager or designee.

9 6. The applicant is in compliance with the requirements of the Alachua County Hazardous
10 Materials Management Code, and all applicable state and federal regulations.

11 7. The development property addresses environmental features such as wetlands,
12 creeks, lakes, sinkholes, and soils to ensure that hazardous materials will not endanger
13 the potable water supply and the environmental features.

14
15 **SECTION 2.** It is the intent of the City Commission that the provisions of Section 1 of this
16 ordinance become and be made a part of the Code of Ordinances of the City of Gainesville,
17 Florida, and that the sections and paragraphs of the Code of Ordinances may be renumbered or
18 relettered in order to accomplish such intent.

19 **SECTION 3.** If any word, phrase, clause, paragraph, section, or provision of this ordinance or
20 the application hereof to any person or circumstance is held invalid or unconstitutional, such
21 finding will not affect the other provisions or applications of this ordinance that can be given
22 effect without the invalid or unconstitutional provision or application, and to this end the
23 provisions of this ordinance are declared severable.

24 **SECTION 4.** All ordinances or parts of ordinances in conflict herewith are to the extent of such
25 conflict hereby repealed.

26 **SECTION 5.** This ordinance will become effective immediately upon adoption.

27

1 **PASSED AND ADOPTED** this _____ day of _____, 2020.

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Attest:

LAUREN POE
MAYOR

Approved as to form and legality:

OMICHELE D. GAINNEY
CLERK OF THE COMMISSION

NICOLLE M. SHALLEY
CITY ATTORNEY

This ordinance passed on first reading this _____ day of _____, 2020.

This ordinance passed on second reading this _____ day of _____, 2020.

Appendix I

GRU Approval Exhibit

Department Review Status Report

Project Name: PB-20-00092 Special Use Permit - Fueling Station on US441 and 6t

Workflow Started: 08/12/2020 3:52 PM

Report Generated: 10/07/2020 02:21 PM

Cycle	Department	Reviewer	Email	Status	Reviewer Comments	Applicant Comments
1	Alachua County EPD	Forrest Eddleton	feddleton@alachuacounty.us	Assign Only	Please be advised that ACEPD participates in the City of Gainesville's review process for informational purposes only. Submitted comments should not be construed to mean an approval or denial of a proposed project or that any requirements for County processes have been met. Below are applicable sections of County code regulations and contacts for departments that will be able to answer questions regarding the applicable code. This site is a former underground storage tank site, FDEP Facility ID #018520326. Our records indicate that the petroleum storage system, including two gasoline underground storage tanks (USTs), was removed in October, 1999. ACEPD does not have information on the location of the tanks. No discharges have been reported. Our comments include the following: - If any USTs are found during construction activities, construction around the tank should be halted immediately and contact the ACEPD Storage Tank Compliance Verification Program (352-264-8343) to schedule a site visit by a tanks inspector for an evaluation and further instructions. - Any petroleum-impacted soils discovered during construction shall be segregated, stored on visqueen, and covered with visqueen until arrangements can be made for proper disposal at an FDEP-approved disposal facility. Facility will be regulated under the County's Hazardous Materials Management Code (HMMC). Contact Chris Gilbert with the Alachua County Environmental Protection Department (264-6642, cgilber@alachuacounty.us) to ensure compliance with the HMMC. This site contains wetlands that are associated with the headwaters to Hogtown Creek. The applicant has been in contact with Mark Brown of the Natural Resources Division (mbrown@alachuacounty.us, 352-264-8815) regarding wetland delineations and self-certification through the County's online portal. Please continue to work with staff to discuss development considerations for the site.	
	Code Enforcement	Todd Martin	MartingT@cityofgainesville.org	No Review Required		
	Environmental	Liliana Kolluri	kolluril@cityofgainesville.org	Corrections Required	Ordinance has not yet been approved.	
	Gainesville Fire Rescue Department	Tom Burgett	burgettta@cityofgainesville.org	Approved	Approvable	
	GRU New Services Department	Wendy Mercer	Mercer'WL@gru.com	Approved		
	Planners	Juan Castillo	CastilloJ1@cityofgainesville.org			
	Public Works - Design	Matt Williams	williamsm@cityofgainesville.org	Approved for Board Review		
	Public Works Constructability	Valerie Knowles	KnowlesVA@cityofgainesville.org	Approved	Public Works Design and Constructability will make review comments at a later date.	
	Public Works Solid Waste	Steve Joplin	joplinsh@cityofgainesville.org	Approved		
	Public Works Stormwater	Gail Mowry	mowryg@cityofgainesville.org	Approved for Board Review	The special use request does not impact stormwater requirements, which will be required for the future development.	
	Public Works Survey	Pat Durbin	durbinp@cityofgainesville.org	Approved	ALTA survey only reviewed	
	Transportation Mobility	Jason Simmons	simmonsja@cityofgainesville.org	Approved for Board Review		
	Urban Forestry	Chelsea Proia	ProiaCR@cityofgainesville.org	Approved		
	Department of Mobility	Scott Wright	wrightsa@cityofgainesville.org	Approved for Board Review	New sidewalk on NW 6th St must tie into existing sidewalk.	
Public Works Stormwater Management Utility	Mary Frieg	FriegMC@cityofgainesville.org	Approved			