

1. **Petition 100WSU-01 CC** Eng, Denman & Associates, Inc., agent for Gainesville Ford, Inc. A special use permit for wellfield protection with development plan review for demolition and reconstruction of the existing dealership. Zoned: BA (automotive-oriented business district). Located at 3333 North Main Street.

Mr. Lawrence Calderon was recognized. Mr. Calderon presented a drawing of the site plan and described it and the surrounding area in detail. He explained that the proposal involved the construction of 141,620 square feet of building area for automobile sales and accessory uses. He indicated that, since the site was in the wellfield area, a Wellfield Special Use Permit was required. Mr. Calderon noted that the board would be approving the development plan as well as the Special Use Permit. He reviewed the five proposed phases of the project.

Mr. Sergio Reyes, agent for the petitioner, was recognized. Mr. Reyes described the proposed project and the phasing in detail. He discussed the requirements for hazardous materials storage. He indicated that he agreed with staff's recommendations, and offered to answer any questions from the board.

Mr. Guy asked about the net change in impervious area.

Mr. Reyes indicated that there would be about 10,000 square feet of new impervious surface.

Mr. Gold requested more information about the sidewalk on the south of the site.

Mr. Reyes explained that City ordinance required sidewalks along the right-of-ways, but in this case there was a large drainage ditch and several large trees that made construction of a sidewalk difficult. He indicated that the Public Works Department recommended that the sidewalk not be installed.

Mr. Rwebyogo asked about the depth of the monitoring wells shown on the site plan.

Mr. Reyes explained that some of the monitoring wells would remain in place and the monitoring process would continue.

Mr. Erik Krebeill, representing Universal Engineering, was recognized. Mr. Krebeill discussed the site, monitoring wells and groundwater flow. He discussed the Alachua County Department of Environmental Protection (ACDEP) requirements for sampling from the wells. He indicated that, if construction required removal of some of those wells, they would be replaced. He pointed out the location of the wells near a former underground storage tank area.

There was discussion of the potential and existing contamination on the site.

Mr. Krebeill discussed the work done by the petitioner on cleanup of the existing contamination and indicated that the site was close to receiving a No Further Action Site Rehabilitation Completion Order from ACDEP. He indicated that clean groundwater samples had been taken from the wells, and ACDEP only required two more quarters of clean samples to issue the No Further Action order.

Chair Polshek asked about the location of the proposed building and its proximity to the road.

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

Mr. Reyes discussed the location of the existing building and the proposed additions. He noted that the phasing of construction also placed restrictions on the location.

Chair Polshek asked if there would be any new underground storage of possible contaminants.

Mr. Reyes indicated that there would not.

There was discussion of the City returning a portion of right-of-way on Main Street to the petitioner, but staff noted that the vacating of that property was not a part of the petition before the board.

Mr. Calderon reviewed the findings the board was required to make in order to grant the Special Use Permit. He indicated that staff recommended approval of the petition with the proposed conditions. He offered to answer any questions from the board.

There was discussion of the site and its proximity to the Cabot/Koppers contamination site and the direction of groundwater flow.

Mr. Calderon explained that, if monitoring wells indicated continuing contamination, the petitioner might have to modify the site plan to facilitate cleanup.

Mr. Reyes discussed the stormwater basin system and noted that the existing basin on the site only served the existing dealership. He noted that the larger site had no retention and there were problems with flooding. He explained that the new system would alleviate those problems. He indicated that the petitioner was in the process of obtaining a permit from the St. John's River Water Management District.

Mr. Pearce noted that it appeared that the large impervious parking areas did not have the required landscaping. He asked if there was not a percentage of shade required over a period of time.

Mr. Calderon indicated that the plan did meet the landscaping requirements for automobile dealerships, which differed from the regular requirements.

Mr. Reyes pointed out that the parking areas did have landscaping, but no landscaping was required for the display areas.

Mr. Rwebyogo asked if there were any wells in the residential area to the south.

Mr. Reyes explained that the area to the south was served by the City and, to the best of his knowledge, there were no wells.

Mr. Calderon noted that GRU determined that there were no wells within 200 feet of the site and the area was on City water.

There was discussion of the total amount of hazardous materials and waste on the site.

Chair Polshek suggested that the landscaping requirements for automobile display areas might be reviewed.

Mr. Hilliard explained that the issue of automobile dealerships and landscaping, particularly trees, had been discussed for many years.

Mr. Guy asked if there were assurances that the site would not continue to be contaminated.

Mr. Calderon explained that the ACDEP continued to monitor the site to be sure that new development did not create any negative impact on the wellfield area.

Mr. Pearce asked if it was within the board's purview to require more landscaping.

Mr. Calderon indicated that the Code stated the requirements for automobile dealerships and the plan met those requirements. He agreed that the petition involved a Special Use Permit, which allowed certain conditions to be placed upon a plan. He noted, however, that he was not sure the board could add a requirement for additional trees to the conditions.

Mr. Rwebyogo cited a concern about the shallowness of the monitoring wells. He suggested that they gave no information on possible contamination at deep levels. He indicated that the figures presented did not give enough information on the impact of the facility on the wellfield.

Mr. Krebeill explained that additional testing had been done on the site. He discussed the testing in detail and noted that all of the samples were clean in terms of groundwater cleanup standards established in the Florida Administrative Code, Chapter 62-777.

There was no public comment on the petition.

Mr. Pearce asked if the back parking lot, which was not a display area, complied with the parking regulations.

Mr. Calderon explained that the parking requirements for regular parking at automobile dealerships were also different from the regular parking landscaping requirements, and the proposal did comply.

<u>Motion By:</u> Mr. Pearce	<u>Seconded By:</u> Ms. Myers
<u>Moved to:</u> Approve Petition 100WSU-01 CC, with staff conditions.	<u>Upon Vote:</u> Motion Carried 5 - 0 Ayes: Guy, Polshek, Pearce, Myers, Rwebyogo

