



## Legislation Text

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**File #:** 002674, **Version:** 1

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Petition 33WSU-02 CC, James Meehan, agent for Pierce Hardy Partnership. Requesting a Wellfield Protection Special Use Permit with Development Plan Review for Construction of Buildings for Sale of Building Materials. Zoned: I-2 (general industrial district). Located at 5045 Northwest 13th Street (B)

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

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

The Technical Review Committee staff recommendations and comments provide a detailed review of the development plan. This development shall meet 5 standards of Policy 1.1.6 of the Concurrency Management Element. A TCEA letter of agreement and a preliminary and final Certificate of Concurrency are required.

The Plan Board reviewed the petition and recommended approval.

Conditions for Wellfield Special Use Permit:

1. Show location and clearly identify the former cattle dipping vat on the development plans.
2. Property owner shall receive Alachua County Environmental Protection Department (ACEPD) approval for a Remedial Action Plan (RAP) and receive a letter of completion from ACDEP prior to final approval of the development plan, Petition 33WSU-02CC.
3. Prior to any certificate of occupancy, an Alachua County Hazardous Materials Management Registration is required.
4. Prior to final development plan approval, provide information on all well(s), the number of wells and what they are used for. All wells shall be properly closed based on water management district requirements.
5. Prior to final development plan approval, provide information about underground tanks, if any, what was stored whether they are in compliance with or can be abandoned according to the current tank regulations of the Florida Department of Environmental Protection and Alachua County Environmental Protection Department.
6. The petitioner shall provide certification that the applicant is not aware of any cattle dip vats in the limits of the

construction and should any be discovered during construction, GRU and Alachua County Department of Environmental Protection will be notified immediately.

Public notice was published in the Gainesville Sun on April 30, 2002. Letters were mailed to surrounding property owners on May 1, 2002. The Plan Board held a public hearing May 16, 2002.

None

City Plan Board to City Commission -The City Commission approve Petition 33WSU-02 PB. Plan Board vote 5-0.

Staff to Plan Board - Staff recommends approval of the wellfield special use permit with conditions and with the development plan conditions.