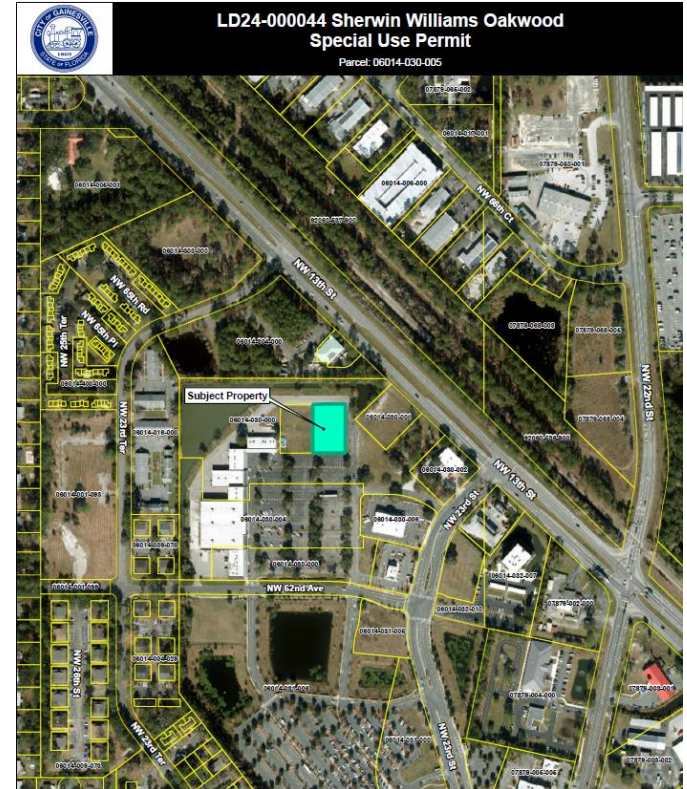


City of Gainesville

LD24-000044 SUP
Sherwin Williams Oakwood Commons
Special Use Permit

Department of Sustainable Development
Phimetto Lewis, Planner III
City Plan Board, June 27, 2024



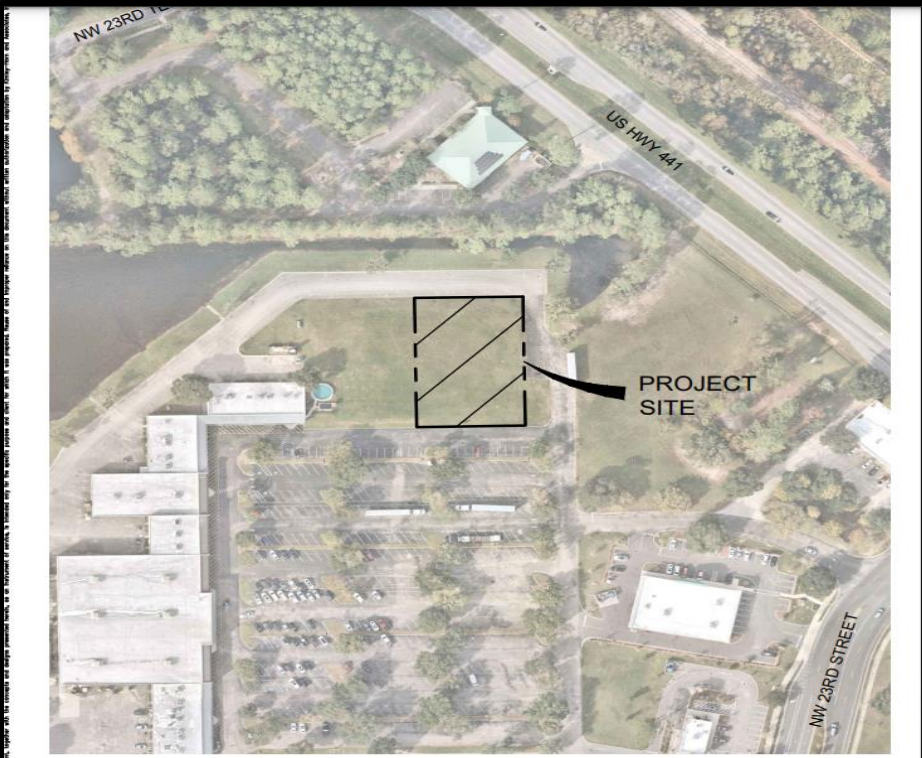
Request for Special Use Permit

Parcel IDs:
06014-030-005

Location:
6250 NW 23rd ST.

Property Size:
0.62 +/- acres

Current Use:
Vacant



SCALE N.T.S. DESIGNED BY JOE DRAWN BY JOE CHECKED BY JOE	Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801 PHONE (407) 898-1911 WWW.KIMLEY-HORN.COM CA 00006886	DATE 03/19/2024 PROJECT NO. 049670000	AERIAL MAP SHERWIN WILLIAMS OAKWOOD COMMONS	DESIGN ENGINEER: FLORIDA P.E. LICENSE NO.:	SHEET NO. A-2
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Existing Land Use
Special Use Permit
LD24-000044

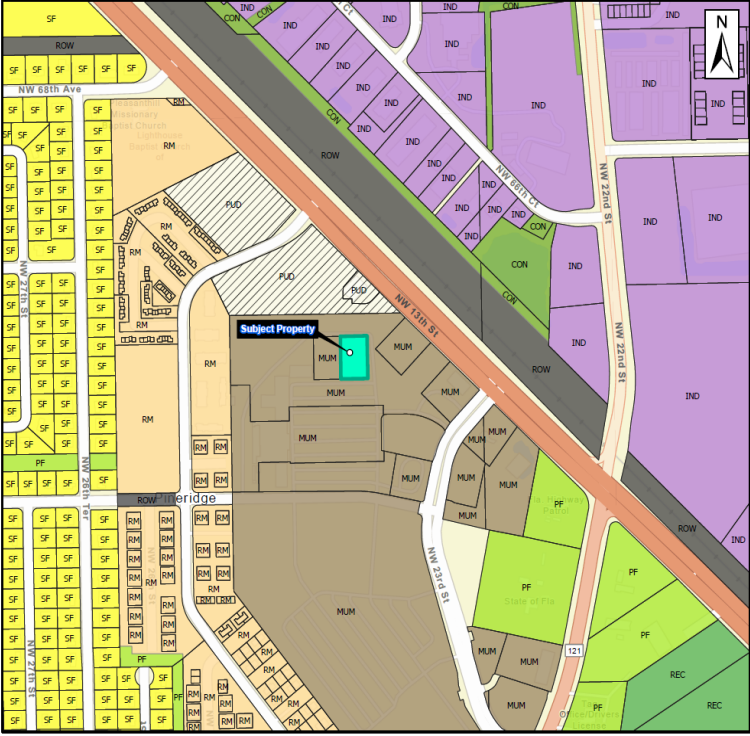
Subject Parcels:
-06014-030-005

Map Legend

- Subject Parcel
- Parcels
- City of Gainesville Land Use
 - CON: Conservation
 - IND: Industrial
 - MUM: Mixed-Use Medium
 - PF: Public and Institutional Facilities
 - PUD: Planned Use District
 - RM: Residential
 - RM: Residential Medium
 - SF: Single Family

Prepared By:
GEO Specialists
Date of Sustainable Development
May 2024

0 200 400 Feet



Mixed Use Medium (MUM)

Existing Zoning
Special Use Permit
LD24-000044

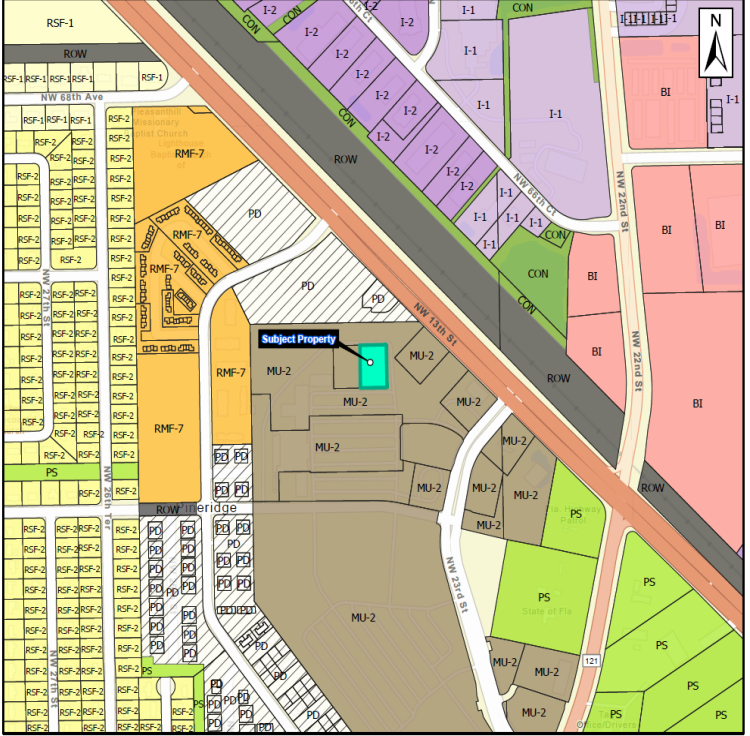
Subject Parcels:
-06014-030-005

Map Legend

- Subject Parcel
- Parcels
- City of Gainesville Zoning
 - BI: Business Industrial
 - CON: Conservation
 - I-1: Limited Industrial
 - I-2: General Industrial
 - MUM: Mixed Use Medium Intensity
 - PC: Planned Development
 - PS: Public Services and Operators
 - RMF-7: Multiple-Family Residential
 - RSF-1: Single-Family Residential
 - RSF-2: Single-Family Residential
 - ROW: Right-of-Way

Prepared By:
GEO Specialists
Date of Sustainable Development
May 2024

0 200 400 Feet



Mixed Use Medium Intensity (MU-2)



Planning Division
PO Box 490, Station 11
Gainesville, FL 32627
Ph: 352-334-5023
Email: planning@gainesvillefl.gov

Public Notice Signage Affidavit

Petition Name Sherwin Williams Oakwood Commons
Applicant (Owner or Agent) Chad Wise, P.E. Kimley-Horn and Associates, Inc. (Authorized Agent)
Tax parcel(s) 06014-030-005

Being duly sworn, I depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel(s) listed above;
2. That this property constitutes the property for which the above noted petition is being made to the City Of Gainesville;
3. That this affidavit has been executed to serve as posting of the "Notice of Proposed Land Use Action" sign(s) which describes the nature of the development request, the name of the project, the anticipated hearing date, and the telephone number(s) where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than ten (10) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. That the applicant has posted the sign(s) at least fifteen (15) days prior to the scheduled public hearing date; or for Historic Preservation Certificate of Appropriateness applications, at least ten (10) days prior to the scheduled public hearing date.
5. That the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application.
6. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

[Signature] Applicant (signature)
Chad Wise, PE Applicant (print name)

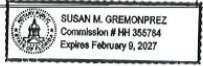
STATE OF FLORIDA,
COUNTY OF ALACHUA Orange

Before me the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 11th day of June, 2024, personally appeared Chad Wise who having been first duly sworn deposes and says that he/she signed.

[Signature] Notary
Public

My Commission expires:

RECORDING SPACE



Meets Special Use Review Criteria

- A. Consistent with the Comprehensive Plan and the Land Development Code
- B. Compatible with the existing land use pattern and future uses, based on scale, height, mass and bulk, design, intensity, and character of activity
- C. Will not adversely affect the health, safety, and welfare of the public
- D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided
- E. Off-street parking, service, and loading areas will not adversely impact adjacent properties zoned for single-family residential use
- F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties
- G. Adequate provision for refuse and service/loading areas
- H. Necessary public utilities are available to the proposed site and have adequate capacity
- I. Screening and buffers are adequate to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties
- J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use
- K. Any special requirements set forth in the Land Development Code for the particular use are met

Staff recommends Approval
Of Petition LD24-000044

Condition:
The applicant must adhere to Alachua
County's Hazardous Materials
Management Code (HMMC).

Staff reviewed the request in
accordance with Sec. 30-3.24, and
finds that the proposed design
complies with the criteria.

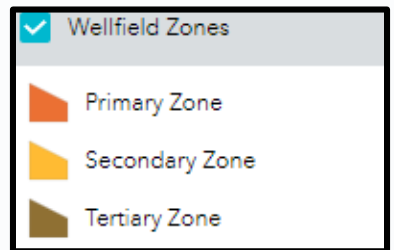
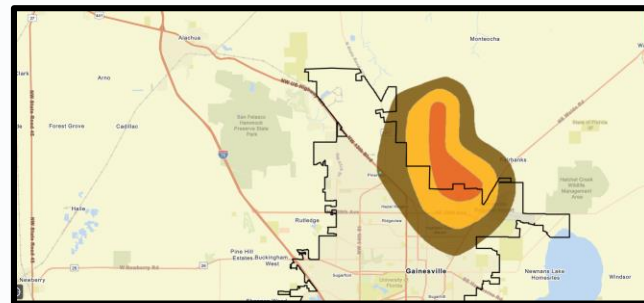
This development is located within the Tertiary Zone and has been reviewed in accordance with the criteria listed below, Sec. 30-3.30:

Staff finds that the proposed design complies with the criteria listed below and consistent with the Comprehensive Plan and Land Development regulations.

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

1. The criteria for special use permits provided in section 30-3.24 have been met.
2. The proposed use or development will not endanger the city's potable water supply.
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.
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.
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 the GRU General Manager or designee.
6. The applicant is in compliance with the requirements of 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.

**Staff recommends
Approval of Petition
LD24-000044 Wellfield
SUP Sec. 30-3.30.**



Thank You