



NOTICE OF PUBLIC HEARING



The Alachua County Development Review Committee will hold a public hearing Thursday, January 8, 2015 at 1:30 PM in the John R. "Jack" Durrance Auditorium, 12 S.E. 1st Street, Gainesville, Florida to consider the following items

Project 2014062502_F
Final Development Plan and Plat Review - **Lugano Phase 1 (a part of the Southampton Traditional Neighborhood Development)** - (42 lots on approximately 20.19 acres) - Section 30-T10-R19 - Located on a portion of Tax Parcel Number 07071-033-000 at 9205 SW 65th Avenue - Causseaux, Hewett and Walpole, Inc. - agents; Low Density Residential Future Land Use Designation (1 to 4 dwelling units per acre); Single Family Residential (R-1A) Zoning

Project 2013081402_P
Preliminary Development Plan Review - **Arbor Greens Planned Development (PD), Phase 4** - (260 multi-family residential units and 51,836 sq. ft. of non-residential on approximately 22.79 acres) - Section 02-T10-R18 - Located on Tax Parcel Number 04338-001-000 in the 13500 block of West Newberry Road - Causseaux, Hewett and Walpole, Inc. - agents; Jonesville Activity Center, Office/Residential and Commercial Future Land Use Designation; Planned Development (PD) Zoning, **ZOM-01-13**

Project 2014070902_F
Preliminary and Final Development Plan and Floodplain Development Permit Review - **Jungle Friends Primate Sanctuary** - (delineation of areas for primate enclosures and future buildings on approximately 39.33 acres) - Section 24-T08-R19 - Located on Tax Parcel Numbers 05879-003-000, 05879-007-000, 05879-008-000, 05879-008-001 and 05879-010-000 at 13915 N. State Road 121 - Kari Bagnall - agent; Rural/Agriculture Future Land Use Designation (1 dwelling unit per 5 acres); Agricultural (A) Zoning, **ZOX-01-14**

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 (voice) or (352) 374-5284 (TDD) or 711 Relay Friendly.

General Information: Staff Reports on the above items will be available on Friday of the week preceding the meeting at the Office of Planning and Development: 10-300 S.W. 2nd Avenue Gainesville, FL 32601. For further information call (352) 374-5249.

How homeowners ended up on tainted land

The Associated Press

ASHEVILLE, N.C. — Developer Richard Green had nearly everything in place to build upscale homes on the heavily polluted land next to an old electronic components plant in the mountains outside Asheville. All he needed was a permit.

So when the local board of adjustment asked whether the site had hazardous materials, Green said there was only a slight level of the cancer-causing industrial solvent trichloroethylene, or TCE, below the factory. He then said he had a letter from state environmental regulators saying they were OK with the construction plans. They say they weren't.

Another developer, Stanley Greenberg, told the board that federal environmental regulators also had given a green light to build. They say they hadn't.

By the time of that August 1997 meeting, Greenberg and the partners had known about the contamination at the plant for a decade and were preparing to sell much of the land to Green for development of a project called Southside Village, according to an Associated Press review of documents that reveal how a subdivision came to be built next door to what is now a Superfund site.

Two years ago, the EPA named the 9 acres beneath and immediately around the former CTS Corp. factory among the nation's worst abandoned hazardous waste sites.

"Who's going to buy property ... next to a Superfund site?" said Judy Selz, who did purchase 3 acres in Southside Village in 2006 — six years before the Superfund designation — and is one of dozens of land and homeowners worried now about whether it's safe to live there.

The nightmare scenario for Southside Village residents is already playing out for about a dozen residents of Skyland, a neighborhood of older homes on the other side of the old plant. This summer, the EPA urged three families to abandon their homes, citing unsafe levels of TCE. The agency declared it safe enough for them to return in mid-November after contractors set up a vacuum-like device to catch chemical vapors rising from a spring.

Regulators with the Environmen-



THE ASSOCIATED PRESS

A warning sign hangs on a fence surrounding a family's property near the former CTS plant in Asheville, N.C., now a Superfund site.

tal Protection Agency and the North Carolina Department of Environment and Natural Resources recently told the AP they had no idea about the planned development when Green and Greenberg were seeking the county board's permission to build. Both agencies said the extensive archival searches they conducted in response to the AP's public records requests turned up no documents supporting Green's and Greenberg's claims about having letters from regulators promising not to intervene on the property that would become Southside Village.

The Buncombe County Board of Adjustment approved the project without asking to see any documentation verifying those claims, according to the minutes of that meeting and interviews.

Paperwork for Greenberg's 1987 purchase of the property included a report documenting elevated levels of TCE and other contaminants in the ground. And a follow-up study in 1991 found TCE and other chemicals in a stream in an area that is now part of Southside Village, according to the AP's review.

Reached twice by phone earlier this year, Greenberg declined to comment, as did executives at CTS, based in Elkhart, Indiana.

According to the minutes of the 1997 meeting, Greenberg told the board the EPA had issued a "no action" letter for the CTS property,

meaning the agency didn't plan any enforcement against its owners. But the EPA had a policy dating to 1984 of forbidding such letters, precisely because they could interfere with later enforcement.

In an email to the AP on Tuesday, Greenberg's attorney, Philip Anderson, didn't dispute the details contained in the meeting minutes. He said that the federal agency recommended "no further action status" after the 1991 environmental study. The study itself, however, and related documents show only that the EPA granted the site "no further remedial action" status, which would have meant merely that there were no immediate plans for additional cleanup — not that the site was no longer contaminated.

For his part, Green told the board he had a no action letter from state environmental regulators. The Department of Environment and Natural Resources not only found no such letter in its archives, but in fact found memos denying Greenberg's request for just such a letter, on the grounds that the property was still contaminated.

Answering the door at his luxury home high near Asheville, Green — who now has another company that builds homes it bills as environmentally friendly — declined to comment when confronted with the details of the board meeting.

"What do you want me to say?" he asked, before stepping back inside.

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on Monday, January 12, 2015 at 6:30 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 15-02

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, PROVIDING FOR A SIX (6) MONTH TEMPORARY MORATORIUM ON ALL APPLICATIONS FOR DEVELOPMENT APPROVAL FOR "DISPENSING ORGANIZATIONS" AS DEFINED BY CHAPTER 2014-157, LAWS OF FLORIDA, ALSO KNOWN AS THE "COMPASSIONATE MEDICAL CANNABIS ACT OF 2014"; PROVIDING FOR EXEMPTIONS; PROVIDING FOR AN ADMINISTRATIVE REMEDY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

Hamas blocks trip to Israel by kids to help foster peace

The Associated Press

GAZA CITY, Gaza Strip — Gaza's Hamas rulers prevented a group of children from entering Israel on Sunday for a postwar conciliatory trip meant to foster peace, Hamas and organizers said.

The 37 children, most of whom have lost a parent in fighting between Hamas and Israel, were to enter Israel on Sunday and spend a week visiting Jewish and Arab communities and a zoo. They were also going to travel to the West Bank for a meeting with the Palestinian president.

But a bus carrying the children and their adult chaperones was turned back when it reached the main crossing between Gaza and Israel. Hamas spokesman Eyad Bozum said the decision was made "to protect the culture of our children and our people" from normalizing relations with Israel. He said Hamas would make sure such a trip "will never happen again."

Israel and Hamas fought a 50-day war this summer that killed more than 2,100 Palestinians and caused heavy damage in the impoverished coastal enclave. On the Israeli side, the fighting killed 72 people and disrupted the lives of millions of people.

Yoel Marshak, an Israeli organizer, said the visit was meant to show a positive side of Israel and promote peace.

"These children will one day be the leaders of Gaza, and they would have remembered this trip and known that we can live in peace, side by side," he said.

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