



ALACHUA TIRE

Special Exception – Application Package

~~February 28, 2022~~

~~REVISED March 14, 2022 April 28, 2022~~

Prepared for:

City of Alachua Planning & Zoning Department

Prepared on behalf of:

Alachua A One LLC

Prepared by:

CHW

PN# 21-0395

N:\2021\21-0395\Departments\02_Planning\Reports\RPT 220314 Alachua Tire - Special Exception JR.docx

Application Package
Table of Contents

1. Cover Letter
2. Special Exception Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

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February 28, 2022

Kathy Winburn, AICP, Planning and Zoning Director
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Alachua Tire – Special Exception Application
(Tax Parcel No. 03049-003-000 and a portion of 03049-000-000)
Alachua, Florida

Dear Kathy,

On behalf of Concept Development, Inc., CHW submits three (3) copies of the above-referenced Special Exception application, which includes the following items:

- The required City of Alachua application form;
- Property Owner Affidavit;
- Justification Report; and
- Other supporting information.

Also submitted with this application are three (3) printed copies with all application materials, two (2) sets of mailing labels, and a check (no. 1283) in the amount of \$2,000.00. The entire application package was also sent to you via an FTP link.

This Special Exception application requests to permit an automobile repair and servicing use on ±0.89 acres within the City of Alachua. The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). A companion Site Plan application was also submitted with this application.

The site has Commercial Future Land Use (FLU) and Commercial, Intensive (CI) Zoning District designations. The proposed Special Exception will permit automobile repair and servicing use on site, adjacent to other auto-oriented uses at the US 441/I-75 interchange. Adjacent properties include gas stations immediately to the east and across US 441, quick service restaurants with drive-throughs, motels, and a park-n-ride parking lot.

This request is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations (LDR), as demonstrated within the Justification Report. We trust these submittals are sufficient for your review and subsequent approval by the City Planning and Zoning Board and City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW



Ryan Thompson, AICP
Sr. Project Manager

Justification Report was modified on April 28th in response to April 7th PAT comments to address building square footage.

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City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____

Acceptance Date: _____

Review Type: P&Z; CC

Special Exception Permit Application

Reference City of Alachua Land Development Regulations Article 2.4.4

A. PROJECT

1. Project Name: Alachua Tire
2. Address of Subject Property: 16113 NW US HWY 441, Alachua, FL 32615
3. Parcel ID Number(s): 03049-003-000 and a portion of 03049-000-000
4. Existing Use of Property: vacant
5. Future Land Use Map Designation: Commercial
6. Zoning Designation: C1
7. Acreage: 0.89

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Sr. Project Manager; VP
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32615
Telephone: () 352-331-1976 FAX: () _____ e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Concept Development, Inc.
Mailing Address: 1449 SW 17th Drive, Suite 200
City: Gainesville State: FL ZIP: 32607

* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
If yes, list names of all parties involved: _____
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Statement of proposed special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought, and stating the grounds on which it is requested.
2. Analysis of compliance with the Standards for a Special Exception, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:
 - a. Complies with Use Specific Regulations
 - b. Compatibility
 - c. Design Minimizes Adverse Impact
 - d. Design Minimizes Environmental Impact
 - e. Roads and Other Public Facilities
 - f. Not Injure Neighboring Land or Property Values
 - g. Site Plan
 - h. Complies with All Other Relevant Laws and Ordinances
3. Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

- a. A site plan showing the proposed placement of structures on the property; provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas; and required yards and other open spaces;
 - b. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
 - c. Plans for screening and buffering with reference to type, character and dimensions;
 - d. Proposed landscaping, signs and lighting, including type, dimensions and character;
 - e. Any specific requirements of the zoning district.
4. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 5. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
 6. Map of the subject property and surrounding area with zoning.
 7. Legal description with tax parcel number.
 8. Proof of ownership.
 9. Proof of payment of taxes.
 10. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.


Signature of Applicant

Signature of Co-applicant

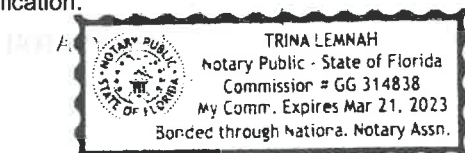

Typed or printed name and title of applicant


Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of February, 2022, by Ryan Thompson

_____, who is/are personally known to me, or who has/have produced _____
as identification.




Signature of Notary Public, State of Florida

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Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 16113 NW US HWY 441

Parcel ID Number(s): 03049-003-000 and a portion of 03049-000-000

Acreage: 0.89±

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason

Title: President

Company (if applicable): Concept Development Inc

Mailing Address: 1449 SW 74th Drive Suite 200

City: Gainesville

State: FL

ZIP: 32607

Telephone: please contact agent

FAX: _____

e-mail: please contact agent

C. AUTHORIZED AGENT

Name: Ryan Thompson; Daniel Young

Title: Sr. Project Manager; VP

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-331-1976

FAX: _____

e-mail: ryant@chw-inc.com; daniely@chw-inc.com

D. REQUESTED ACTION:

Special Exception and associated Site Plan

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

[Signature]

Signature of Applicant

Signature of Co-applicant

Matt Cason

Typed or printed name and title of applicant

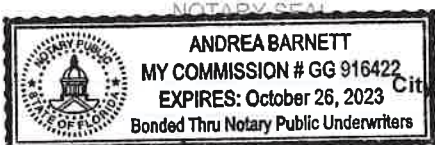
Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 25 day of January, 2022 by Matt Cason

_____, who is/are personally known to me, or who has/have produced _____
as identification.



[Signature]
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

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LEGAL DESCRIPTION



DATE: November 16TH, 2021

CLIENT: Concept Development, Inc.

PROJECT NO: 21-0395

DESCRIPTION FOR: Mavis Tire Alachua

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET, THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00' TO THE POINT OF BEGINNING.

TOGETHER WITH:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 0.89 ACRES, MORE OR LESS.

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**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Michelle Haynes, an employee of
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

File No. 21-01165

Parcel No.: 03049-003-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated this 1st day of December, 2021 by ALACHUA A ONE LLC, a Florida limited liability company, whose mailing address is 15260 NW 147th Drive, Alachua, Florida 32615, hereinafter referred to as the "Grantor," in favor of Concept Development, Inc., a Florida corporation, whose address is 1449 SW 17th Drive, Suite 200, Gainesville, Florida 32607, hereinafter referred to as the "Grantee".

(Whenever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Alachua, State of Florida, to-wit:

see attached Exhibit A

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other; and that the Property is free and clear of all encumbrances except taxes and assessments accruing subsequent to December 31, 2021.

[Signature Page To Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

Signed, sealed and delivered in our presence of:

Kacy Adams

Witness Printed Name Kacy Adams

Brenda Stewart

Witness Printed Name Brenda Stewart

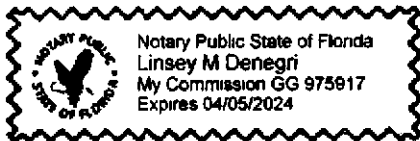
ALACHUA A ONE, LLC

By: *James W. McCauley*
James W. McCauley
Its Manager

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (___) online notarization, this 17 day of November, 2021, by **James W. McCauley**, as **Manager of ALACHUA A ONE, LLC**, a Florida limited liability company, on behalf of said company, who is (☒) personally known to me or (___) who has produced personally known as identification.



Linsey M. Denegri
Notary Public
Print Name: Linsey M. Denegri
My Commission Expires: 04/05/2024

(Notary Seal)

EXHIBIT A

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 0.89 ACRES, MORE OR LESS.

Parcel Summary

Parcel ID 03049-003-000
Prop ID 12652
Location Address 16113 NW US HWY 441
ALACHUA, FL 32615
Neighborhood/Area ALACHUA COMMERCIAL (233200.50)
Subdivision
Brief Legal COM INT W R/W I-75 & N R/W US 441 THE POB N 79 DEG W ALONG R/W 175
Description* FT N 10 DEG E 175 FT S 79 DEG E 175 FT S 10 DEG W 175 FT TO POB OR
4115/1178
(Note: *The Description above is not to be used on legal documents.)
Property Use Code MISC. RESIDENCE (00700)
Sec/Twp/Rng 09-08-18
Tax District ALACHUA (District 1700)
Millage Rate 22.0463
Acreage 0.700
Homestead N

[View Map](#)



Owner Information

[ALACHUA A ONE LLC](#)
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$5,816	\$5,816	\$5,816	\$1,200	\$1,200
Land Value	\$290,938	\$290,938	\$290,938	\$290,900	\$290,900
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$296,754	\$296,754	\$296,754	\$292,100	\$292,100
Assessed Value	\$296,754	\$296,754	\$296,754	\$292,100	\$292,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$296,754	\$296,754	\$296,754	\$292,100	\$292,100
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0700	MISC RESIDENCE	0.70	30625	0	0	CI

Building Information

Type	SOH MISC	Heat	
Total Area	9,249	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	2004

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
1680	PAVING 1	9,153		R1	RES	\$5,263
2222	STG 2	96		R2	RES	\$553

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/23/2016	\$100	MS	4485	0967	11 - CORRECTIVE DEED	Improved	* JOAN M JONES	* MURPHY'S LOT LLC	Link (Clerk)
12/21/2016	\$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Improved		ALACHUA A ONE LLC	Link (Clerk)
5/22/2012	\$0	DD	4115	1178	11 - CORRECTIVE DEED	Improved	* JONES JOAN M TRUSTEE //SEE O	* MURPHY'S LOT LLC	Link (Clerk)
9/30/2002	\$100	SD	2529	1324	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JONES JOAN M TRUSTEE	Link (Clerk)
9/30/2002	\$100	DD	2529	1321	U - UNQUALIFIED	Vacant	* JOAN W WOOD TRUSTEE FOR MARI	* JOAN M JONES	Link (Clerk)
3/19/1996	\$100	MS	2055	58	U - UNQUALIFIED	Vacant	* MEGAHEE MARIE M	* JOAN W WOOD TRUSTEE FOR MARI	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
9595	DEMOLITION PERMIT	Yes	No	10/22/2004	\$2,400
8512	UTILITY/ACCESSORY COMM	Yes	No	12/16/2002	\$10,000
8501	MECHANICAL	Yes	No	12/9/2002	\$900
000005348	MISCELLANEOUS	Yes	No	9/24/1993	\$2,200

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map

.

Photos

No data available for the following modules: Extra Features, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 1/17/2022, 5:19:43 AM

Version 2.3.171

Developed by
 Schneider
 GEOSPATIAL



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[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #03049 003 000

Owner:

ALACHUA A ONE LLC

Situs:

16113 NW US HWY 441
ALACHUA 32615

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/30/2021** for **\$6,375.68**. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$0.00	Paid \$6,375.68 11/30/2021 Receipt #21-0051360	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$6,878.36 04/30/2021 Receipt #20-0159946	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$6,672.37 12/31/2019 Receipt #19-0078621	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$6,480.89 12/31/2018 Receipt #18-0078466	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$6,852.50 03/06/2018 Receipt #17-0122658	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$3,057.76 11/28/2016 Receipt #16-0033293	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$2,250.29 11/28/2015 Receipt #15-0033560	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$2,224.15 11/21/2014 Receipt #14-0025694	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$2,223.45 11/12/2013 Receipt #13-0011768	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$2,222.38 11/19/2012 Receipt #12-0027948	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$2,273.72 11/16/2011 Receipt #2011-3007106	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$2,638.03 11/24/2010 Receipt #2010-3012527	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$2,628.93 11/30/2009 Receipt #2009-1013377	Print (PDF)
2008 ⓘ			
2008 Annual Bill	\$0.00	Paid \$2,479.37 11/24/2008 Receipt #2008-8010907	Print (PDF)
Refund		Processed \$99.17 12/10/2008 To JOAN M WOOD LIVING TRUST	
		Paid \$2,479.37	
2007 Annual Bill ⓘ	\$0.00	Paid \$2,390.70 11/30/2007 Receipt #2007-9034210	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$2,657.20 11/28/2006 Receipt #2006-9087084	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$2,739.82 11/30/2005 Receipt #2005-9052898	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$3,163.06 11/30/2004 Receipt #2004-9015817	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$3,234.96 11/18/2003 Receipt #2003-3009883	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$3,326.52 11/15/2002 Receipt #2002-0208454	Print (PDF)
Total Amount Due	\$0.00		

Application Package
Table of Contents

1. Cover Letter
2. Special Exception Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
- 6. Neighborhood Meeting Materials**
7. Justification Report
8. Map Set

Mailed Memorandum

MEMORANDUM

Automobile Repair and Service – Special Exception

21-0395



To: The Neighbors of HighPoint Crossing
From: Ryan Thompson, AICP, Sr. Project Manager
Date: January 10, 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Special Exception application to allow Automobile Repair and Servicing on ±0.7-acres in the City of Alachua. The site is located at 16113 NW US HWY 441 (Alachua County Tax Parcel 03049-003-000.) Existing Future Land Use is Commercial. Existing Zoning is Commercial, Intensive (CI).

Date: January 25, 2022
Time: 6:00 PM
Place: CHW, 11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP, Sr. Project Manager
(352) 331-1976

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

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ALACHUA, FL 32615

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NEWBERRY, FL 32669

03049-003-000
ALACHUA A ONE LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03049-004-001
ALACHUA HIGHPOINT LLC
15260 NW 147TH DR STE 100
ALACHUA, FL 32615

03053-001-002
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1326 E LUMSDEN RD
BRANDON, FL 33511

03053-002-001
T & H PROPERTY GROUP LLC
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GAINESVILLE, FL 32609

03061-000-000
CHASING CHICKEN 2 INC
2591 CENTERVILLE RD STE 202
TALLAHASSEE, FL 32308

03061-004-000
DWARAKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
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03061-004-001
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TCMOA
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Alachua, FL 32615

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PO Box 2317
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Alachua, FL 32615

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County Manager
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Gainesville, FL 32601

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9210 NW 59th Street
Alachua, FL 32653

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FDEP
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Gainesville, FL 32641

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Richard Gorman
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Alachua, FL 32653

Jeannette Hinsdale
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Alachua, FL 32616

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Alachua, FL. 32616

Peggy Arnold
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Alachua, FL 32615

Lynn Coullias
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Alachua, FL 32615

Lisia Jenkins
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Alachua, FL. 32616

David Forest
23 Turkey Creek
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Shasta Schoellhorn
15907 NW 188th St.
Alachua, FL. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL. 32615

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Alachua, FL 32615

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Special Exception application to allow Automobile Repair and Servicing on ±0.7-acres in the City of Alachua. The site is located at 16113 NW US HWY 441 (Alachua County Tax Parcel 03049-003-000.) Existing Future Land Use is Commercial. Existing Zoning is Commercial, Intensive (CI).

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Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976



2A | MONDAY, JANUARY 10, 2022 | THE GAINESVILLE SUN

ACHIEVERS

5 to be inducted into the 43rd Florida Agriculture Hall of Fame

Aida Mallard Gainesville Sun
USA TODAY NETWORK

The 43rd annual Florida Agricultural Hall of Fame banquet will honor five inductees who have made invaluable contributions to Florida agriculture. The Hall of Fame induction ceremony will be held Feb. 15 in the Entertainment Hall at the Florida State Fairgrounds in Tampa.

"After two years, it is exciting to come together once again to recognize the achievements of five outstanding honorees who have made significant and lasting contributions to Florida agriculture," said Ray Hodge, president of the Florida Agricultural Hall of Fame Foundation. "We look forward to welcoming the industry back to celebrate our 2021-2022 honorees."

The 2021-2022 inductees are:

● **John L. Hundley** (2022) has been an active part of Florida's agricultural community for more than five decades. He founded Hundley Farms Inc., with his wife, Patsy. The enterprise began on 400 acres of leased land, growing sweet corn and radishes. Today the operation consists of about 16,000 acres in the Everglades Agricultural Area (EAA), Central Florida, and Bainbridge, Georgia.

● **Reggie Brown** (2021) served for 12 years as a UF/IFAS Extension Service agent in various capacities and a 10-year stint at the Florida Fruit & Vegetable Association as marketing and membership director. Brown was named executive vice president of the Florida Tomato Exchange while also leading the Flori-

da Tomato Committee and the Florida Tomato Growers Exchange. As chairman of the Crop Protection Coalition, Brown was the voice of the industry nationally and internationally.

● **Bobby McKown** (2021) took the helm of the state's largest citrus growers association as executive vice president/CEO of the Florida Citrus Mutual. He was appointed by five presidential administrations to every trade committee, task force, and advisory position of any influence including the North American Free Trade Agreement (NAFTA) and the General Agreement for Tariff and Trade (GATT).

● **John Stitt** (2021) saw a great need for research in beef cattle pastures, citrus, and sandland sugarcane production and, through his vision, led to the development of the UF/IFAS Southwest Florida Research and Education Center in Immokalee. Stitt has been extensively involved in industry organizations, including the Florida Cattlemen's Association and Florida Farm Bureau.

● **Dr. Wayne Smith** (2021) contributions to Florida agriculture encompass his lifelong devotion to education and research and forestry passion. Smith graduated from the University of Florida, returned to his alma mater in 1964, advancing through the academic ranks as a professor, director, and finally, professor emeritus. In retirement, he served as interim dean for UF/IFAS Research and the College of Agricultural and Life Sciences.

NYC mayor OKs new law for non-US citizens to vote

Measure only for municipal elections

Bobby Calina Calvan
ASSOCIATED PRESS

NEW YORK — More than 800,000 noncitizens and "Dreamers" in New York City will have access to the ballot box — and could vote in municipal elections as early as next year — after Mayor Eric Adams allowed legislation to automatically become law Sunday.

Opponents have vowed to challenge the new law, which the City Council approved a month ago. Unless a judge halts its implementation, New York City will be the first major U.S. city to grant widespread municipal voting rights to noncitizens.

More than a dozen communities across the U.S. already allow noncitizens to cast ballots in local elections, including 11 towns in Maryland and two in Vermont.

Noncitizens still wouldn't be able to vote for president or members of Congress in federal races, or in the state elections that pick the governor, judges and legislators.

The Board of Elections must now begin drawing an implementation plan by July, including voter registration rules and provisions that would create separate ballots for municipal races to prevent noncitizens from casting ballots in federal and state contests.

It's a watershed moment for the nation's most populous city, where legally

documented, voting-age noncitizens comprise nearly 1 in 9 of the city's 7 million voting-age inhabitants. The movement to win voting rights for noncitizens prevailed after numerous setbacks.

The measure would allow noncitizens who have been lawful permanent residents of the city for at least 30 days, as well as those authorized to work in the U.S., including "Dreamers," to help select the city's mayor, city council members, borough presidents, comptroller and public advocate.

"Dreamers" are young immigrants brought to the U.S. illegally as children who would benefit from the never-passed DREAM Act or the Deferred Action for Childhood Arrivals program, which allows them to remain in the country if they meet certain criteria.

The first elections in which noncitizens would be allowed to vote are in 2023.

"We build a stronger democracy when we include the voices of immigrants," said former City Councilmember Ydanis Rodriguez, who led the charge to win approval for the legislation.

Adams recently cast uncertainty over the legislation when he raised concern about the monthlong residency standard, but later said those concerns did not mean he would veto the bill.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery

Results are for tickets sold only in Florida

FLORIDA LOTTO

SATURDAY, JAN. 8 9-13-28-38-48-49

DOUBLE PLAY

SATURDAY, JAN. 8 5-9-11-20-22-43

To see payouts on games above, visit FLALottery.com.

POWERBALL

SATURDAY, JAN. 8 20-21-36-60-65 PB: 13 (x10)

5+PB: \$20 million (0). Next jackpot \$27M.
5 of 5: \$1 million (0). 4+PB: \$50,000 (1).
4 of 5: \$100 (33). 3+PB: \$100 (66).
3 of 5: \$10 (217). 2+PB: \$17 (360).
1+PB: \$4 (11,502). PB: \$4 (25,992).

MEGA MILLIONS

FRIDAY, JAN. 7 7-29-49-56-57 MB: 6 (x3)

5+MB: \$278 million (0). Next jackpot \$300 million.
5 of 5: \$1 million (0). 4+MB: \$10,000 (3).
5 of 5: \$1 million (2). 3+MB: \$200 (80).
3 of 5: \$10 (2,171). 2+MB: \$10 (1,808).

JACKPOT TRIPLE PLAY

FRIDAY, JAN. 7 1-8-32-33-38-42

6 of 6: \$150,000 (0). 5 of 6: \$745.50 (13).
4 of 6: \$25.50 (920). 3 of 6: \$116 (724).
Combo10+: \$10,000 (0). Combo9: \$500 (7).
Combo8: \$60 (62). Combo7: \$8 (47).
Combo6: \$10 (2,197). Combo5: \$5 (8,472).
Combo4: Free ticket (23,495).

FANTASY 5

SATURDAY, JAN. 8 1-8-14-15-35

5 of 5: \$0 (0). 4 of 5: \$555 (250).
3 of 5: \$22 (7,950). 2 of 5: Free ticket (83,173).

PICK 2, 3, 4, 5

SATURDAY, JAN. 8, MIDWAY

3-7 1-6-3 2-9-9 5-8-3-6 Fireball: 0

SATURDAY, JAN. 8, EVENING

3-1 4-5 6-9-8-4 6-2-6-0-1 Fireball: 7

CASH4LIFE

FRIDAY, JAN. 7 22-23-46-54-55 CB: 3

No winners of \$1,000 a day or week for life.
4 of 5+CB: \$2,500 (0). 4 of 5: \$500 (3).
3 of 5+CB: \$100 (64). 3 of 5: \$25 (199).
2 of 5+CB: \$10 (1,272). 2 of 5: \$4 (3,476).
1 of 5+CB: Free ticket (8,428).

PUBLIC NOTICE

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

Time/Date/Location: 6:00 PM on January 25th at CHW, 11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976



02/28/2019

TODAY IN HISTORY

Today is Monday, Jan. 10, the 10th day of 2022. There are 355 days left in the year.

On this date in:

1776: Thomas Paine anonymously published his influential pamphlet, "Common Sense," which argued for American independence from British rule.
1860: The Pemberton Mill in Lawrence, Massachusetts, collapsed and caught fire, killing up to 145 people, mostly female workers from Scotland and Ireland.
1861: Florida became the third state to secede from the Union.
1863: The London Underground had its beginnings as the Metropolitan, the world's first underground passenger railway, opened to the public with service between Paddington and Farringdon Street.

CELEBRITY BIRTHDAYS

Singer **Ronnie Hawkins** of Ronnie Hawkins and the Hawks is 87. Actor **William Sanderson** ("Deadwood," "Newhart") is 78. Singer **Rod Stewart** is 77. Singer-keyboardist **Donald Fagen** of Steely Dan is 74. Singer **Pat Benatar** is 69. Guitarist **Michael Schenker** (Scorpions) is 67. Singer **Shawn Colvin** is 66. Singer-guitar-

ist **Curt Kirkwood** of Meat Puppets is 63. Actor **Evan Handler** ("Sex and the City") is 61. Singer **Brad Roberts** of Crash Test Dummies is 58. Actor **Trini Alvarado** is 55. Singer **Brent Smith** of Shinedown is 44. Rapper **Chris Smith** of Kris Kross is 43.

The Gainesville Sun

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The Gainesville Sun



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Workshop Presentation

Alachua Tire Store

Special Exception and Site Plan applications



City of Alachua
Neighborhood Meeting
January 25, 2022

21-0395: Alachua Tire Store

1

The **purpose** of the neighborhood meeting:

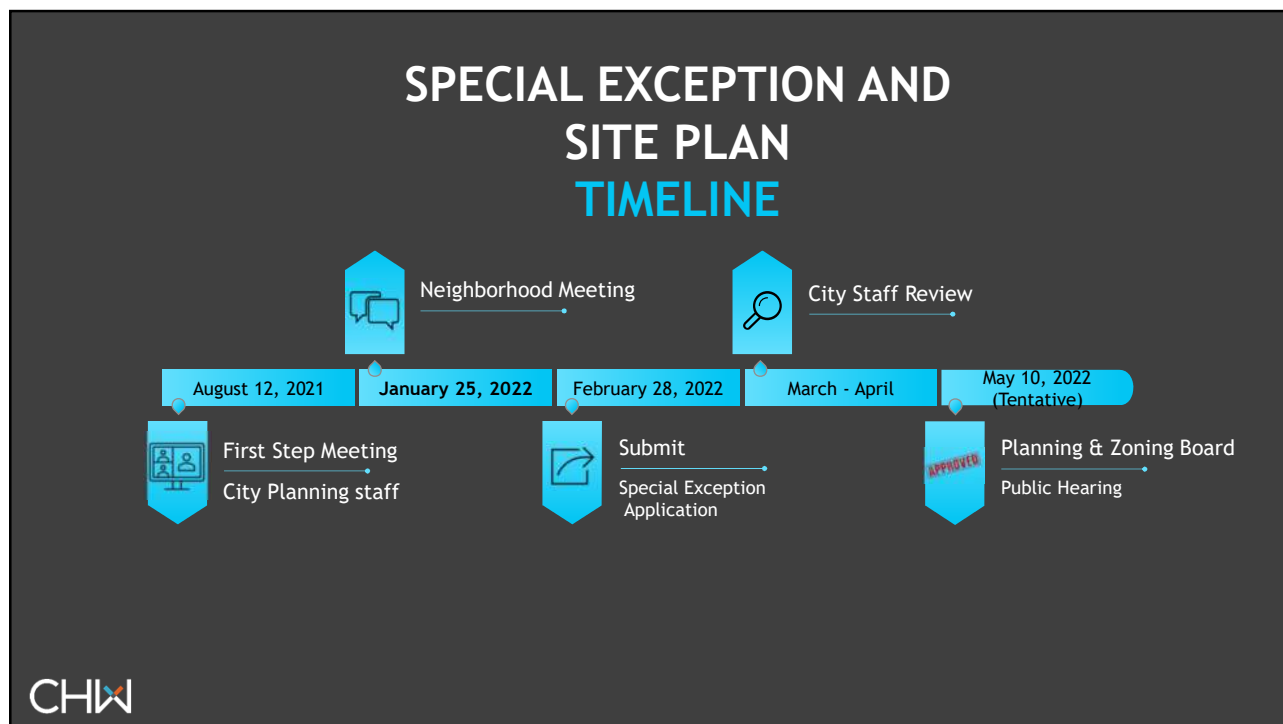
The City of Alachua requires Special Exception and Site Plan applicants to host a neighborhood meeting *prior* to application submittal.

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

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



2



5



6

Context Map

CHW



7

Aerial Map

CHW



8

Aerial Map



CHW

9

Existing
Future Land
Use MapFLU:
Commercial

CHW

10

Existing Zoning Map

Zoning:
Commercial,
Intensive (CI)

Automobile Retail and Servicing is permitted in the CI Zoning District by Special Exception



11

Site Plan

SITE DEVELOPMENT DATA

SITE AREA: ±0.89 ACRES

IMPERVIOUS SPACE: $\pm 65\%$

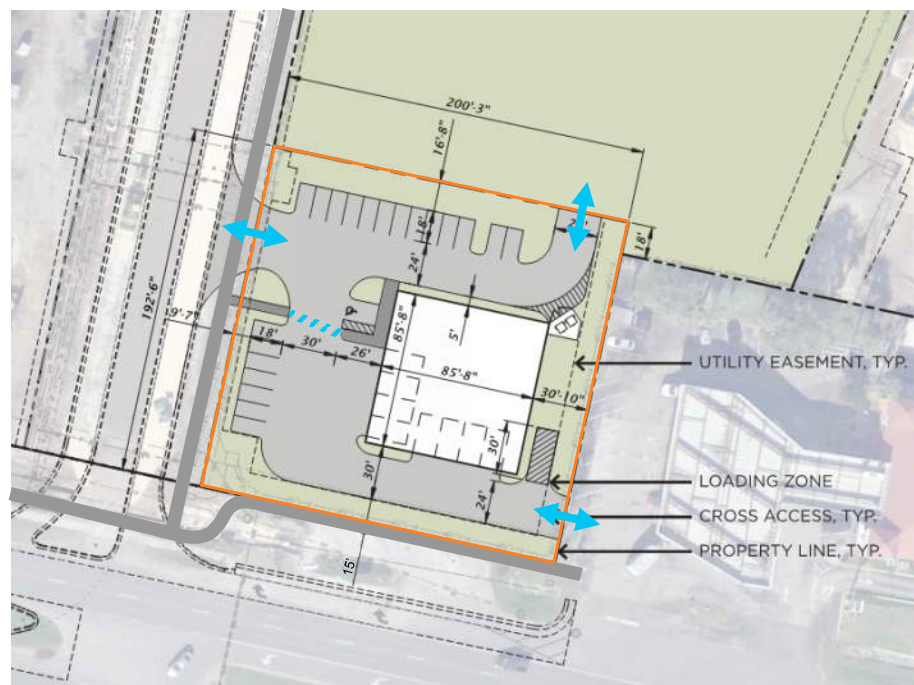
OPEN SPACE

- MIN. REQUIRED: 10%
- PROVIDED: $\pm 35\%$

BUILDING AREA: ±7,300 SF

PARKING (1 SPACE PER 400 SF)

- REQUIRED: 18 SPACES
- MAX PERMITTED: 22 SPACES
- PROVIDED: 21 SPACES



12

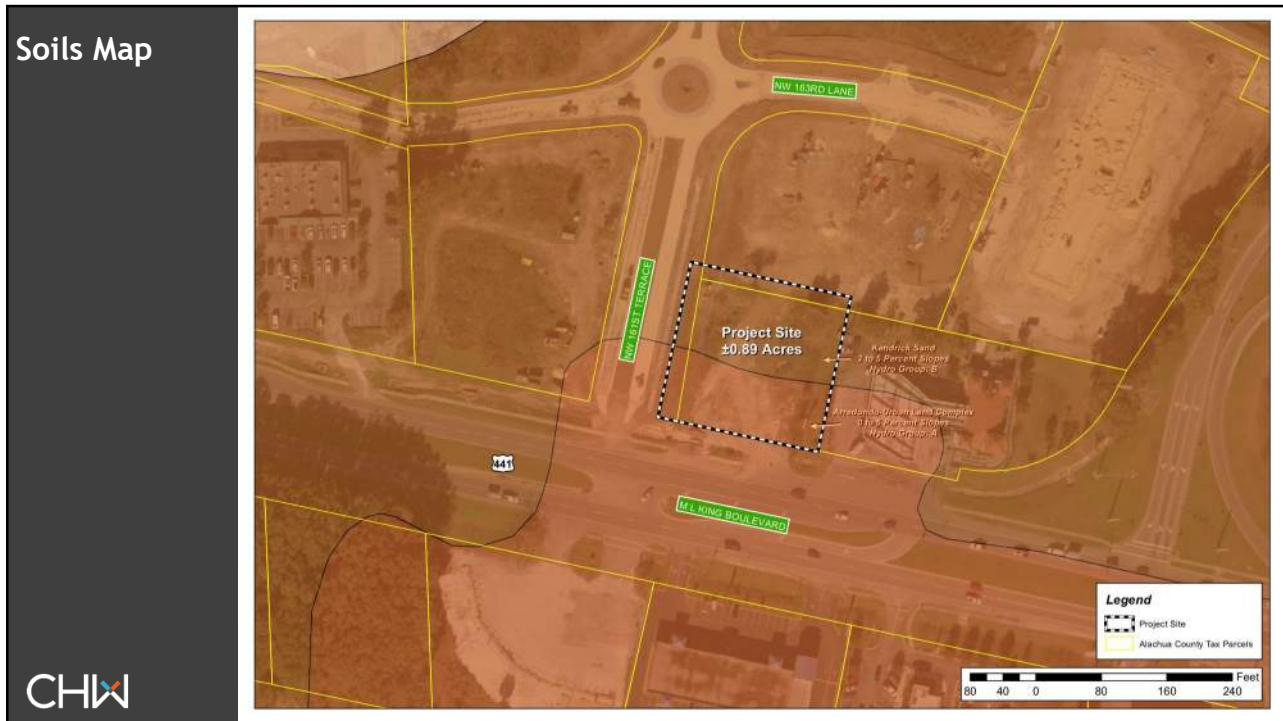


13

Environmental Map



14



Sign-in Sheet

SIGN-IN SHEET

Alachua Tire

21-0395



Event: Neighborhood Meeting
Date/Time: January 25, 2022 @ 6:00 PM
Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re: Special Exception and Site Plan applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	NO ATTENDEES		
2			
3		7 PM	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Alachua Tire – Special Exception and Site Plan

21-0395



Date: January 25, 2022
Location: CHW
Notes by: Ryan Thompson, AICP, Sr. Project Manager

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP, Sr. Project Manager

Public Attendees – None

CHW Planning Staff hosted the required Neighborhood Meeting at our office (11801 Research Drive, Alachua, FL 32615). The prepared workshop presentation contained information pertaining to the purpose of the workshop, the applications' request and intent (both the Special Exception and Site Plan), public notification information, the application review processes, various maps illustrating the project site's location and characteristics, and the proposed Site Plan.

No notified residents, either by mail or public notice, attended the meeting. As a result, the meeting was adjourned at 7:00 PM.

Application Package
Table of Contents

1. Cover Letter
2. Special Exception Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
6. Neighborhood Meeting Materials
- 7. Justification Report**
8. Map Set



ALACHUA TIRE

Special Exception – Justification Report

~~February 28, 2022~~

REVISED ~~March 14, 2022~~ April 28, 2022

Prepared for:

City of Alachua Planning & Zoning Department

Prepared on behalf of:

Alachua A One LLC

Prepared by:

CHW

PN# 21-0395

N:\2021\21-0395\Departments\02_Planning\Reports\RPT 220314 Alachua Tire - Special Exception JR.docx

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Figure 4: Specific Use Minimum Separation Map.....	16

1. Executive Summary

To: Kathy Winburn, AICP, Planning and Zoning Director

21-0395

From: Ryan Thompson, AICP, Sr. Project Manager

Date: ~~February 28, 2022~~ REVISED ~~March 14, 2022~~ April 28, 2022

Re: Alachua Tire – Special Exception Application

<u>Jurisdiction:</u> City of Alachua	<u>Development Intent:</u> Automobile repair and servicing
<u>Location Description/Address:</u> 16113 NW US HWY 441, Alachua, FL 32615	
<u>Parcel Numbers:</u> 03049-003-000	<u>Site Acreage:</u> ±0.89-acres (Source: CHW Survey)
<u>Existing Future Land Use:</u> <i>Commercial</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: <ol style="list-style-type: none">1. Retail sales and services;2. Personal services;3. Financial institutions;4. Outdoor recreation and entertainment;5. Tourist-related uses;6. Hotels and motels;7. Commercial shopping centers;8. Auto-oriented uses;9. Traditional Neighborhood Planned Developments;10. Employment Center Planned Developments;11. Commercial recreation centers;12. Office/business parks;13. Limited industrial services; and,14. Eating establishments.	
<u>Existing Zoning District:</u> <i>Commercial, Intensive (CI)</i> The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange. <u>An automobile repair and servicing use is permitted by Special Exception.</u>	
<u>Overlay District:</u> US 441/I-75 Gateway Overlay District	
<u>Request:</u> Special Exception to permit automobile repair and servicing on the subject property.	

2. STATEMENT OF PROPOSED CHANGE

This Special Exception application requests to permit an automobile repair and servicing use on ± 0.89 acres (Alachua County Tax Parcels 03409-003-000 and a portion of 03049-000-000) within the City of Alachua. The project site is located at 16113 NW US HWY 441, Alachua, FL 32615 on the north side of US 441, immediately east of the HighPoint Crossing entrance (NW 161st Terrace). **Figure 1**, an aerial map shows the site's location and adjacent uses.



Figure 1: Aerial Map

The site has Commercial Future Land Use (FLU) and Commercial, Intensive (CI) Zoning District designations. The proposed Special Exception will permit automobile repair and servicing use on site, adjacent to other auto-oriented uses at the US 441/I-75 interchange. Adjacent properties include gas stations immediately to the east and across US 441, quick service restaurants with drive-throughs, motels, and a park-n-ride parking lot.

Table 1 and Figures 2-5 show the current FLU and Zoning designations adjacent to the project site.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	CI
East	Commercial	CI
South	Commercial/ US 441 Right-of-Way (ROW)	CI / US 441 ROW
West	Commercial / NW 161 st Terrace ROW	CI / NW 161 st Terrace ROW

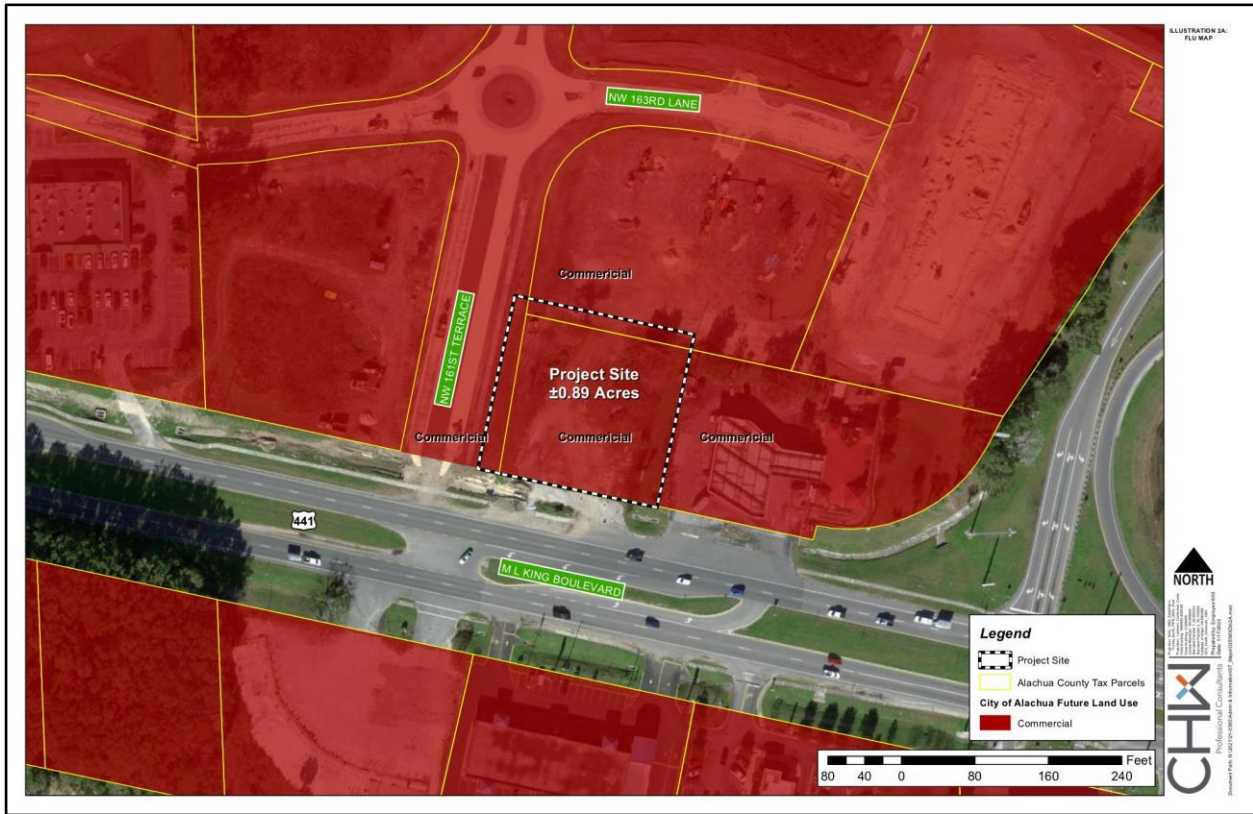


Figure 2: Existing Future Land Use Map

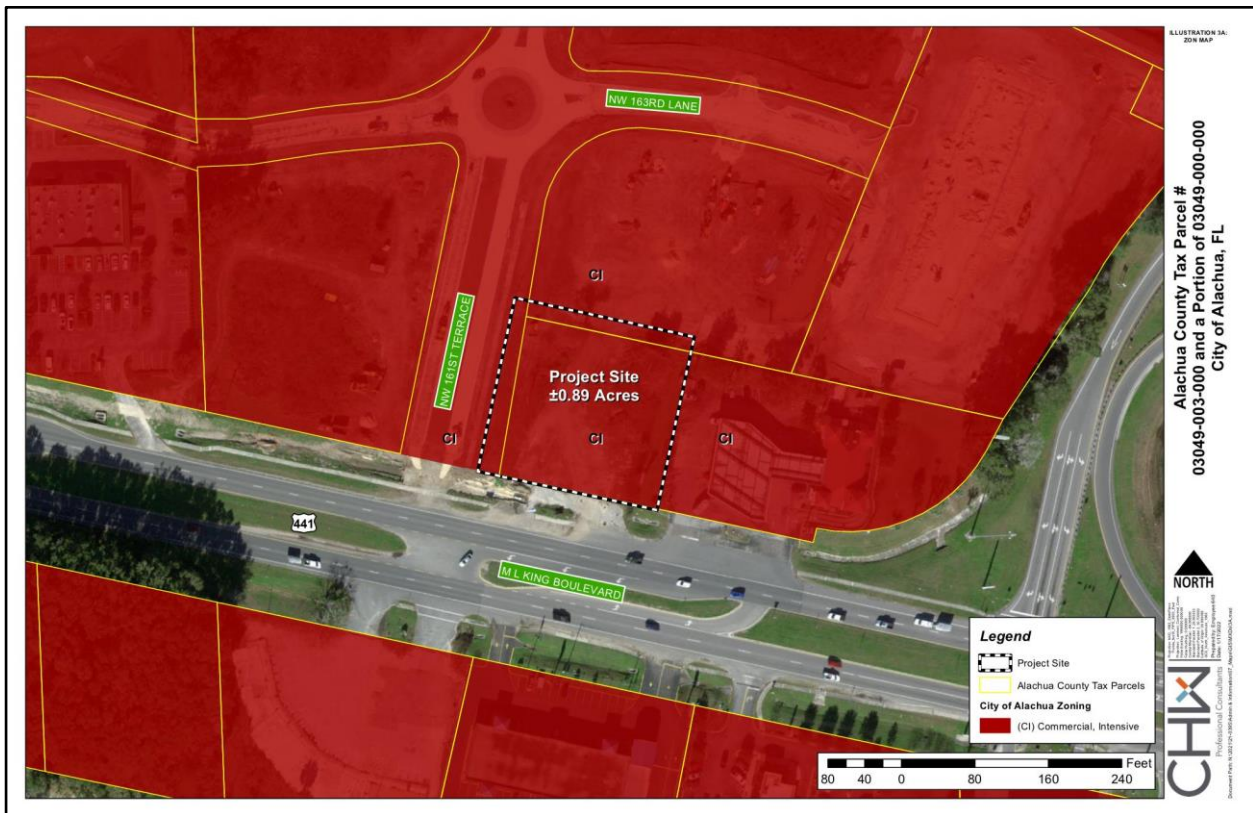


Figure 3: Zoning Map

3. COMPREHENSIVE PLAN CONSISTENCY

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

FUTURE LAND USE ELEMENT

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

An auto-oriented use is proposed.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The site was formerly accessed by two (2) driveways directly on US 441. The site plan proposes access on NW 161st Terrace only, not on US 441. Sidewalks are currently along the site's west and south boundaries, NW 161st Terrace and US 441, respectively. The site will connect the sidewalk in NW 161st Terrace to the building's entrance via a sidewalk and marked 5' crosswalk.

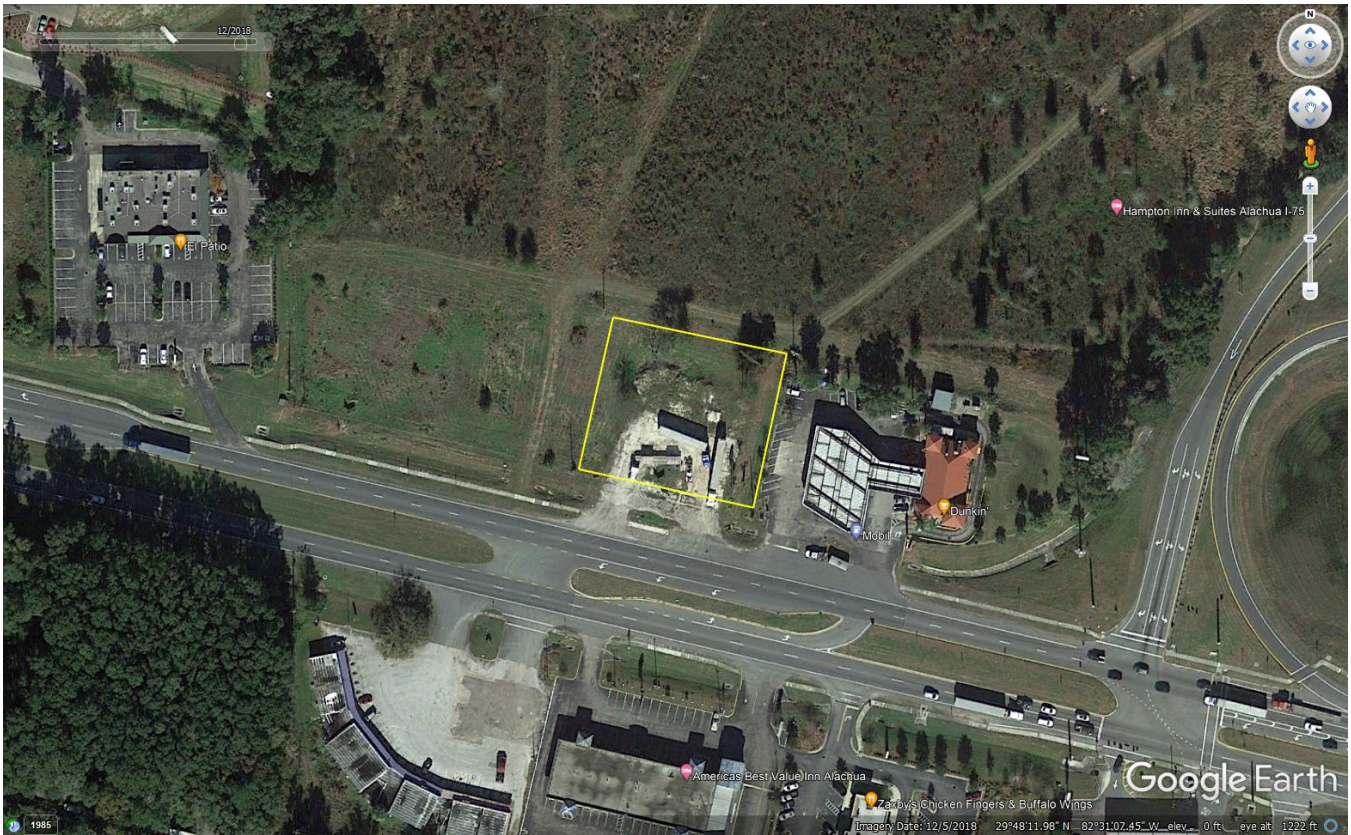


Figure 4: 2018 Aerial Map

2. Buffering from adjacent existing/potential uses;

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs). A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)). A parking lot buffer screens the parking area from NW 161st Terrace to the west.

3. Open space provisions and balance of proportion between gross floor area and site size;

A minimum 10% open space is set aside.

4. Adequacy of pervious surface area in terms of drainage requirements;

The site shall utilize a master-planned Stormwater Management Facility to the north, within HighPoint Crossing, which has sufficient capacity to serve the site's proposed impervious area.

5. Placement of signage;

A freestanding monument sign is proposed next to the driveway on NW 161st Terrace. The sign is adequately sited away from existing utilities and does not block vehicular vision.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at

appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

A photometric plan was submitted with the Site Plan application and identifies lighting specifications as well as consistency with City of Alachua lighting design standards listed in LDR §6.4.4.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites. Patrons can safely travel from the sidewalk within the NW 161st Terrace right-of-way to the building's entrance via on-site sidewalks and a 5'-wide crosswalk.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs). A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)). As demonstrated on the Site Plan and detailed in this section of the Justification Report, off-street parking and loading areas comply with the provisions of LDR §6.2.

9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;

No unique features or resources that may constrain development are located on-site.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,

No performance-based zoning requirements are proposed.

11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

The proposed FAR is 0.19 for the proposed ±6,952-square foot building, significantly less than the 38,637.72-square feet permitted.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Landscape buffers are provided per City of Alachua Land Development Regulations (LDRs).

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

A minimum 10% open space is set aside.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

The proposed use will connect to City potable water and sanitary sewer systems located adjacent to the site.

TRANSPORTATION ELEMENT

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

No driveway is proposed to connect directly to US 441, the only adjacent arterial or collector street.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

The proposed number of parking spaces on the Site Plan is within the permitted minimum and maximum range.

Policy 1.3.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

A pedestrian connection to the sidewalk along NW 161st Terrace is connected to the proposed building by a cross walk.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

No bicycle parking is required for this site, as the max permitted number of parking spaces is less than 50 spaces (LDR §6.1.4(D)). Therefore, no bicycle parking spaces are being proposed. The proposed ±6,952-square foot building requires a minimum 17 parking spaces. Per LDR §6.1.4(B)(5)(a), the max potential parking spaces that can be provided is 22 (125% of the minimum required). The Site Plan has 21 parking spaces.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

One accessible parking space is on the Site Plan, as required. The handicapped parking space is located directly in front of the proposed building's entrance. Parking area design ensures appropriate ramps and entrances are accessible.

Policy 1.4.b The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is not present along the frontage of the

street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

A sidewalk is located along the US 441 frontage within the right-of-way.

Policy 1.5.c: The City shall require new development and redevelopment which is compatible with an adjacent existing development(s) to interconnect with existing development(s) through one or more of the following methods:

1. Through the extension of a public or private street from the new development to the adjacent existing development or adjacent lands; and/or,
2. Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross access corridor.

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites.

4. LAND DEVELOPMENT REGULATIONS CONSISTENCY

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDR is provided in normal font, and the consistency statements are provided in **bold** font.

Article 2 - ADMINISTRATION

Sec. 2.4. - Specific requirements for applications for development permits.

(D) *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

- (1) *Complies with use specific regulations.* The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards, or Section 5.2.3(B), as applicable.

This application proposes an Automobile and Repair and Servicing use. Therefore, the Special Exception is designed to the use-specific standards listed in LDR §4.3.4(J)(3).

- (2) *Compatibility.* The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

The proposed use is compatible with adjacent uses, which are all auto-oriented uses. The site is located along US 441, immediately west of an Automobile Service Station and immediately east of the entrance to highpoint Crossing, a mixed-use, master planned development with commercial uses along the US 441 corridor. Uses across US 441

- (3) *Design minimizes adverse impact.* The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

The Site Plan adheres to all design standards within the City of Alachua Land Development Regulations (LDRs), which address service delivery, parking and loading, odors, noise, glare, vibration, as well as refuse disposal. Section 4 of this report discusses in detail how the application adheres to these standards.

- (4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

The site is within the mater planned, mixed-use development, HighPoint Crossing, located within the northwest quadrant of the US 441 / I-75 interchange. This area is ideal for automobile-oriented uses, such as the one proposed. The proposed use does not threaten light, water, and air resource quality. There are no wildlife habitat, scenic resources, or other natural features on site that warrant protection, as the site was formerly developed and located on US 441, and surrounded by either established, auto-oriented development or planned for such development.

- (5) *Roads and other public facilities.* There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.

The site's sole entrance is on NW 161st Terrace, the main entrance to HighPoint Crossing, not directly on US 441. Roadways, potable water, sanitary sewer, and other public services are adjacent to the site and have adequate capacity to serve the proposed use.

- (6) *Not injure neighboring land or property values.* The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

The proposed use should increase the value of adjacent property, which is an established Automobile Service Station, as well as other uses in the area. The new facility is likely to inspire redevelopment and infill development within the immediate area, thus, increasing the value of adjacent properties.

- (7) *Drawings.* A site plan (Subsection 2.4.9 of this section) or preliminary plat (Subsection 2.4.10(G)(3) of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

A Site Plan has been submitted with this application. Coupled with the Site Plan illustrations and notes, this Justification Report address, in detail, how the proposed Special Exception adheres to City of Alachua Comprehensive Plan and all LDR regulations and standards.

- (8) *Complies with all other relevant laws and ordinances.* The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

This Justification Report address, in detail, how the proposed Special Exception adheres to City of Alachua Comprehensive Plan and all LDRs. As such, the application also complies with State and Federal laws and regulations.

Article 3 – ZONE DISTRICTS

Sec. 3.5. - Business districts.

3.5.2 Business district specific purposes.

- (E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The site is located within the CI Zoning District, which is compatible with the underlying Commercial Future Land Use (FLU) category and an appropriate location within the City of Alachua. This application is consistent with CI Zoning District permitted uses and design and development standards.

- 3.5.3 *Use regulations and development standards.* The following Table 3.5-1, Use Regulations and Development Standards in the Business Districts, indicates the location of standards in these LDRs related to allowable uses, density and intensity limitations, dimensional standards, development standards, and subdivision standards for the business zone districts:

Table 3.5-1. Use Regulations and Development Standards in the Business Districts	
Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-3
Development standards	Article 6
Subdivision standards	Article 7 [DOES NOT APPLY DUE TO TYPE OF DEVELOPMENT PROPOSED]

This application is consistent with the Business District use regulations and development standards. Section 4 of this report discusses in detail how the application adheres to these regulations and standards.

Sec. 3.7. - Overlay districts.

3.7.2 *Districts.*

(C) *U.S. Highway 441/Interstate 75 Gateway Overlay District.*

(5) *Development standards.*

(a) *Building design and orientation.*

- (i) Architectural elevation plans, drawn to scale, shall be required for all projects involving exterior renovation or new construction.

The Site Plan application includes architectural elevation plans to illustrate how the proposed use is consistent with building design standards.

- (ii) Except for roofs, metal shall not be used as a finish building material.

No metal finishes, except possibly the structure's roof shall consist of metal.

- (iii) When two or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.

A single building is proposed.

- (iv) All accessory structures shall be of comparable design and building materials to the principal structure.

The only accessory structure proposed is the waste area, which has a comparable design and building material.

- (v) Glazing shall constitute a minimum of 35 percent of the ground floor area when a building faces and is substantially visible from U.S. 441 or I-75.

The proposed building shall include a minimum 35% glazing on the façade facing US 441.

- (vi) Exterior building walls facing a public right-of-way shall incorporate no fewer than three architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the public right-of-way, and may include, but not be limited to:
 - a. Accent materials.
 - b. Public art.
 - c. Architectural details, such as tile work and molding integrated into the building facade.
 - d. Recesses and/or projections.

- e. Roof overhang, which shall vary according to building width, as follows: one-foot overhang for buildings less than 50 feet in width, two-foot overhang for buildings 50 to 100 feet in width, and three-foot overhang for buildings greater than 100 feet in width.
- f. Varied roof lines.
- g. Articulated cornice lines.
- h. Canopies, awnings, and/or porticos.
- i. Use of brick in at least 30 percent of the facade.
- j. Window shutters.
- k. Change in building materials.
- l. Prominent public entrances defined by substantive architectural features.
- m. Fountain or other water feature.

The façades facing south (US 441) and west (NW 161st Terrace) shall have a minimum of three (3) architectural elements listed above.

- (b) *Fencing.*
 - (i) With the exception of ornamental fencing, fences erected after the effective date of these regulations for property with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.

No fencing is proposed.

- (c) *Outside storage areas.*
 - (i) All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.
 - (ii) Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.

No outdoor storage is proposed.

- (d) *Street buffer.*
 - (i) Buffering for properties with frontage along I-75 and U.S. 441 shall meet the requirements of Section 6.2.3(E).

The site's frontage along US 441 is 200.00 feet. Landscaping along this frontage consists of eight (8) canopy trees, six (6) understory/ornamental trees, and a continuous row of shrubs or group of shrubs that create an opaque screen for the entire frontage.

- (ii) The minimum landscaped buffer width shall be 15 feet. No existing, dedicated, or reserved public or private right-of-way shall be included in the calculation of the buffer width.

The frontage buffer along US 441 is a minimum 15-feet wide.

- (iii) Live Oak shall be used as the required canopy tree. Applicants shall use the following plant materials, in order to create a consistent and uniform planting program for the Gateway Overlay District:
 - a. American Holly.
 - b. Crape Myrtle.

- c. Drake Elm.
- d. Ligustrum.
- e. Red Maple.
- f. Southern Magnolia.
- g. Southern Red Cedar.
- h. Oak.
- i. Bradford Pear.

These plant materials shall be used.

(e) *Parking areas.*

- (i) All parking areas shall be designed to avoid the appearance of a large expanse of pavement, and shall be conducive to safe pedestrian access and circulation.

The parking area is located to the side and rear of the building to minimize visual impacts from US 441.

- (ii) No more than 25 percent of required parking shall be located in the front of the principal structure, for properties with frontage along U.S. 441. The percentage may be adjusted by the LDR Administrator if the applicant provides written information demonstrating that the property's characteristics, such as size and/or site topography, prevent the applicant from meeting this requirement. Under no circumstances shall the percentage of required parking located in front of the principal structure exceed 50 percent, and shall be the minimum necessary.

No parking is in front of the building.

- (iii) Parking spaces shall not be located within a public right-of-way.

Parking spaces are not proposed within the public right-of-way.

(f) *Loading areas.*

- (i) Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.

The loading area faces the east, which is also an automobile-oriented use. Due to the site's physical constraints and required vehicular circulation, the loading area cannot be located at the rear of the building.

(g) *Access.*

- (i) Any parcel or assembly of parcels having frontage along U.S. 441 shall be permitted only one direct access. New development shall be designed for cross access to adjacent parcels.

No direct access is proposed directly to US 441. The site's access is located on NW 161st Terrace, the main entrance to HighPoint Crossing.

- (h) *Signage.* Except as stated below, signs within the Gateway Overlay District shall comply and be subject to the standards in Section 6.5.

(i) *Prohibited signs.*

- a. Billboards.
- b. Signs that display video or images.
- c. Balloons, streamers, and air- or gas-filled figures.

- d. Promotional beacons, searchlights, and/or laser lights/images.
- e. Signs that emit audible sounds, smoke, vapor, particles, or odor.
- f. Signs on utility poles or trees.
- g. Signs or advertising devices attached to any vehicle or trailer so as to be visible from public right-of-way, including vehicles with for sale signs and excluding vehicles used for daily transportation, deliveries, or parked while business is being conducted on-site.
- h. Neon tubing used to line the windows, highlight architectural features on the building, or used as part of a sign, excluding incidental signs as provided for in Section 2.4.11.

No prohibited signs are proposed.

(ii) *Freestanding signs.*

- a. Monument signs shall be permitted within the Gateway Overlay District.

A freestanding monument sign is proposed along US 441.

- b. A monument sign, including its structure, shall not exceed 16 feet in height.

Sign height is less than 16 feet.

- c. A sign and its structure shall be composed of materials identical to or similar in appearance, color, and texture to the materials used for the building to which the sign is accessory.

Sign material(s) are consistent with the principal structure.

- d. A sign and its structure shall not exceed 100 square feet per side. Changeable copy signs shall only be allowed to comprise up to 50 percent of the total sign area.

The sign and its structure do not exceed 100 square feet per side. Changeable copy, if proposed, shall not exceed 50% of the total sign area.

- e. Properties with buildings containing multiple tenants or shopping centers shall be limited to one freestanding sign for any one premises, except that a parcel with more than 400 feet of frontage on one or more roads may have two freestanding signs, which must be separated from each other by at least 150 feet of road frontage. A sign and its structure shall not exceed 150 square feet per side. Changeable copy signs shall only be allowed to comprise up to 30 percent of the total sign area.

The subject parcel is 200.00-feet wide along US 441 and ±192 feet along NW 161st Terrace. Therefore, a single freestanding sign is proposed.

- (iii) *Window signs.*
 - a. Window signs shall be incorporated into the overall sign area allowed for wall signage as per Section 6.5.4(C)(2).
 - b. Signage on any individual window shall not comprise more than 25 percent of the window area.

No window signs area anticipated at this time. However, if window signs are desired in the future, they shall be consistent with LDR §6.5.4(C)(2) and shall not exceed 25% of the window area.

- (iv) *Landscaping and buffering.*
 - a. All freestanding signs shall provide a landscaped area around base of the sign meeting the following standards:
 - i. Installation of a three-foot landscaped buffer around the base of the sign.

The freestanding sign has a minimum three-feet (3') landscaping buffer around the base.

- ii. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other plantings native to the area.

The sign's landscape buffer has a mixture of shrubs, flowers, and/or other plantings native to the area.

- iii. Xeriscaping shall be utilized to the fullest extent possible to promote sustainable landscaping.

Landscaping material incorporate xeriscaping standards to the maximum extent practicable.

- iv. Provisions shall be made for irrigation if xeriscaping is not utilized.

Non-xeriscaped areas are irrigated.

Article 4 - USE REGULATIONS

Sec. 4.1. - Table of uses.

Table 4.1-1, Table of Allowed Uses, sets forth the uses allowed within the general use zone districts.

4.1.1 Table of allowed uses.

Table 4.1-1. Table of Allowed Uses	
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited	
Use Category/Use Type	CI
BUSINESS	
Vehicles, sales and services	
Automobile repair and servicing	S

The proposed use, Automobile Repair and Servicing is permitted in the CI Zoning District by Special Exception.

Sec. 4.3. - Use specific standards.

4.3.4 *Business uses.*

(J) *Vehicle sales and services.*

- (3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

- (a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

The subject property is not located within 250 feet of schools, day care centers, residential uses, or vacant land in residential zone districts.

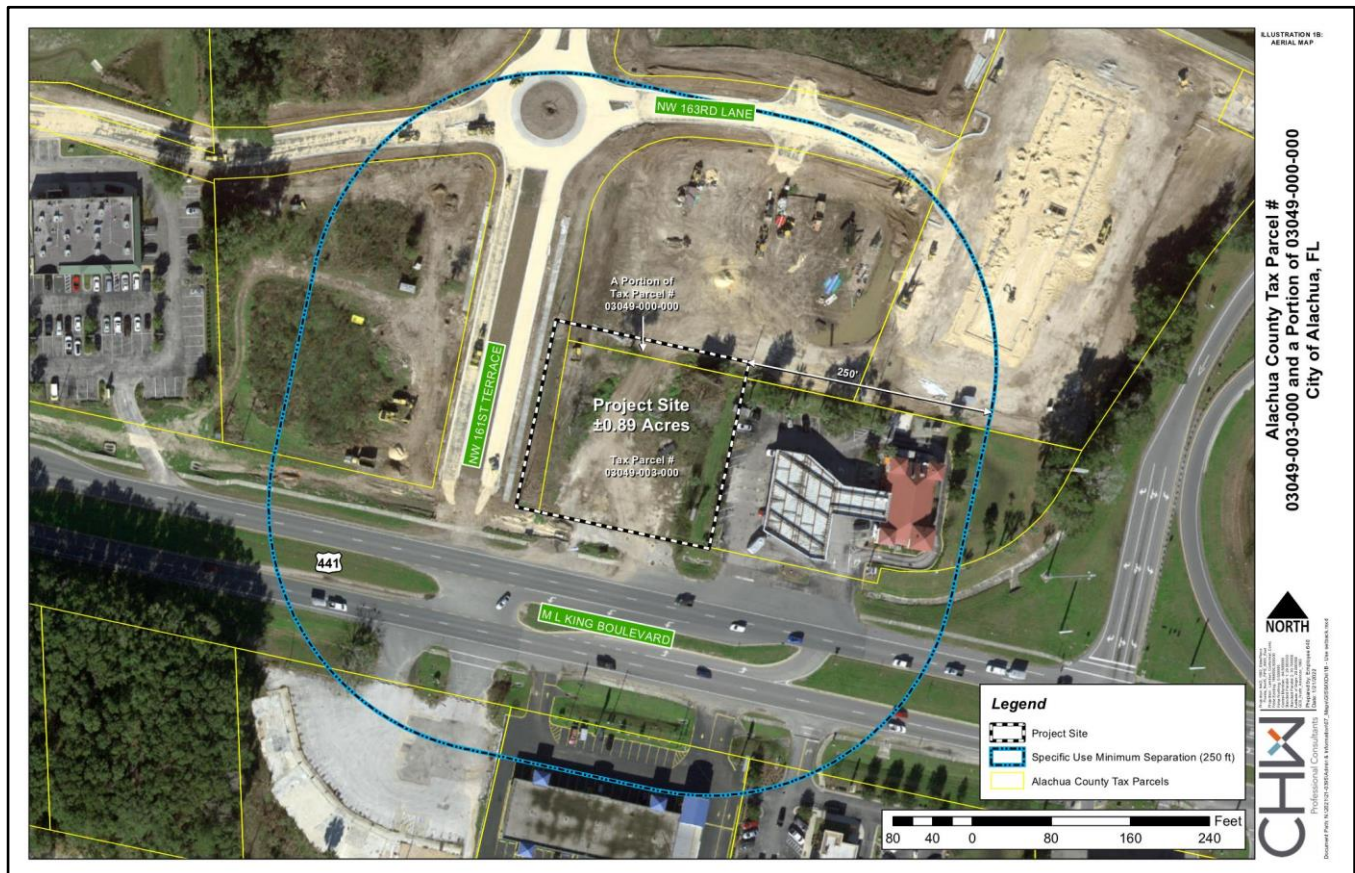


Figure 5: Specific Use Minimum Separation Map

- (b) *Lot dimensions and area.*
- (i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

The subject parcel is a corner lot with 200.00-foot wide frontage along US 441 and ± 192 feet frontage along NW 161st Terrace. The overall site is ± 0.89 acres, $\pm 38,637.72$ square feet.

- (c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

The Site Plan has been evaluated with AutoCAD's Autoturn extension, which ensures that site vehicular circulation will properly function within the proposed vehicular use area. No stacking is required for the proposed use. Cross access is proposed to adjacent sites located to the north and east to improve vehicular circulation without relying on adjacent streets.

- (d) *Ingress/egress.*
- (i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

Only one (1) driveway is proposed on the subject property.

- (ii) Methods of ingress/egress shall:
 - a. Not exceed 40 feet in width, exclusive of transitions.

The driveway is approximately 33 feet, less than the maximum allowed.

- b. Not be located closer than 15 feet to any right-of-way lines of any intersection.

The driveway is located approximately 125 feet from the nearest right-of-way, US 441, greater than the minimum separation required.

- c. Not be located closer than 15 feet to any other property line.

The driveway is located approximately 35 feet from the nearest property line to the north, greater than the minimum separation required.

- (e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

All vehicles shall be repaired within an enclosed building. On the rare occasion that a vehicle is stored temporarily for either repair or removal, it shall be located within the landscape-screened parking lot to the rear of the building.

- (f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

If an outdoor speaker or public address system is proposed, it shall not be audible from single-family lands.

- (g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

Trash shall be stored in an enclosed structure that is architectural compatible with and connected to the principal structure.

- (h) *Testing.* Not test vehicles on residential streets.

No vehicle testing shall occur on residential streets.

- (i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

No vehicles shall be parked or stored for sourcing, sale, or rent/lease.

- (j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

On the rare occasion that a vehicle is stored temporarily for either repair or removal, it shall be for longer than 30 consecutive days. Abandoned vehicles shall be promptly removed from the subject property.

Article 5 - DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS

Sec. 5.1. - Dimensional standards tables.

5.1.3 Dimensional standards in Business Districts. All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts										
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)				
CI [3]										
All uses	None	None	20	None	15	Sec. 5.2.2(B)	65 See note [8]	None	See note [2]	None

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

The Site Plan adheres to the CI dimensional standards, including lot size and dimension, minimum yards and setbacks, max building height, and max. FAR. The following is a summary demonstrating this consistency:

Min. area: ±38,637.72-square feet

Min. Width: 200.0-feet

Front setback: 45-feet (south)

Side setback: ±32-feet (east) and ±84-feet (west)

Rear setback: ±62-feet (north)

Max height: <65-feet

Max FAR: 0.19 for the proposed ±6,952-square foot building

5.2.3 *Height.*

(B) *Special height requirements in the CI and CP zoning districts.*

- (1) All structures that are not excluded from height limitations in Section 5.2.3(A)(2) shall comply with the maximum height requirements found in Table 5.1-3.

The proposed building is less than the max 65-foot building height permitted in Table 5.1-3.

Article 6 - DEVELOPMENT STANDARDS

Sec. 6.1. Off-street parking and loading standards.

6.1.4 *Off-street parking standards.*

(A) *Location.*

- (1) *General requirements.* Unless established in accordance with Subsection 6.1.11 of this section, Alternative compliance, all required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve. Required off-street parking areas for three or more automobiles shall be designed, maintained, and regulated so that no parking or maneuvering incidental to parking shall be on a public street or walk, and so that an automobile may be parked and unparked without moving another automobile.

All required off-street parking facilities are located on the subject property. The proposed use requires more than three (3) parking spaces. No off-street parking or maneuvering requires the use of public street or walk areas or moving another vehicle.

(B) *Amount required.*

- (1) *Minimum off-street parking required.* All development allowed in accordance with Table 4.1-1, Table of Allowed Uses, shall provide at least the minimum amounts of off-street parking shown in the following Table 6.1-1, Minimum Off-Street Parking Standards:

Table 6.1-1. Minimum Off-Street Parking Standards		
Use Category	Use Type	Parking Standards
BUSINESS USES		
Vehicles, sales and services	Automobile repair and servicing	1 space per 400 sq. ft. floor area

The proposed ±6,952-square foot building requires a minimum 17 parking spaces. Per LDR §6.1.4(B)(5)(a), the max potential parking spaces that can be provided is 22 (125% of the minimum required). The Site Plan has 21 parking spaces.

6.1.5 *Off-street loading standards.* Off-street loading facilities are required by these LDRs so that vehicles engaged in unloading will not encroach on or interfere with public use of streets and alleys.

- (A) *Plan required.* A plan shall be submitted with every application for a building permit for any use or structure required to provide off-street loading facilities. The plan shall accurately designate the required off-street loading spaces, access to such parking spaces, and the dimensions and clearances of such spaces.

Off-street loading facility is designated on the Site Plan, including location, access to parking area, dimensions, and clearance.

- (B) *Location.* Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space. Such loading space shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

The loading space does not require crossing another loading space for access. The designated location is convenient and safe for vehicular ingress and access.

- (C) *Amounts required.* Off-street loading spaces shall be provided and maintained as follows:
- (1) *Retail commercial store, service establishment, storage warehouse, wholesale establishment, research or industrial plant, factory, freight terminal, restaurant, dry cleaning and laundry package plant, funeral home, or similar use.* Each retail commercial store, service establishment, storage warehouse, wholesale establishment, research or industrial plant, factory, freight terminal, restaurant, dry cleaning and laundry package plant, funeral home, or similar use shall provide off-street loading spaces as set forth in the following Table 6.1-2, Retail Off-Street Loading Standards:

Table 6.1-2. Retail Off-Street Loading Standards	
Size of Use (square feet)	Number of Spaces
Over 5,000 to 24,999	1

The proposed ±6,952-square foot building requires a single loading space.

6.1.7 Design and maintenance standards.

(A) *Parking dimensions.*

- (1) *Generally.* Each off-street parking space, with the exception of handicapped parking spaces, shall be a minimum of nine feet by 18 feet in size. Minimum aisle width shall be as shown in the following table:

Table 6.1-3. Off-Street Parking Aisle Dimensions		
Angle of Parking (degrees)	Aisle Width	
	One-Way (feet)	Two-Way (feet)
90	22	24

Parking spaces are 9-feet by 18-feet and drive aisles are a minimum of 24-feet wide.

- (B) *Loading space dimensions.* Each off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet.

The loading space is 12-feet wide, 30-feet long, and min. 14-feet vertical clearance.

- (D) *Landscaping and screening.* All required off-street parking and loading areas shall comply with the provisions of Section 6.2, Tree protection/landscape/xeriscape standards, as they apply to parking and loading areas.

As demonstrated on the Site Plan and detailed in this section of the Justification Report, off-street parking and loading areas comply with the provisions of LDR §6.2.

6.1.9 Accessible parking for disabled persons.

- (A) *Amount of accessible spaces.* Except as otherwise specified in these LDRs, required off-street parking areas shall have a number of level parking spaces that do not exceed a two percent grade, as set forth in Table 6.1-5, Required Accessible Parking Spaces, identified by above-grade signs as being reserved for physically handicapped persons. These spaces shall be included in the required number of parking space required in Table 6.1-1, Minimum Off-Street Parking Standards. Each parking space so reserved shall be not less than 12 feet in width and 18 feet in length.

Table 6.1-5. Required Accessible Parking Spaces	
Total Number of Parking Spaces on Lot	Required Number of Handicapped Parking Spaces
Up to 25	1

One accessible parking space is on the Site Plan, as required.

- (B) *Location of handicapped spaces.* Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. These parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways and elevators.

The handicapped parking space is located directly in front of the proposed building's entrance. Parking area design ensures appropriate ramps and entrances are accessible.

6.1.10 *Pedestrian facilities.*

- (A) *Required improvements.* Pedestrian pathways shall be provided in off-street surface parking lots with 100 or more parking spaces, in accordance with the following standards:
- (1) Pedestrian crosswalks, at least ten feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, shall be located between all primary building entrances and the parking areas serving those entrances; and

Although the parking area has fewer than 100 parking spaces, the Site Plan has a 5'-wide, striped pedestrian pathway from the building's main entrance to the street.

Sec. 6.2. Tree protection and landscaping standards.

6.2.1 *Tree protection standards.*

- (D) *Tree planting, relocation, replacement, credit, banking.*
- (5) *Tree removal.*
 - (a) When protected trees are allowed to be removed during land alteration/site clearing, the trees shall be identified by red flagging.
 - (b) The rights-of-way of proposed roads, the corners of proposed buildings, the location of proposed drainage basins, manmade lakes, areas that require fill and other improvements shall be rough staked and protective barricades shall be installed around trees designated for protection prior to on-site inspection. If, on inspection, these areas have not been identified, a re-inspection will not be done until violations have been corrected.
 - (c) A copy of the tree removal permit shall be posted on the site during these activities.

As shown on the ALTA/NSPS Land Title Survey submitted with this application, there are a few trees located on the site: a 12-inch and 15-inch black berry, a 9-inch and 16-inch hackberry, a 15-inch and 17-inch palm and a 27-inch live oak. As indicated on the Site Plan, these trees will be removed per City of Alachua LDR requirements.

6.2.2 *Landscaping standards.*

- (D) *Landscape standards.*
- (1) *Site landscaping.* For purposes of this section the number of trees required is rounded to nearest whole tree or shrub (e.g., if number of canopy trees needed to meet site

landscaping requirements is calculated at 9.5 trees then ten trees would be required). The following site landscaping shall be required for the following:

- (c) *Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.*
- (i) Three canopy trees per acre, planted on the primary or street-facing side, two canopy trees per acre planted on each of the sides and rear of each structure, and an additional four canopy trees for each 100 lineal feet of façade, planted in front of the façade. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.
 - (ii) Six ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.
 - (iii) A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front façade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the façade to facilitate adequate air circulation.
 - (iv) A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building façade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
 - (v) The site landscaping requirements found in Subsection 6.2.2(D)(1)(c)(i) and (ii) are reduced by 33% for those developments on sites which are one acre or less.

Onsite landscaping shall include, at minimum:

- **Two (2) canopy trees along the US 441 frontage;**
- **Two (2) canopy trees along the side and rear of the building;**
- **Three (3) additional canopy trees along the US 441 frontage;**
- **Four (4) ornamental/understory trees, two (2) in front of the building and one (1) per two of the remaining building sides;**
- **A continual row of shrubs or shrub masses of three or more species around the entire building perimeter, except where access to the building entrance, vehicular bays, utility connections, and mechanical equipment is required; and**
- **Sod where construction activities have disturbed native vegetation.**
- **The quantity of landscape plantings accounts for the less than one-acre site.**

(2) *Parking lot landscaping.*

- (a) *Interior landscaping.* All parking lots shall provide and maintain the following landscaped planting areas within the interior of the parking lot. These standards shall not apply to parking structures or vehicle display areas.
- (i) Each planting area shall contain an area adequate to accommodate the root growth of the plant material used. The size of the planting area and size of plant material at maturity shall allow for a two and one-half foot bumper overhang from the face of the curb.

Landscape areas accommodate appropriate root plates and growth of the chosen plantings.

- (ii) Interior planting areas shall be located within or adjacent to parking areas, consisting of one or more of the following:
 - a. Landscaped islands located at the end of parking bays; or
 - b. Landscaped islands located between parallel rows of cars, used to visually separate parking areas; or
 - c. Landscaped driveway medians with a minimum width of six feet if curbed or a minimum width of ten feet if not curbed; or
 - d. Landscaped areas adjacent to parking lots, interior to the development area.

Landscape areas are in landscaped islands or adjacent to vehicular use areas.

- (iii) Each interior planting area shall contain locally adapted trees and shrubs at the following rate:
 - a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
 - b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.
 - c. Tree islands must be located no more than 11 parking spaces from another tree island or landscaped island at end of parking bay.
 - d. No parking space shall be separated from the trunk of an interior parking lot ornamental or canopy tree by more than 80 feet;
 - e. In cases where the configuration or topographical constraints of an existing site make the placement of required site landscaping impractical, the LDR Administrator may approve up to 50 percent of the required landscaping to be planted on an adjacent public property in accordance with Subsection 6.2.2(D)(9) of this section, Alternative landscape plan.
 - f. The interior planting requirements found in [Subsection] 6.2.2(D)(2)(iii)a and b are reduced by 50 percent when all parking bays within the parking lot area are located in the rear or side of the property.
 - g. Parking lot area shall be calculated as the paved or unpaved area dedicated to the short- or long-term parking or unloading of vehicles, including associated drive-aisles adjacent to parking bays or loading areas.

Landscape material consists of locally adapted plantings.

- (iv) All planting areas shall be stabilized with ground covers, mulching, or other approved materials to prevent soil erosion and allow rainwater infiltration, and shall be irrigated or utilize a xeriscape irrigation alternative.

Landscaped areas are stabilized.

- (v) All planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops or other comparable methods.

All plantings are protected from vehicle damage.

- (b) *Parking lot buffer.* All parking lots shall have landscape buffers around their exterior perimeter that shall be composed of trees, shrubs, ground cover and turfgrass as follows:
 - (i) The buffer shall form a continuous visual screen, excluding required site clearances at driveways. It shall be placed and located to ensure visibility and safety of pedestrians on the public street and persons in the parking lot.

The parking lot buffer provides a continuous visual screen.

- (ii) The buffer for the parking lot shall be located on the exterior of the parking lot, immediately adjacent to the curbed and paved areas.

The parking lot buffer is located on the exterior of the parking lot.

- (iii) The buffer for the parking lot shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained.

The buffer is a minimum of five-feet and average of seven-feet.

- (iv) The parking lot buffer shall have a minimum of:
 - a. Four canopy trees for every 100 lineal feet of buffer.
 - b. Two understory/ornamental trees per 100 lineal feet of buffer.
 - c. A continuous opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.
 - d. Other landscaping materials provided to meet any other requirement of this section may be considered a part of and count toward the requirement parking lot buffer, if such materials are located within 30 feet of the parking lot area.

The site's north, south, and west shall each have a parking lot buffer consisting of a minimum eight (8) canopy trees, four (4) understory/ornamental trees, and a continuous row of shrubs. Landscaping requirements for the business use, parking lot, and the perimeter buffers, and the arterial roadway buffer shall count towards the parking lot buffer requirement.

- (v) Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.

The parking lot buffer not covered by trees or shrubs is planted in ground cover, turfgrass (sod), or mulch.

- (3) *Perimeter buffers.*
 - (c) *Buffer class application.* Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land. The proposed uses are designated with their associated use class and cross-referenced with the numbered columns along the horizontal row

under the adjacent use heading. The buffer type is indicated by letter and the total buffer width in feet is indicated by number.

Table 6.2-2. Buffer Class Application											
Letter = Buffer type; Number = Required width in feet											
A = Type A; B = Type B; C = Type C; D = Type D; N = No buffer required											
Proposed Use		Adjacent Use									
		Residential Uses			Public and Institutional Uses			Commercial Uses			
		1	2	3	4	5	6	7	8	9	10
Residential uses											
9	Commercial parking, self-service storage, vehicle sales and services	D 15	D 15	C 15	D 15	D 10	D 10	C 7.5	C 7.5	A 7.5	B 5
¹ In cases where a business property containing a freestanding restaurant abuts a residential district, the buffer shall be a minimum of 30 feet in width.											

A Type A buffer is located along the north and east boundaries where the site abuts Commercial uses. A 15' buffer is located along the site's frontage, on US 441, per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(d)).

- (f) *Development within perimeter buffers.*
 - (i) The required buffer shall not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section or that require removal of existing vegetation, unless otherwise permitted in these LDRs.

The buffers do not contain any development, impervious surfaces, or site features that do not function to meet the standards of this section or that require removal of existing vegetation.

- (ii) No grading, development, or land disturbing activities shall occur within the buffer unless approved by the LDR Administrator.

Approval from the LDR Administrator in the event grading, development, or land disturbance is necessary within the buffers.

- (iii) Sidewalks and trails may be placed in perimeter buffers, provided damage to existing vegetation is minimized.

A sidewalk connection on the property's west boundary is the only sidewalk/trail proposed. The sidewalks along US 441 and NW 161st Terrace currently exist and are within the right-of-way.

- (iv) Except for stormwater management facilities and necessary direct interconnections to existing systems, utilities are not permitted in perimeter buffers.

The site has existing utilities with associated utility easements along the east, south, and west boundaries. Landscape materials meet minimum separation requirements. An interconnection to the master Stormwater Management Facility located to the north is required within the north buffer.

6.2.3 Screening standards.

(B) *Waste receptacles.* Waste receptacles shall be screened with one of the following materials:

- (1) A solid fence at least six feet in height constructed of wood, masonry, stone, finished (non-reflective) metal, or other similar materials, or

The onsite waste receptacle is screened per the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(a)(iv)).

(C) *Service areas.* Service areas shall be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of six feet within three years of planting.

No service area is proposed.

(D) *Mechanical equipment.* Mechanical equipment shall be screened with either a solid wood, masonry, stone, or finished (non-reflective metal) fence, or a fence constructed of other similar materials, at least three feet in height or a landscaping screen, using evergreen materials, capable of providing a substantially opaque, hedge-like barrier and attaining a minimum height of three feet within two years of planting.

Mechanical equipment is screened with either a solid fence at least three feet in height or a landscaping screen.

(E) *Arterial frontage.* Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows:

- (1) *Canopy trees.* Four canopy trees every 100 lineal feet of arterial frontage placed approximately every 25 feet; the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement;
- (2) *Understory/ornamental trees.* Three understory/ornamental trees every 100 lineal feet of arterial frontage;
- (3) *Shrubs and ground cover.* A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage; or
- (4) *Alternative screening.* An alternative screen consisting of a solid wood fence at least six feet in height with the minimum number of canopy trees to provide a substantially opaque barrier.

The site's frontage along US 441 is 200.00 feet. Landscaping along this frontage consists of eight (8) canopy trees, six (6) understory/ornamental trees, and a continuous row of shrubs or group of shrubs that create an opaque screen for the entire frontage.

Sec. 6.4. Exterior lighting standards.

6.4.3 General standards.

(A) *Hours of illumination.* Lands on which public and institutional uses or business uses are located (see Table 4.1-1, Table of Allowed Uses), that are adjacent to existing residential development or vacant land in residential districts, shall turn off all lighting during nonoperating hours, except lighting that is necessary for security, safety, or identification

purposes. The public and institutional uses and business uses may activate on-site motion sensor devices for emergency purposes.

The site is not located adjacent to residential uses or vacant lands in a residential district.

6.4.4 *Design standards.*

A photometric plan was submitted with the Site Plan application and identifies lighting specifications as well as consistency with City of Alachua lighting design standards listed in LDR §6.4.4.

Sec. 6.5. Signage.

6.5.4 *Permanent signs allowed.* The following permanent signs are allowed:

(C) *In business districts.*

Onsite signs meet the US 441/I-75 Gateway Overlay requirements (LDR §3.7.2(C)(5)(h)).

Sec. 6.7. Open space standards.

6.7.3 *General standards.*

(A) *Amounts of open space required.* Development shall provide at least the minimum amounts of open space set-aside identified in the following Table 6.7-1, Open Space Set-Aside:

Table 6.7-1. Open Space Set-Aside	
Type of Land Use	Minimum Percent of Gross Site Area Designated as Open Space
Business	10

A minimum 10% open space is provided.

(B) *Calculations.* For purposes of complying with this section:

(2) *Required landscaping and tree protection zones.* Areas occupied by required landscaping and tree protection zones shall be counted towards the open space set-aside.

Areas occupied by required landscaping and tree protection zones count towards the open space set-aside.

6.7.4 *Design standards.* Land set aside as open space shall comply with the following standards:

(A) *Location.* Where relevant and appropriate, open space set-aside area should be readily accessible and usable by residents and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development.

Development focal points are located along the site's US 441 frontage.

6.7.6 *Protection and maintenance.*

(A) *Dedicated to homeowners' or property owners' association.* Wherever possible, all open space set aside areas shall be owned jointly or in common by the owners of the development through a recognized homeowners' or property owners' association, which should be established in accordance with the following:

A property owners' association for HighPoint Crossing, established in accordance with LDR 6.7.6(A), manages open space set-asides.

Sec. 6.8. Design standards for business uses.

6.8.2 *Design standards for business uses.*

(B) *Connections to sidewalk system.*

- (1) When a sidewalk system exists within a right-of-way which is contiguous to the development, a minimum of one pedestrian connection to the sidewalk system shall be provided. On-site pedestrian circulation patterns shall be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance(s) of the building(s). Sidewalks shall be constructed in accordance with Subsection 7.3.2(B), Configuration.

A pedestrian connection is located along the west property boundary to connect to the sidewalk along the NW 161st Terrace right-of-way.

(C) *Interconnectivity with adjacent business uses.*

- (1) All uses subject to this section shall provide interconnection with adjacent existing compatible developments through one or more of the following methods:
 - (b) Through joint use of driveways and cross access agreements among adjoining properties to allow circulation between sites. Cross access between new development and existing development shall be configured to provide safe and convenient interconnectivity between the new development and all other existing development located along the cross-access corridor.

Internal drive aisles have been extended to both the north and the east property boundaries to allow interconnectivity to adjacent properties. Cross access agreements among the north and east adjoining properties allow circulation between sites.

6.9.6 *High natural groundwater aquifer recharge standards.*

(C) *High natural groundwater aquifer recharge area standards.* Development within areas designated as high natural groundwater aquifer recharge areas shall comply with the following standards:

- (1) *No drainage wells or sinkholes for stormwater management.* Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers.

No drainage wells or sinkholes are located on site.

- (2) *Development in areas with existing wells.* Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 62-28, Florida Administrative Code. The site and development plan shall clearly indicate that the proposed stormwater disposal methods meet requirements established in this subsection.

There are no existing/proposed wells on site, except for those required for monitoring.

- (3) *Well construction, modification and closure.* Well construction, modification, or closure shall be regulated in accordance with the criteria established by the SRWMD and the Florida Department of Health the Florida Department of Environmental Protection and such other agencies as may be legally designated to have such oversight authority from time to time.

There are no existing/proposed wells on site, except for those required for monitoring.

- (4) *Abandoned wells.* Abandoned wells shall be closed in accordance with the criteria established by Chapter 62-28, Florida Administrative Code.

There are no abandoned wells on site.

- (5) *No discharge of regulated material.* No person shall discharge or cause to or permit the discharge of a regulated material to the soils, groundwater, or surface water of any high natural groundwater aquifer recharge area.

No discharge of a regulated material to the soils, groundwater, or surface water is proposed.

- (6) *Regulated material storage system.* No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, within any high natural groundwater recharge area, except as is necessary for maintenance or testing of those components.

No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as is necessary for maintenance or testing of those components.

Application Package
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1. Cover Letter
2. Special Exception Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheet, and Tax Record
6. Neighborhood Meeting Materials
7. Justification Report
- 8. Map Set**

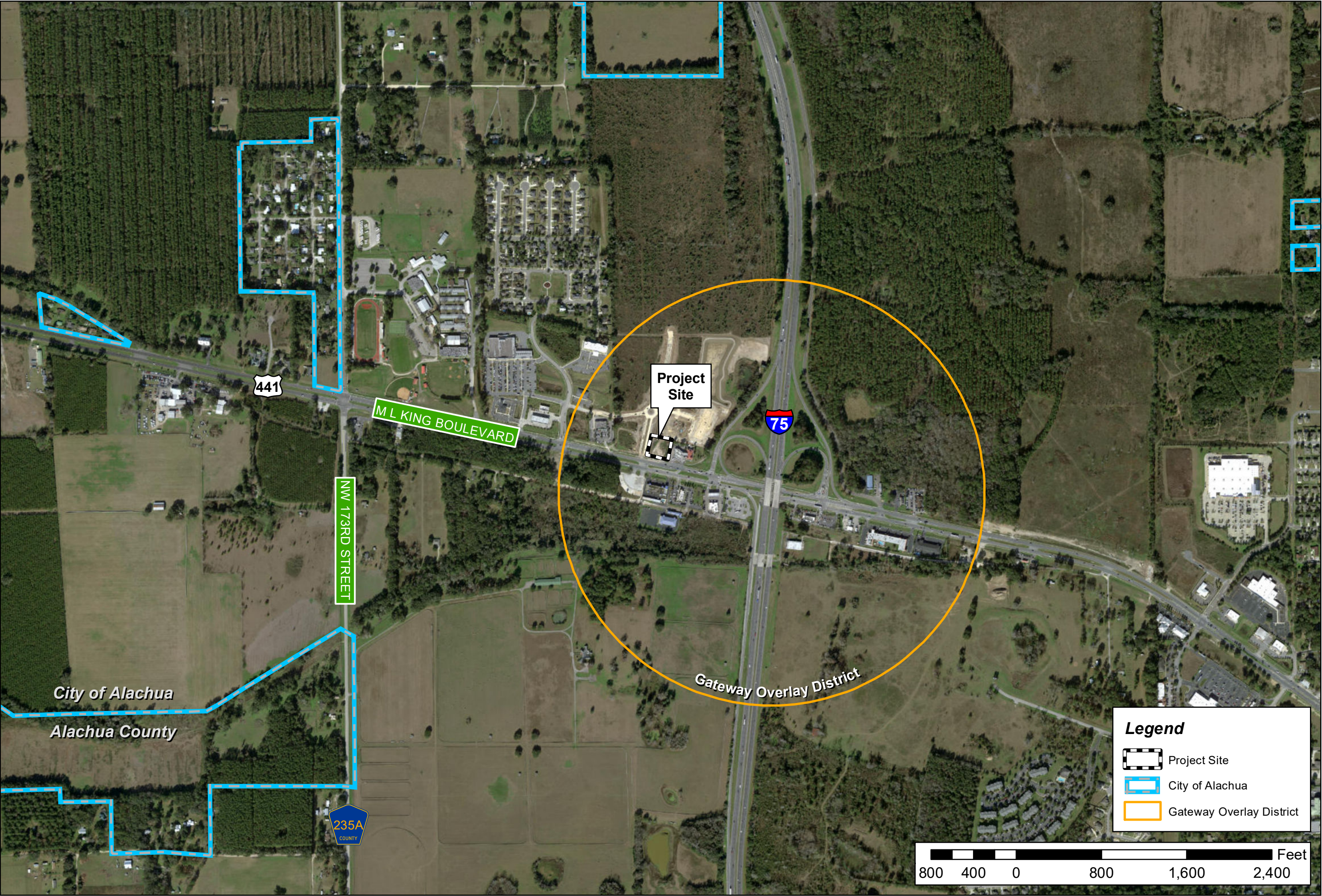


ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel #
03049-003-000 and a Portion of 03049-000-000
City of Alachua, FL

Legend

- Project Site
- City of Alachua
- Gateway Overlay District

CHN Professional Consultants
Date: 1/17/2022
Prepared by: Employee 640
Document Path: N:\2021\121-0395\Admin & Information\07_Maps\GIS\MXDs\1A.mxd



ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcel #
03049-003-000 and a Portion of 03049-000-000
City of Alachua, FL

Legend

- Project Site
- Alachua County Tax Parcels

Scale: 80 40 0 80 160 240 Feet

North Arrow: NORTH

CHN Professional Consultants
Prepared by: Employee 640
Date: 1/17/2022
Document Path: N:\2022\121-0395\Admin & Information\07_Maps\GIS\MXDs\1B.mxd



Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua Future Land Use**
- Commercial

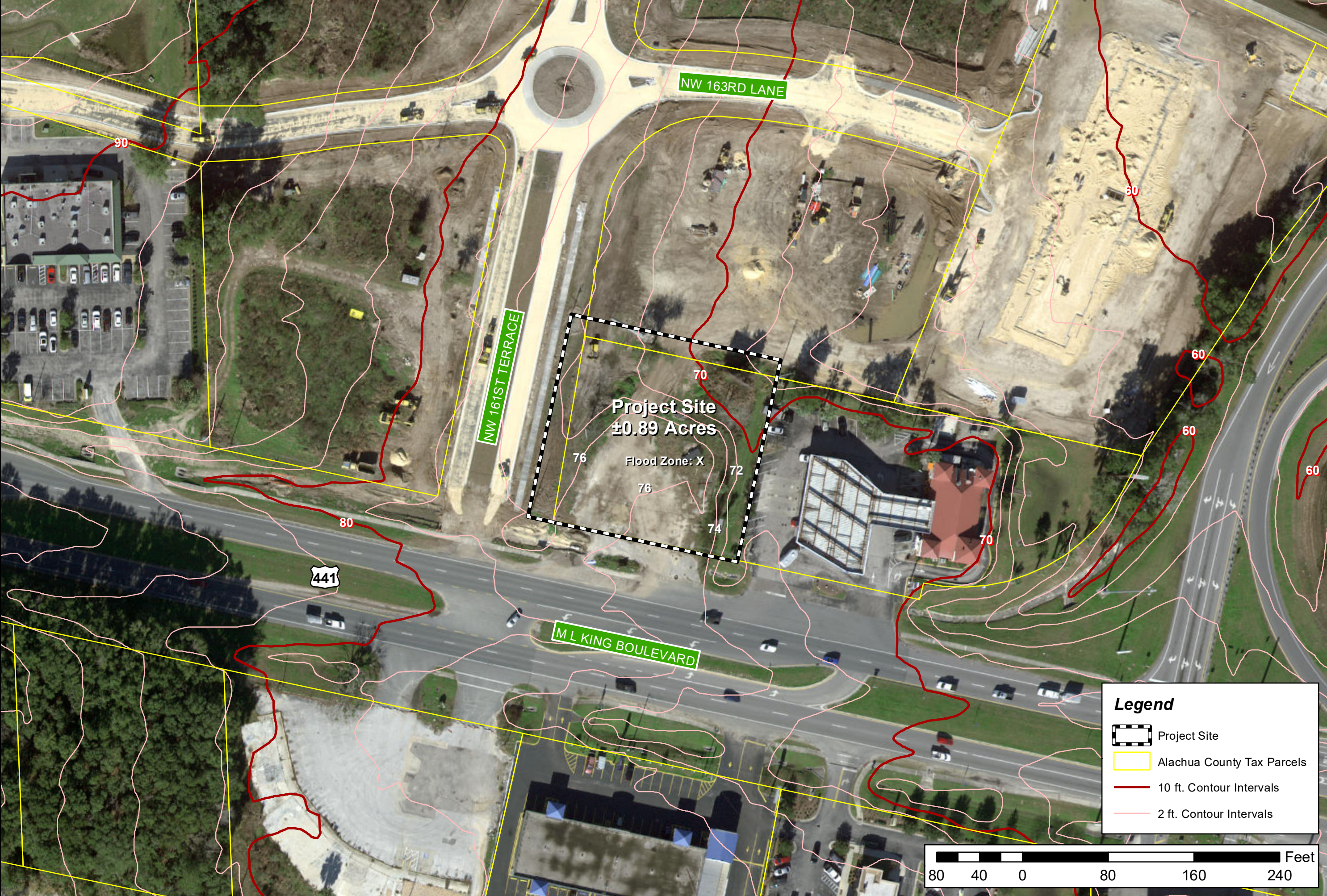




Alachua County Tax Parcel #
03049-003-000 and a Portion of 03049-000-000
City of Alachua, FL



Projection: NAD_1983_StatePlane
Florida_North_FPS_5000_Feet
Datum: North American 1983
False Easting: 1568500.0000 00
False Northing: 1609500.0000 00
Central Meridian: -84.500000
Standard Parallel 1: 25.533333
Standard Parallel 2: 25.533333
Latitude of Origin: 28.000000
GCS: North_American_1983
Prepared by: Employee 640
Date: 1/17/2022



Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals



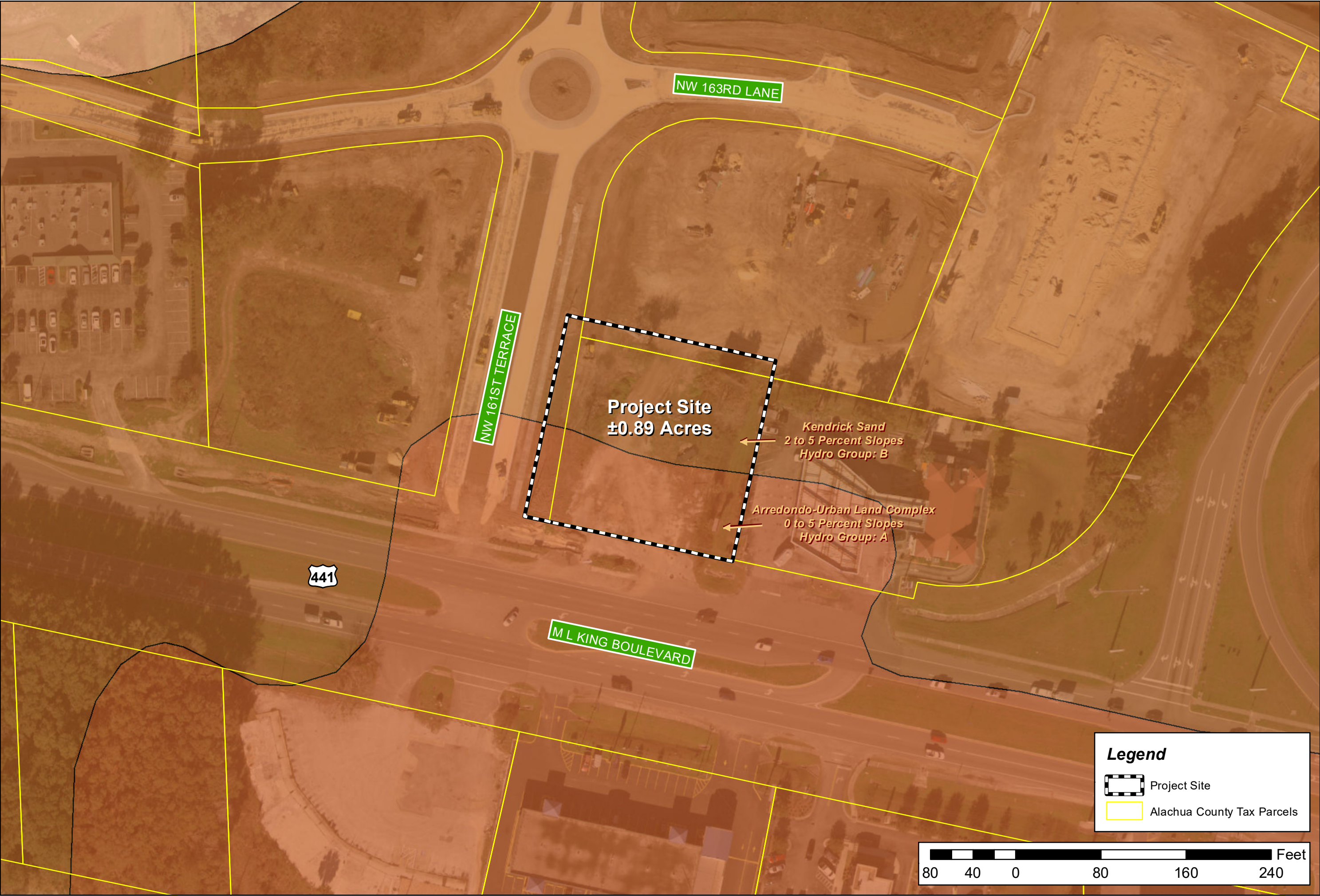


ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcel #
03049-003-000 and a Portion of 03049-000-000
City of Alachua, FL



Projection: NAD_1983_StatePlane
Florida_North_FPS_5000_Feet
Datum: North American 1983
False Easting: 1568500.000000
False Northing: 1609500.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.533333
Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
Units: Feet
GCS: North_American_1983
Prepared by: Employee 640
Date: 1/17/2022



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