



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

March 13, 2018

<b>SUBJECT:</b>	A request for the approval of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a $\pm 1,120$ square foot structure, and associated drainage, paving, grading, and infrastructure improvements
<b>APPLICANT/AGENT:</b>	Chris Gmuer, P.E., Gmuer Engineering, LLC
<b>PROPERTY OWNER:</b>	Bruce D. Neal & Lanette T. Neal
<b>LOCATION:</b>	10100 Cellon Creek Boulevard
<b>PARCEL ID NUMBERS:</b>	05949-013-000 and a portion of 05949-018-000
<b>FLUM DESIGNATION:</b>	Industrial
<b>ZONING:</b>	Light & Warehouse Industrial (ILW)
<b>OVERLAY:</b>	N/A
<b>ACREAGE:</b>	$\pm 23.4$ acres (overall site); $\pm 11.3$ (project area)
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit "A" of this Staff Report.
<b>RECOMMENDED MOTION:</b>	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 20 of the March 13, 2018 Staff Report to the Planning &amp; Zoning Board.</i>

## SUMMARY

This site plan application is a request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal & Lanette T. Neal, property owners, for consideration of the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements.

The overall subject property is ±23.4 acres in area; the project area consists of ±11.3 acres of the overall subject property. The subject property is located at 10100 Cellon Creek Boulevard, which is the terminus of the roadway. There are two (2) existing access points and connections to Cellon Creek Boulevard. Both access points would remain, with some modifications to the eastern ingress/egress to improve the turning radius and access to the property.

The development would modify / expand an existing stormwater basin in the southwest corner of the project area and would relocate another located in the southeast corner of the project area. The applicant has submitted an application to the Suwannee River Water Management District (SRWMD) for the proposed stormwater system modifications. Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

In March 2017, and in accordance with the regulations set forth in Section 4.2.1(D) of the LDRs, the property owner submitted an application for an LDR Administrator Interpretation pertaining to a determination of the proposed use of the subject property. Based upon the information presented by the property owner in the application for an LDR Administrator Interpretation, it was determined that the proposed use, defined within a letter from the LDR Administrator dated March 21, 2017 as “wholesale automobile auctions”, is a use that generally has an impact similar in nature, function, and duration to other use types permitted in the Light & Warehouse Industrial (ILW) zoning district (the zoning of the subject property). As such, the LDR Administrator Interpretation for the proposed use was approved for the subject property. The LDR Administrator’s interpretation letter is included within Exhibit “B” of this Staff Report.

It was noted in the interpretation rendered by the LDR Administrator that additional off-street parking would be needed to meet the requirements of Section 6.1 of the LDRs. This site plan has been prepared and submitted to provide additional off-street parking to comply with the minimum requirements as set forth in the LDR Administrator interpretation, as well as other improvements to the site (outdoor storage areas, outdoor storage area screening, site landscaping, etc.)

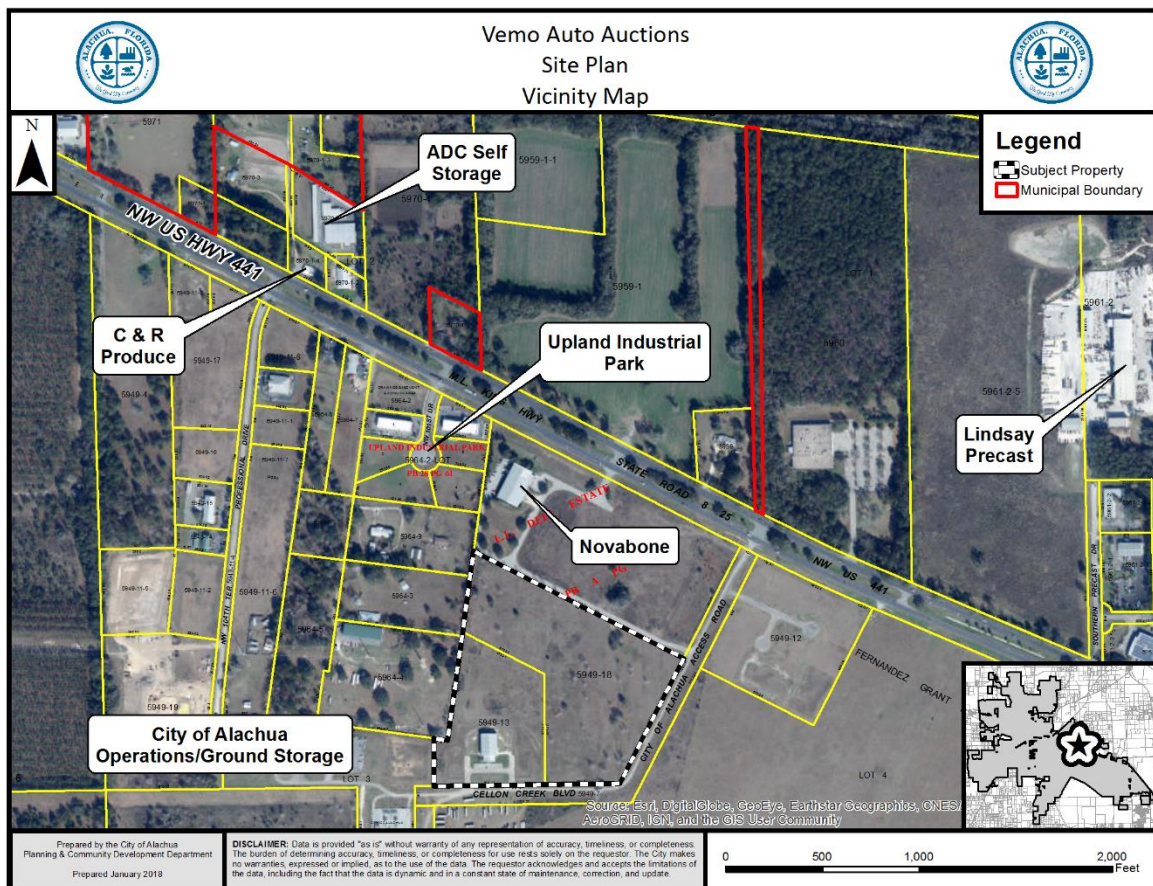
## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Novabone	Industrial	Light & Warehouse Industrial (ILW)
South	Vacant Lands	Moderate Density Residential	Agriculture (A)
East	Vacant Lands	Community Commercial; Moderate Density Residential	Agriculture (A)
West	Governmental Facilities; Industrial Uses	Public; Industrial	Governmental Facilities (GF); Light & Warehouse Industrial (ILW)

**Map 1. Vicinity Map**



## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on July 6, 2017, at the subject property, 10100 Cellon Creek Boulevard. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was unattended.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

### **Future Land Use Element**

#### **GOAL 1:** Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

#### **Objective 1.5:** Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

**Policy 1.5.b:** The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

***Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.b:*** The subject property has an Industrial FLUM Designation, which uses such as outdoor storage yards or lots and limited office uses. The proposed use would comply with the LDR Administrator Interpretation pertaining to the use of the property, issued in March 2017.

**Objective 2.4:** Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

**Policy 2.4.a:** Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

**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.

***Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b:*** The site plan includes a landscaping plan which demonstrates that the proposed development would comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations, or alternative compliance standards as set for the in Section 6.2.2(D)(9).

**Objective 2.5:** Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**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.

***Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a:*** The site plan indicates that following completion of the development, the subject property would exceed the minimum 10% open space requirement.

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

***Evaluation and Findings of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development would not adversely affect natural features.



**Objective 5.2:** Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

**Policy 5.2.a:** All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a:*** An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development would not adversely affect the level of service (LOS) standard of any monitored public facilities.

**Objective 7.2:** Wellfield protection:

The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

**Policy 7.2.a:** A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

**Policy 7.2.b:** A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

***Evaluation and Findings of Consistency with Objective 7.2 and Policies 7.2.a and 7.2.b:*** While the subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, the Public Services Department, in a memorandum dated January 18, 2018, has noted that the City has identified Parcel 05949-006-000 as a future wellfield site. This parcel is currently owned by the City and is located adjacent to and west of the subject property. The memorandum further advises the project's engineer to take into consideration wellfield protection standards into the design.

Policy 7.2.a of the Future Land Use Element establishes a primary wellfield protection zones around city potable wells. The primary protection zone consists of lands within a 500 foot radius of a potable water well, and limits development within the area to low impact development to protect the wellhead from contamination. In addition, no development that conflicts with Chapter 62-521, Florida Administrative Code (F.A.C.) is permitted within primary wellfield protection zones.

Policy 7.2.b establishes a secondary wellfield protection zone around each primary protection zone. Secondary protection zones are designated as low density development zones.

The applicant has not proposed as part of this application any uses which are known to conflict with Chapter 62-521, F.A.C. Staff has proposed a condition pertaining to the Public Services Department's comment concerning future use of the adjacent City-owned property.

**Policy 9.1:** Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

***Evaluation and Findings of Consistency with Policy 9.1:*** The proposed development is located within the City's potable water service area and is presently served by potable water. The subject property is located outside of the wastewater service area, and as such will continue to use a septic system for wastewater.

## **Transportation Element**

### **Objective 1.1: Level of Service**

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

***Evaluation and Findings of Consistency with Objective 1.1:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development would not adversely affect the level of service for transportation facilities.

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

**Policy 1.3.d:** The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

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

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

***Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g:*** The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections would be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

**Policy 2.1.a:** The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

***Evaluation and Findings of Consistency with Objective 2.1.a:*** An analysis of the development's impacts to solid waste facilities is provided within this report. The development would not adversely affect the level of service for solid waste facilities.

**Objective 3.1:** Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

***Evaluation and Findings of Consistency with Objective 3.1:*** The proposed development would modify / expand an existing stormwater basin in the southwest corner of the project area and would relocate another located in the southeast corner of the project area. The applicant has submitted an application to the Suwannee River Water Management District (SRWMD) for the proposed stormwater system modifications. Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

**Policy 4.1.b:** The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured



as required for construction of the infrastructure along public utility easements and right of ways.

***Evaluation and Findings of Consistency with Policy 4.1.b:*** The proposed development is located within the City's potable water service area and is presently served by potable water.

**Policy 4.1.c:** The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

***Evaluation and Findings of Consistency with Objective 4.1.c:*** An analysis of the development's impacts to potable water facilities is provided within this report. The development would not adversely affect the level of service for potable water facilities.

## **Conservation & Open Space Element**

### **Policy 1.2.a:**

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

### **Policy 1.3.e:**

The City's land use designations shall offer the best possible protection to threatened and endangered species.

***Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e:*** The subject property is not known to contain any environmentally sensitive lands or threatened/endangered species. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

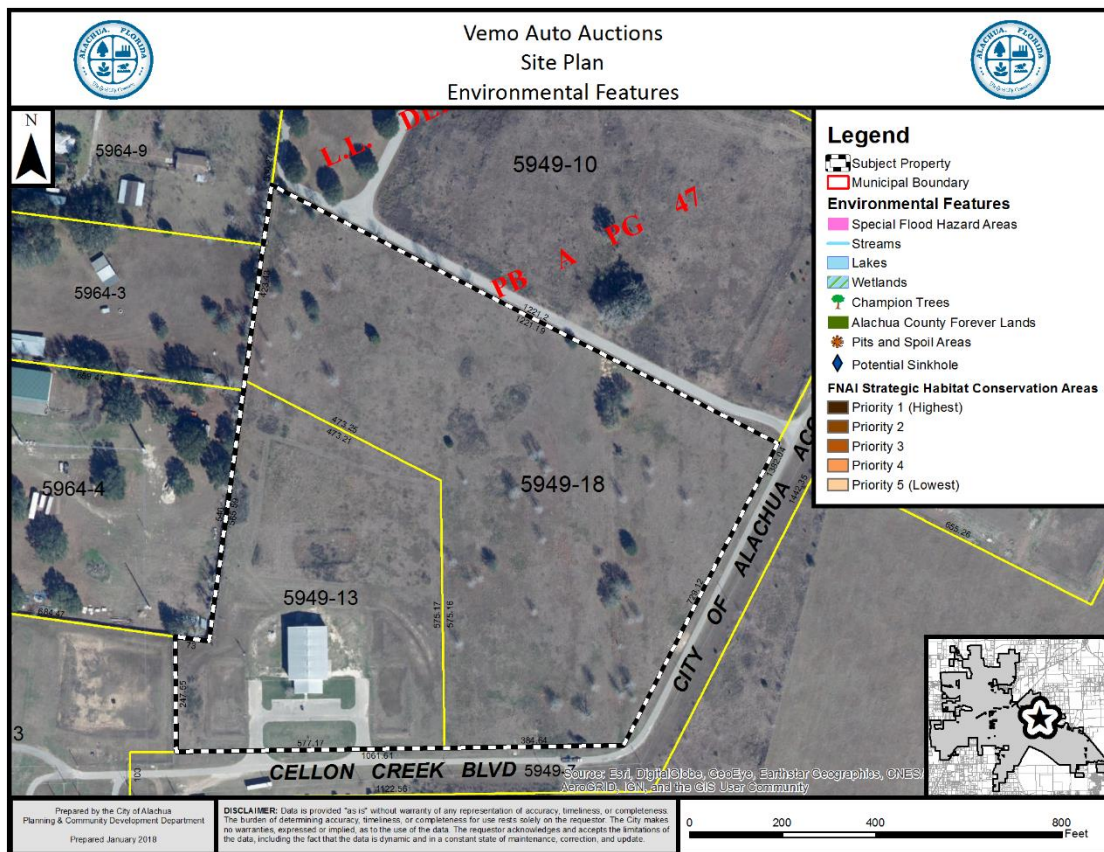
# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

**Evaluation:** No wetlands have been identified on subject property, therefore, there are no issues related to wetland protection.

## Map 2. Environmental Features



## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report. The subject property is located approximately 1,300

feet (approximately ¼ mile) north of lands that are part of the San Felasco Hammock Preserve State Park, however, it is not anticipated that the use of the land would have any adverse impacts upon the State Park lands.

### **Regulated Plant & Animal Species**

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

**Evaluation:** No species identified as endangered, threatened, or of special concern are known to exist on or within proximity of the subject property. The FNAI PNI data layer is not intended for use in a regulatory decision making process, and must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

### **Soil Survey**

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil types found on the subject property:

*Arredondo Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

*Arredondo Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

*Kendrick Sand (2-5% slopes)*

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

**Evaluation:** The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

### **Flood Potential**

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Since the subject property located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

### **Karst-Sensitive Features**

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

### **Wellfield Protection Zones**

The City's Comprehensive Plan establishes wellfield protection standards in Objective 7.2 of the Future Land Use Element.

**Evaluation:** While the subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, the Public Services Department, in a memorandum dated January 18, 2018, has noted that the City has identified Parcel 05949-006-000 as a future wellfield site. This parcel is currently owned by the City and is located adjacent to and west of the subject property. The memorandum further advises the project's engineer to take into consideration wellfield protection standards into the design.

Policy 7.2.a of the Future Land Use Element establishes a primary wellfield protection zones around city potable wells. The primary protection zone consists of lands within a 500 foot radius of a potable water well, and limits development within the area to low impact development to protect the wellhead from contamination. In addition, no development that conflicts with Chapter 62-521, Florida Administrative Code (F.A.C.) is permitted within primary wellfield protection zones.

Policy 7.2.b establishes a secondary wellfield protection zone around each primary protection zone. Secondary protection zones are designated as low density development zones.

The applicant has not proposed as part of this application any uses which are known to conflict with Chapter 62-521, F.A.C. Staff has proposed a condition pertaining to the Public Services Department's comment concerning future use of the adjacent City-owned property.

### **Historic Structures/Markers and Historic Features**

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

## **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

### ***SITE PLAN STANDARDS***

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

#### **(E) Site Plan Standards**

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

##### **(1) Consistency with Comprehensive Plan**

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.



**(2) *Use Allowed in Zone District***

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

**Evaluation & Findings:** The subject property is zoned Light & Warehouse Industrial (ILW). In March 2017, and in accordance with the regulations set forth in Section 4.2.1(D) of the LDRs, the property owner submitted an application for an LDR Administrator Interpretation for a use determination. Based upon the information presented by the property owner in the LDR Administrator Interpretation, it was determined that the proposed use, defined within a letter from the LDR Administrator dated March 21, 2017 as “wholesale automobile auctions”, is a use that generally has an impact similar in nature, function, and duration to other use types permitted in the ILW zoning district. As such, the LDR Administrator Interpretation for the proposed use was approved for the subject property. The LDR Administrator’s interpretation letter is included within Exhibit “B” of this Staff Report.

**(3) *Zone District Use-Specific Standards***

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

**Evaluation & Findings:** Since the use was approved as an unlisted use through the LDR Administrator Interpretation procedures, there are no Use-Specific Standards defined in Section 4.3 for this use. The LDR Administrator Interpretation did, however, note that outdoor storage areas as part of this use shall be subject to the standards for outdoor storage as an accessory use, as set forth in Section 4.4.4(E). The site plan demonstrates compliance with the standards contained therein.

**(4) *Development and Design Standards***

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and *Section 6.9*, Environmental Protection Standards.

In accordance with the provisions set forth in Section 6.2.2(D)(9), the applicant requested approval of an alternative landscape plan.

Section 6.2.2(D)(9)(b) establishes allowable deviations from the landscaping standards. The allowable deviations permitted under this section allow for: (i) a reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public

facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice; (ii) a reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels; or (iii) up to a 25 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.

The applicant's request for an alternative landscape plan proposed the following alternative compliance methods (further information concerning the code minimum landscape requirements and each alternative compliance method is provided within the landscape plans):

**1. West Perimeter Buffer:**

Required: Type "B" Buffer, Option 3: "...requires one four-foot berm or fence plus one canopy tree per 40 (linear feet)..."; Also, Type "B" Buffer, Option 2: "...requires one canopy tree per 40 (linear feet), plus on hedge..."

Proposed: "Alternative compliance is requested per Section 6.2.2(D)(9)(b)(i) for use of understory trees in lieu of canopy trees along this perimeter due to existing overhead utilities and the limited space for tree plantings between this overhead line and the proposed drive. Understory trees are proposed as larger than code-minimum size (30-gallon vs. 15-gallon) to assist in achieving buffer intent sooner. Total of 34 proposed understory and 2 canopy trees to remain to meet this requirement. Trees are proposed at 20' minimum off of exiting utility poles."

**2. Site Landscaping, West Side:**

Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

Proposed: "2 Tree Credits + Alternative compliance requested for the remaining 20 (sic) required trees. Included on plan are 16, 30-gallon trees with 2" caliper. 16 x 2" caliper = 32 caliper inches = 21 tree equivalents.

**3. Site Landscaping, East Side:**

Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

Proposed: "Alternative compliance requested. Included on the plan are 17, 15-gallon with 1.5" caliper trees plus 5, 30 gallon trees with 2" caliper. Translating both to caliper inches, 17 x 1.5" = 25.5" plus 5 x 2" = 10" = 35.5 caliper inches total."

**4. Site Landscaping, North Side:**

Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

Proposed: "Included on the plan are 18, 15-gallon with 1.5" caliper trees plus 4, 30-gallon trees with 2" caliper. Translating both to caliper inches, 18 x 1.5" = 27" plus 4 x 2" = 8" = 35 caliper inches total."

**5. Site Landscaping, Building Façade:**

Required: 20 canopy trees for all facades. 20 trees at 15-gallon 1.5" caliper = 30 caliper inches total;

Proposed: Alternative compliance is requested in order to upsize all building façade trees to provide the total number of required caliper inches with less trees. 15, 30-gallon 2" canopy trees = 30 caliper inches total."

Alternative landscape plans and requests for such alternative plans are reviewed and approved by the LDR Administrator. The alternative landscape plan and proposed alternative compliance methods for this application were found to meet the requirements defined in Section 6.2.2(D)(9)(b), and as such the LDR Administrator approved the alternative landscape plan for the project. A copy of the letter from the LDR Administrator approving the alternative landscape plan, dated February 21, 2018, is included within Exhibit "B" of this Staff Report.

**(5) Subdivision Standards**

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

**Evaluation & Findings:** No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

**(6) Complies with All Other Relevant Laws and Ordinances**

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

**Evaluation & Findings:** The application is consistent with all other relevant City ordinances and regulations.

## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (106)	US 441 (from NW 126 <sup>th</sup> Ave. to SR 235)	4/D	Principle Arterial	Urban	D
<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element. <sup>2</sup> For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs]. <sup>3</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.					

**Table 3. Trip Generation<sup>1</sup>**

Land Use	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
General Light Industrial (ITE Code 110)	80 (40/40)	11 (10/1)	11 (1/10)
<sup>1</sup> Source: ITE Trip Generation, 9th Edition. <sup>2</sup> Formulas: AADT – 6.97 trips per 1,000 square feet x 11,520 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet x 11,520 square feet (88% entering/12% exiting); PM Peak Hour – 0.97 trips per 1,000 square feet x 11,520 square feet (12% entering/88% exiting.)			

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	US 441 Segment 3/4 <sup>1</sup>
Average Annual Daily Trips	
Maximum Service Volume <sup>2</sup>	35,500
Existing Traffic <sup>3</sup>	17,295
Reserved Trips <sup>4</sup>	1,768
Available Capacity <sup>4</sup>	16,437
Increase/Decrease in Daily Trips Generated by Development	80
<b>Residual Capacity After Development's Impacts<sup>5</sup></b>	<b>16,357</b>
<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. <sup>3</sup> Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016. <sup>4</sup> Source: City of Alachua August 2017 Development Monitoring Report. <sup>5</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

Traffic System Category	US 441 Segment 3/4 <sup>1</sup>
PM Peak Hour Trips	
Maximum Service Volume <sup>2</sup>	3,200
Existing Traffic <sup>3</sup>	1,643
Reserved Trips <sup>4</sup>	253
Available Capacity <sup>4</sup>	1,304
Increase/Decrease in PM Peak Hour Trips Generated by Development	11
<b>Residual Capacity After Development's Impacts<sup>5</sup></b>	<b>1,293</b>
<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. <sup>3</sup> Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016. <sup>4</sup> Source: City of Alachua August 2017 Development Monitoring Report. <sup>5</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

**Evaluation:** The impacts generated by the development would not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the impacts that would be generated by the development are acceptable.

## Potable Water Impacts

**Table 5. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>2</sup>	60,524
Available Capacity	938,476
Projected Potable Water Demand from Application <sup>3</sup>	1,728
<b>Residual Capacity</b>	<b>936,748</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>59.27%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, May 2017. <sup>2</sup> City of Alachua August 2017 Development Monitoring Report. <sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 11,520 square feet.	

**Evaluation:** The impacts to the potable water system that would be generated by the development would not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that would be generated by the development are acceptable.

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>2</sup>	57,964
Available Capacity	788,036
Projected Sanitary Sewer Demand from Application <sup>3</sup>	0
<b>Residual Capacity</b>	<b>788,036</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>47.46%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, April 2016. <sup>2</sup> City of Alachua January 2017 Development Monitoring Report. <sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 25,050 square feet.	

**Evaluation:** The subject property is located outside of the wastewater service area, and will continue to use a septic system for wastewater. As such, the development would have no impact upon sanitary sewer facilities.



## **Solid Waste Impacts**

**Table 7. Solid Waste Impacts**

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development <sup>1</sup>	39,568	7221.16
Reserved Capacity <sup>2</sup>	5,280.27	963.65
Demand Generated by Application <sup>3</sup>	69.12	8.98
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources:		
<sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per person per year).		
<sup>2</sup> City of Alachua August 2017 Development Monitoring Report.		
<sup>3</sup> Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
<sup>4</sup> New River Solid Waste Facility, May 2017.		

**Evaluation:** The impacts to the solid waste system that would be generated by the development would not adversely affect the Level of Service (LOS) for solid waste facilities; therefore, the impacts that would be generated by the development are acceptable.

## **Recreation Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

## **Public School Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

**EXHIBIT "A"**  
**TO**  
**VEMO AUTO AUCTIONS**  
**SITE PLAN**  
**STAFF REPORT**

**CONDITIONS:**

1. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated January 18, 2018 and found in Exhibit "B" – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

**EXHIBIT “B”  
TO  
VEMO AUTO AUCTIONS  
SITE PLAN  
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS  
SUBMITTED BY CITY STAFF TO THE  
PLANNING AND ZONING BOARD**

March 6, 2018

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Vemo Auto Auctions - Development Plan Engineering Review

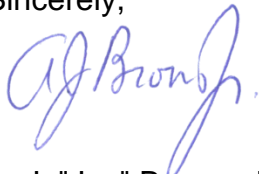
Dear Mr. Tabor:

As you requested, we have reviewed the revised construction drawings for the Vemo Auto Auction Development Plan provided to us by the City of Alachua. Revised drawings C-200 and C-202, dated 2-28-18 and 3-5-18 respectively, were reviewed to determine if our previous 2-21-18 review comments were appropriately addressed by the petitioner. Based on these latest updated plans provided, all of our previous comments have been addressed satisfactorily.

Please recall that we did not review the stormwater management calculations for this project since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If we can provide any other services related to this project please let me know.

Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

---

**Re: JBrown Comments - Vemo Auto Auctions SP**

---

**From :** Christopher Gmuer <chrisg@gmuereng.com>  
**Subject :** Re: JBrown Comments - Vemo Auto Auctions SP  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn  
<kwinburn@cityofalachua.org>

Thu, Feb 22, 2018 12:07 PM

 1 attachment

Perfect. He gave me a heads up but I did want to talk to him because I want to make sure my revisions will 100% satisfy any of his concerns.

Sincerely,  
Christopher A. Gmuer, PE  
President, Gmuer Engineering  
chrisg@gmuereng.com  
(352) 281-4928

On Feb 22, 2018 12:04 PM, Justin Tabor <jtabor@cityofalachua.org> wrote:  
Chris,

Please see the attached letter from Jay Brown in reference to his review of the revised plans, dated 2/14/18, for Vemo Auto Auctions. I spoke to Jay, and he said he will contact you to discuss further.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

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# JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

February 21, 2018

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009



Re: Vemo Auto Auctions - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the revised construction drawings for the Vemo Auto Auction Development Plan provided to us by the City of Alachua. The drawings, created by Gmuer Engineering, and dated 2-14-2017, were reviewed to determine if our previous 1-16-18 review comments were appropriately addressed by the petitioner. In general we feel most all of the comments were satisfactorily addressed, however we do still have a couple of concerns identified in the comments below.

## **Sheet C-200**

1. Provide detailed spot elevations at the disabled parking spaces to verify the sidewalk is designed at 1:20 or flatter and the parking spaces do not exceed a slope of 2.0 %.
2. Provide detailed spot elevations to make sure there is an accessible route provided from the disabled parking spaces to the building entry door.

***I do not believe these 2 comments, which are related, have been addressed properly, and additional or revised grading is warranted. I am concerned about the short 6' side ramps meeting ADA accessibility. I am willing to work with the EOR to improve this grading design to make sure the end result is a better accessible connection for the disabled parking spaces.***

## **Sheet C-203**

1. The eastern drainage diversion swale should be labeled and designed with more grading and design detail. The eastern side of the swale is not tied to grade. This needs to be improved.
2. Where did the topographic survey information come from for the east side of SMF-2? It is not depicted on the survey drawing included within the set. There appears to be more topography than what is shown on the survey drawing. The additional survey should be added to the topographic survey.

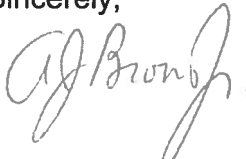
***I still do not think this design is as sound as it should be. Essentially, the bottom of the basin back slope is being used as a swale flow line, which in***

***my opinion, is not good engineering practice. The resulting flow line of the diversion swale runs into the basin outfall MES, which also will cause an erosion problem. I suggest the swale be relocated further east and be designed to better integrate into the surrounding topography. Mr. Gmuer contacted me about this issue, and I am sure he desires to provide the best design possible. He expressed his desire to utilize existing LIDAR topo for this swale. I would not be comfortable doing that, as I think this swale will carry a lot of stormwater and I would want to make sure it is designed properly. The topography is Mr. Gmuer's concern, but at a minimum, it needs to be redesigned away from the toe of the basin berm further to the east and discharge eastward from the basin outfall MES. This will result in an improved swale design. A specific swale section detail should be provided to document exactly how this swale should be constructed.***

Please recall that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the EOR has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "AJ Brown Jr.", written in dark ink.

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

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**RE: Fire Flow / Hydrant Location - Vemo Auto Auctions**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Fire Flow / Hydrant Location - Vemo Auto Auctions  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Wed, Feb 21, 2018 04:54 PM

Justin,

I have reviewed the revised drawing. The changes are acceptable and the fire flow is adequate.

*Brian Green*  
Alachua County Fire Rescue  
Life Safety / Internal Affairs Branch  
352-384-3103 office  
352-494-3140 cell  
352-384-3157 fax  
[BGREEN@ALACHUACOUNTY.US](mailto:BGREEN@ALACHUACOUNTY.US)

---

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Wednesday, February 21, 2018 12:44 PM  
**To:** Brian Green  
**Cc:** Kathy Winburn  
**Subject:** Re: Fire Flow / Hydrant Location - Vemo Auto Auctions

Brian,

Sending a friendly reminder to please respond ASAP confirming the revised application and materials for Vemo Auto Auctions addresses your comments. If you have any questions or need to discuss anything, please give me a call. Otherwise, a response by email confirming is acceptable.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>  
**To:** "bgreen" <[bgreen@alachuacounty.us](mailto:bgreen@alachuacounty.us)>  
**Cc:** "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "Kathy Winburn" <[kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)>, "Rodolfo Valladares" <[ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org)>, "Harry Dillard" <[Hdillard@cityofalachua.com](mailto:Hdillard@cityofalachua.com)>  
**Sent:** Thursday, February 15, 2018 9:56:38 AM  
**Subject:** Fire Flow / Hydrant Location - Vemo Auto Auctions

Brian,

The City has received the revised application and materials for Vemo Auto Auctions. I have attached the fire flow test which was performed for the project, as well as a sheet from the revised plans showing the relocated hydrant within the ROW of Cellon Creek Boulevard. This location was discussed at the project's DRT Meeting, and the Public Services Department and applicant both agreed this location is preferable to provide coverage not only for this property but for the surrounding area.

Please review and confirm the attached materials address your comments provided in an email dated January 11, 2018. I have attached these comments for reference.

The project is scheduled for the next PZB Meeting. Public notices for this meeting will go out next week, so if you are able to **review and comment by Tuesday, 2/20**, I greatly appreciate your effort.

Thank you.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 21, 2018

Also sent electronically to [chrisg@gmuereng.com](mailto:chrisg@gmuereng.com)

Christopher Gmuer, P.E.  
Gmuer Engineering, LLC  
2603 NW 13<sup>th</sup> Street  
Box 314  
Gainesville, FL 32609

RE: Alternative Landscape Plan Request: Vemo Auto Auctions – Site Plan

Dear Mr. Gmuer:

The City has received and reviewed your request for the approval of an alternative landscape plan for the above referenced project pursuant to provisions established in Section 6.2.2(D)(9) of the Land Development Regulations (LDRs). Section 6.2.2(D)(9)(a) states, "[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan."

Section 6.2.2(D)(9)(b) states, "[t]he LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

- (i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.
- (ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.
- (iii) Up to a 25 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise."

This request for an alternative landscape plan and the proposed alternative compliance methods are summarized as follows. Further information concerning the code minimum landscape requirements and each alternative compliance method is provided within the landscape plans prepared by Manley Design, dated February 14, 2018 (*emphasis added* to proposed alternative compliance methods):

**1. West Perimeter Buffer:**

Required: Type "B" Buffer, Option 3: "...requires one four-foot berm or fence plus one canopy tree per 40 (linear feet)..."; Also, Type "B" Buffer, Option 2: "...requires one canopy tree per 40 (linear feet), plus on hedge..."

Proposed: "Alternative compliance is requested per Section 6.2.2(D)(9)(b)(i) for use of understory trees in lieu of canopy trees along this perimeter due to existing overhead utilities and the limited space for tree plantings between this overhead line and the proposed drive. Understory trees are proposed as larger than code-minimum size (30-gallon vs. 15-gallon) to assist in achieving buffer intent sooner. Total of 34 proposed understory and 2 canopy trees to remain to meet this requirement. Trees are proposed at 20' minimum off of exiting utility poles."

**2. Site Landscaping, West Side:**

Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

Proposed: "2 Tree Credits + Alternative compliance requested for the remaining 20 (sic) required trees. Included on plan are 16, 30-gallon trees with 2" caliper. 16 x 2" caliper = 32 caliper inches = 21 tree equivalents.

**3. Site Landscaping, East Side:**

Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

Proposed: "Alternative compliance requested. Included on the plan are 17, 15-gallon with 1.5" caliper trees plus 5, 30 gallon trees with 2" caliper. Translating both to caliper inches, 17 x 1.5" = 25.5" plus 5 x 2" = 10" = 35.5 caliper inches total."

**4. Site Landscaping, North Side:**

Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

Proposed: "Included on the plan are 18, 15-gallon with 1.5" caliper trees plus 4, 30-gallon trees with 2" caliper. Translating both to caliper inches, 18 x 1.5" = 27" plus 4 x 2" = 8" = 35 caliper inches total."

**5. Site Landscaping, Building Façade:**

Required: 20 canopy trees for all facades. 20 trees at 15-gallon 1.5" caliper = 30 caliper inches total;

Proposed: Alternative compliance is requested in order to upsize all building façade trees to provide the total number of required caliper inches with less trees. 15, 30-gallon 2" canopy trees = 30 caliper inches total."

Based upon the description of site constraints provided within the landscape plans, and the allowable deviations defined in Section 6.2.2(D)(9)(b), the request for the approval an alternative landscape plan, and the proposed methods to provide alternative compliance, are found to be consistent with the relevant provisions of LDRs. As such, the alternative landscape plan is hereby approved.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,



Adam Boukari

Acting on behalf of:

LDR Administrator/City Manager

c: Kathy Winburn, AICP, Planning & Community Development Director  
Justin Tabor, AICP, Principal Planner  
Adam Hall, AICP, Planner  
File





## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

January 22, 2018

Also sent electronically to [chrisg@gmuereng.com](mailto:chrisg@gmuereng.com)

Christopher Gmuer, P.E.  
Gmuer Engineering, LLC  
2603 NW 13<sup>th</sup> Street  
Box 314  
Gainesville, FL 32609

RE: Development Review Team (DRT) Summary for: Vemo Auto Auctions – Site Plan

Dear Mr. Gmuer:

The application referenced above was reviewed at our January 22, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, February 6, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

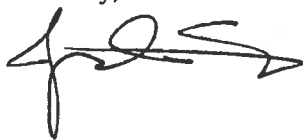
1. **Compliance with LDR Administrator Interpretation (Use)**
  - a. A portion of the "auction queuing lane" is depicted on Sheet C-000 within the "outdoor storage area". All parts of the "auction queuing lane" shall be designated as part of the "outdoor auction area". Revise "site plan map" depicting "auction queuing lane" and "outdoor auction area" and revise the square footage of each area and the parking calculations accordingly.
2. **Compliance with Land Development Regulations (LDRs)**
  - a. **Section 4.4, Accessory Use Standards, Outdoor Storage**
    - i. Section 4.4.4(E)(3) requires outdoor storage areas to be screened from view from all property lines and adjacent right-of-ways by an opaque fence or wall between six and eight feet in height that incorporates one of the predominant materials and one of the predominant colors used in the primary structure.
      1. The fencing material proposed around outdoor storage areas is a wooden fence. Address the requirement to incorporate one of the predominant materials used within the primary structure.

2. No fencing exists or is proposed on the subject property along the west property line to provide required screening of outdoor storage areas which meets all requirements of Section 4.4.4(E)(3), including requirement to incorporate on of the predominant materials and predominant color of the primary structure. Please address.
  3. Landscape screening requirement per Section 4.4.4(E)(3) does not appear to be met west of outdoor storage area. Please address.
- b. Section 6.1, Off-Street Parking and Loading Standards
- i. Per Section 6.1.6, one off-street loading space is required. Location of off-street loading space not shown on plans.
- c. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- i. Sheet C-000 denotes perimeter buffer landscape width of 7.5', as well as parking buffer requirements and tree island requirements. Perimeter buffer width on cover conflicts with width denoted in landscape plans, and the other information is provided within the landscape plans. Remove these notes from Sheet C-000.
  - ii. Site Landscaping Requirements: Calculations of front, side, and rear site landscaping requirements use fractional portions of total project area. Total project area must be used to calculate front, side, and rear site landscaping requirements. Revise calculations and update number of trees provided.
  - iii. Site Landscaping Requirements: Required number of canopy trees for each 100 lineal feet of façade area only provided for front façade. Requirement is applicable to all facades. Provide calculation of façade trees and indicate number of trees provided to meet requirement for side and rear facades.
  - iv. Parking Lot Interior Landscaping:
    1. Provide area of parking lot interior area;
    2. Indicate number of trees/shrubs required and provided within interior parking lot area.
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If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated January 18, 2018  
E-mail from Brian Green, Alachua County Fire Rescue, dated January 11, 2018  
Letter from A.J. "Jay" Brown, Jr., P.E., JBrown Professional Group, dated January 16, 2018

cc: Kathy Winburn, AICP, Planning & Community Development Director (without attachments)  
Adam Hall, AICP, Planner (without attachments)  
Project File



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** January 18<sup>th</sup>, 2018

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E. *RV*  
Public Services Director

**RE:** Vemo Auto Auctions Site Plans

Public Services have reviewed the Vemo Auto Auctions Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<b>General Note.</b> Engineer shall coordinate with utilities in order to minimize conflicts. Existing Duke Energy underground electric is within this area.
2.	<b>General Note.</b> City has identified City Parcel 05949-006-000 as a future wellfield site. Engineer's design to take into consideration the Wellfield protection standards.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner  
Harry Dillard – Lead Engineering Technician

**Zimbra**

**ju\_tabor@cityofalachua.org**

**RE: Review of Vemo Auto Auctions Site Plan**

**From :** Brian Green <bgreen@AlachuaCounty.US>

Thu, Jan 11, 2018 09:24 AM

**Subject :** RE: Review of Vemo Auto Auctions Site Plan

**To :** Justin Tabor <jtabor@cityofalachua.org>

Justin,

Thank you for the email.

RE: Review of Vemo Auto Auctions Site Plan

1. The location of the fire hydrant as shown is not acceptable, Hydrants shall be within 500 feet of a building as the truck drives.
2. I need verification from Public Services as to the current fire flow available at this location.

*Brian Green*

*Alachua County Fire Rescue  
Life Safety / Internal Affairs Branch  
352-384-3103 office  
352-494-3140 cell  
352-384-3157 fax  
BGREEN@ALACHUACOUNTY.US*



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 16, 2018

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Vemo Auto Auctions - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the Vemo Auto Auction Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings, created by Gmuer Engineering and dated 12-14-2017, are generally sound from an overall engineering standpoint, but we do have several comments that should be addressed. The comments are provided below.

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3. Depict the mitered end section in SMF-1.
4. Provide spot elevation at the western end of the diversion swale.



5. Provide erosion control measures along the ROW south of SMF-1 and at the end of the western diversion swale to protect the ROW from erosion and siltation discharge.
6. Provide erosion control measures along the ROW south of the new parking areas to protect the ROW from erosion and siltation discharge.
7. Provide detailed spot elevations at the disabled parking spaces to verify the sidewalk is designed at 1:20 or flatter and the parking spaces do not exceed a slope of 2.0 %.
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12. Provide wheel stops in front of any flush sidewalk sections.
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5. Label Cellon Blvd.
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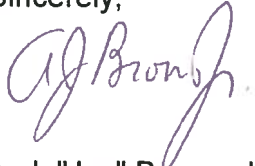
#### **General**

1. Should you consider adding an SWPPP to the drawing set? One should be created for the NPDES permit and it is common, although not required, for the SWPPP to be included in the civil engineering set.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in purple ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

## Development Review Team (DRT) Meeting

**Project Name:** Vemo Auto Auctions Site Plan

**Meeting Date:** January 22, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Vemo Auto Auctions

**APPLICATION TYPE:** Site Plan

**APPLICANT/AGENT:** Chris Gmuer, Gmuer Engineering, LLC

**PROPERTY OWNERS:** Bruce D. Neal & Lanette T. Neal

**DRT MEETING DATE:** January 22, 2018

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Industrial

**ZONING:** Light & Warehouse Industrial (ILW)

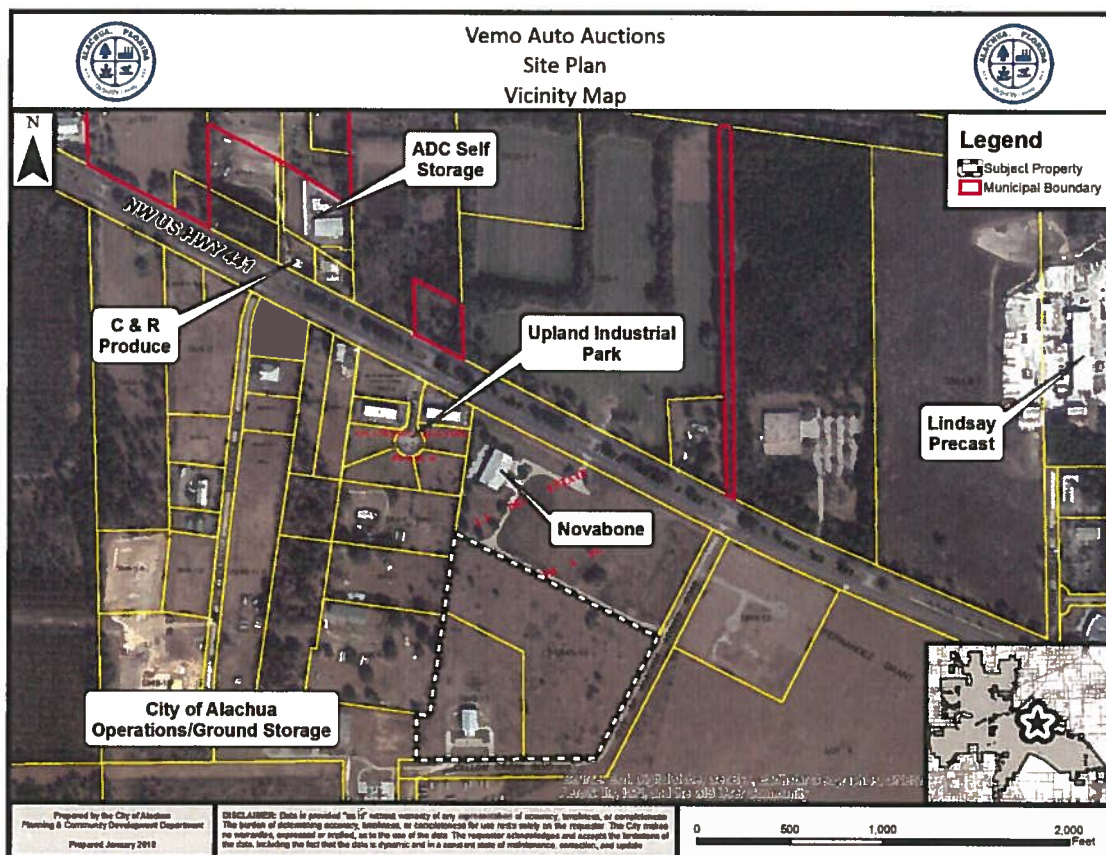
**OVERLAY:** N/A

**ACREAGE:** ±23.4 acres

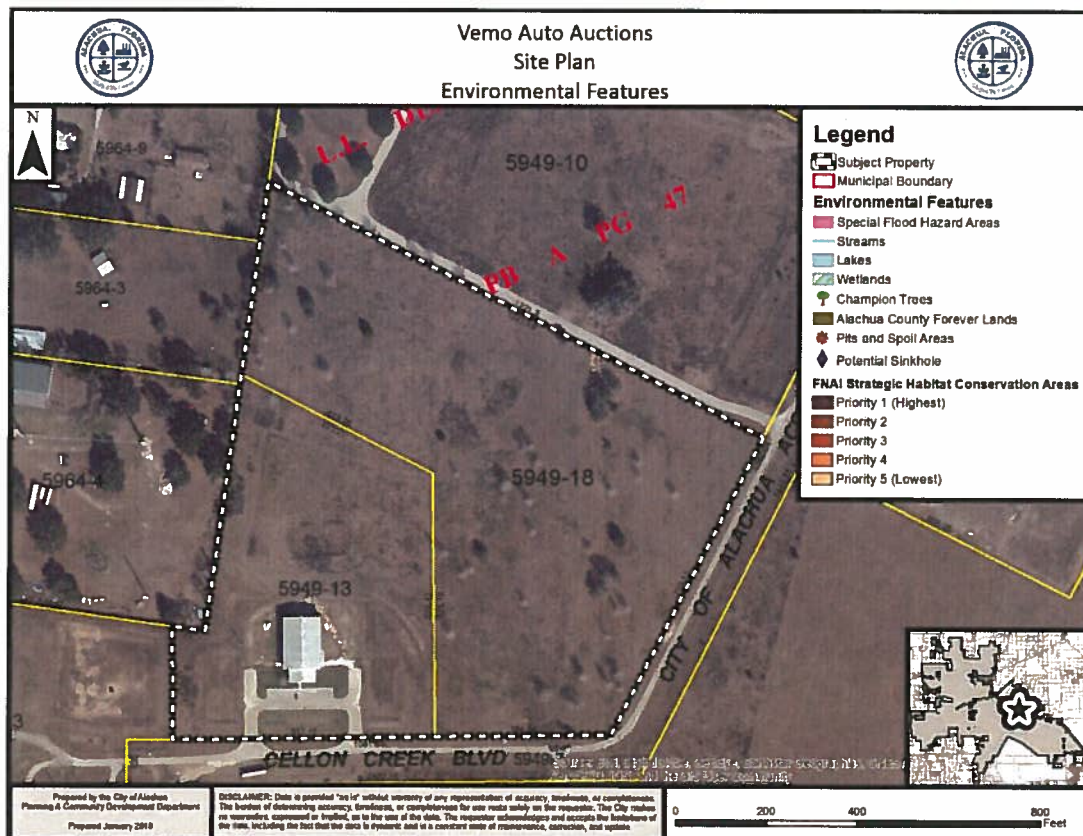
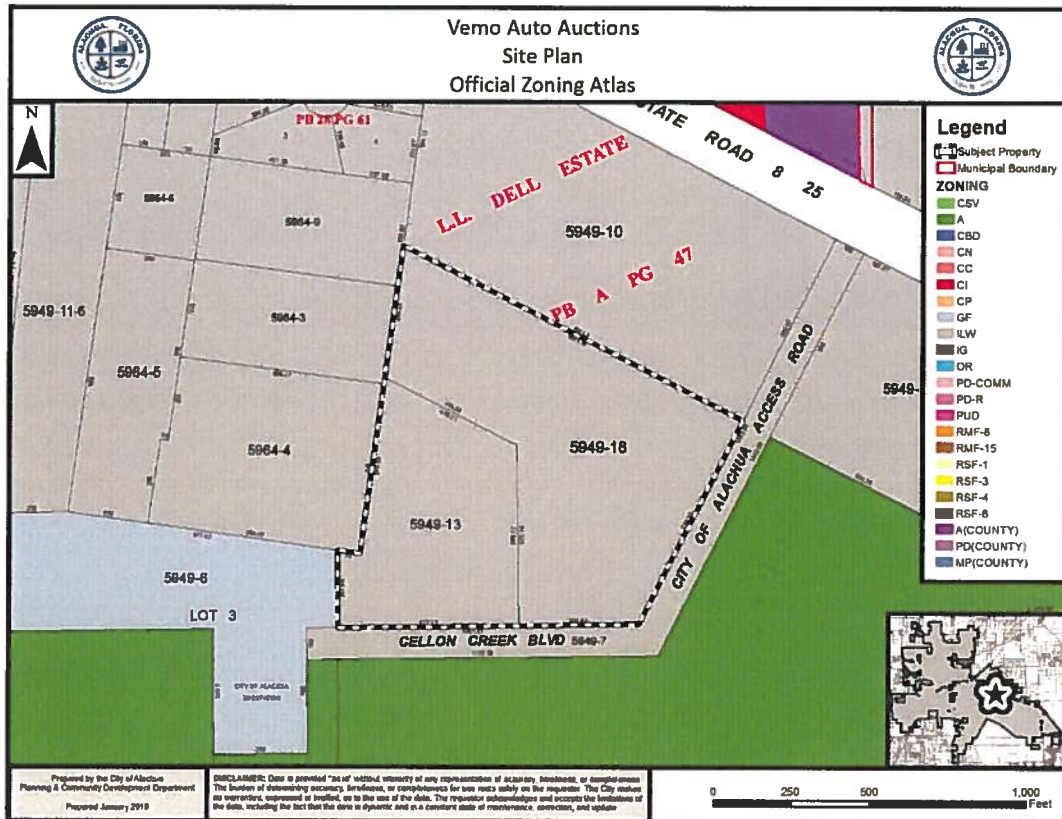
**PARCELS:** 05949-013-000 and a portion of 05949-018-000

**PROJECT SUMMARY:** A request for the approval of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 5:00 PM on Tuesday, February 6, 2018.









## ***Deficiencies to be Addressed***

**\*\* Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. \*\***

1. ***Compliance with LDR Administrator Interpretation (Use)***
  - a. A portion of the "auction queuing lane" is depicted on Sheet C-000 within the "outdoor storage area". All parts of the "auction queuing lane" shall be designated as part of the "outdoor auction area". Revise "site plan map" depicting "auction queuing lane" and "outdoor auction area" and revise the square footage of each area and the parking calculations accordingly.
2. ***Compliance with Land Development Regulations (LDRs)***
  - a. ***Section 4.4, Accessory Use Standards, Outdoor Storage***
    - i. Section 4.4.4(E)(3) requires outdoor storage areas to be screened from view from all property lines and adjacent right-of-ways by an opaque fence or wall between six and eight feet in height that incorporates one of the predominant materials and one of the predominant colors used in the primary structure.
      1. The fencing material proposed around outdoor storage areas is a wooden fence. Address the requirement to incorporate one of the predominant materials used within the primary structure.
      2. No fencing exists or is proposed on the subject property along the west property line to provide required screening of outdoor storage areas which meets all requirements of Section 4.4.4(E)(3), including requirement to incorporate one of the predominant materials and predominant color of the primary structure. Please address.
      3. Landscape screening requirement per Section 4.4.4(E)(3) does not appear to be met west of outdoor storage area. Please address.
  - b. ***Section 6.1, Off-Street Parking and Loading Standards***
    - i. Per Section 6.1.6, one off-street loading space is required. Location of off-street loading space not shown on plans.
  - c. ***Section 6.2, Tree Protection / Landscape / Xeriscape Standards***
    - i. Sheet C-000 denotes perimeter buffer landscape width of 7.5', as well as parking buffer requirements and tree island requirements. Perimeter buffer width on cover conflicts with width denoted in landscape plans, and the other information is provided within the landscape plans. Remove these notes from Sheet C-000.
    - ii. ***Site Landscaping Requirements***: Calculations of front, side, and rear site landscaping requirements use fractional portions of total project area. Total project area must be used to calculate front, side, and rear site landscaping requirements. Revise calculations and update number of trees provided.
    - iii. ***Site Landscaping Requirements***: Required number of canopy trees for each 100 lineal feet of façade area only provided for front façade. Requirement is applicable to all facades. Provide calculation of façade trees and indicate number of trees provided to meet requirement for side and rear facades.
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      1. Provide area of parking lot interior area;
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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** January 18<sup>th</sup>, 2018

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Planning & Community Development Director

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# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 16, 2018

Mr. Justin Tabor, AICP  
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Planning & Community Development  
P.O. Box 9  
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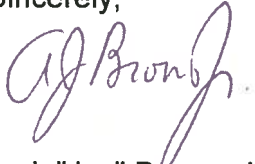
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A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** January 18<sup>th</sup>, 2018

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director

**RE:** Vemo Auto Auctions Site Plans

Public Services have reviewed the Vemo Auto Auctions Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<b>General Note.</b> Engineer shall coordinate with utilities in order to minimize conflicts. Existing Duke Energy underground electric is within this area.
2.	<b>General Note.</b> City has identified City Parcel 05949-006-000 as a future wellfield site. Engineer's design to take into consideration the Wellfield protection standards.
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner  
Harry Dillard – Lead Engineering Technician

## Development Review Team (DRT) Meeting

**Project Name:** Vemo Auto Auctions Site Plan

**Meeting Date:** January 17, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Vemo Auto Auctions

**APPLICATION TYPE:** Site Plan

**APPLICANT/AGENT:** Chris Gmuer, Gmuer Engineering, LLC

**PROPERTY OWNERS:** Bruce D. Neal & Lanette T. Neal

**DRT MEETING DATE:** January 17, 2018

**DRT MEETING TYPE:** Staff

**FLUM DESIGNATION:** Industrial

**ZONING:** Light & Warehouse Industrial (ILW)

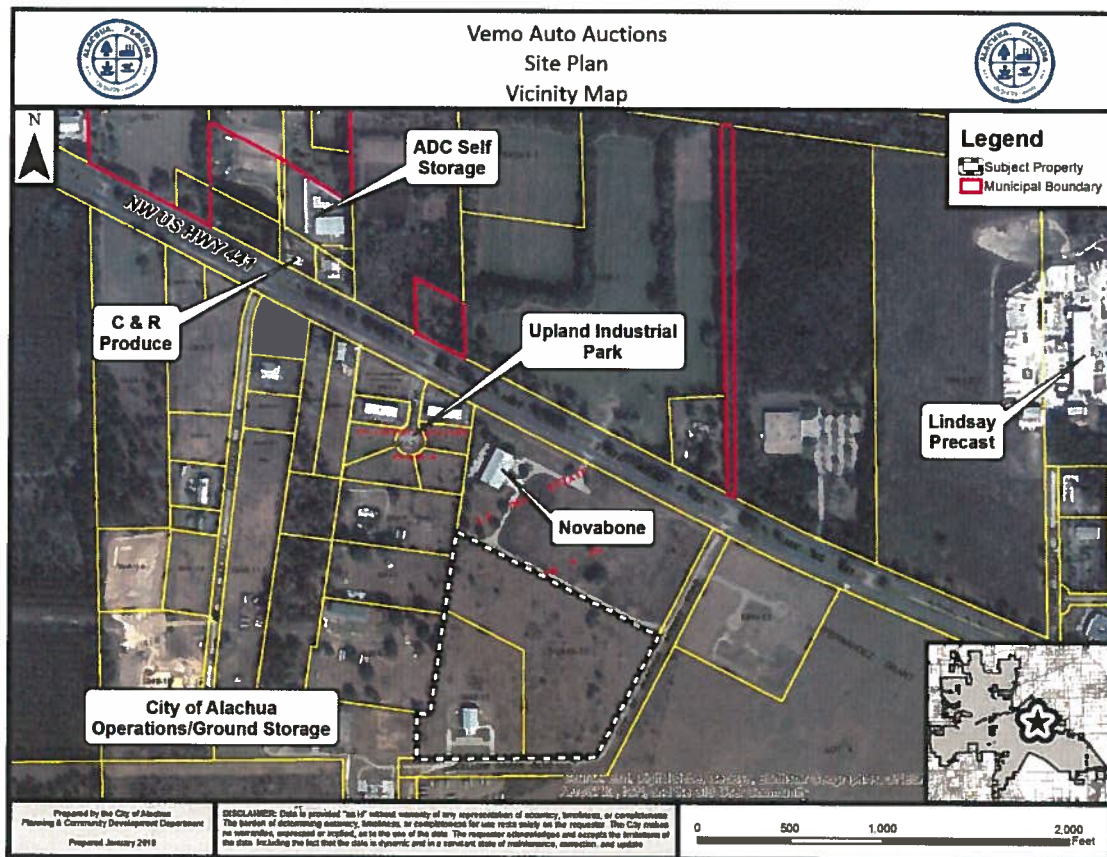
**OVERLAY:** N/A

**ACREAGE:** ±23.4 acres

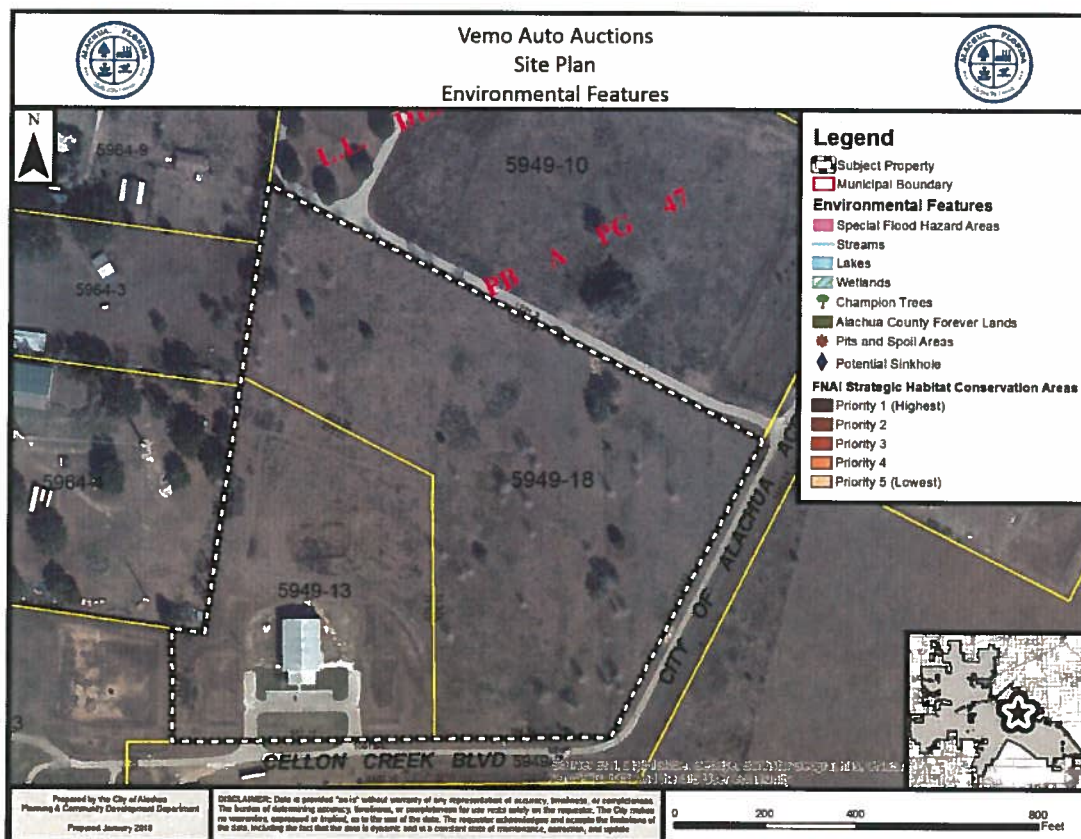
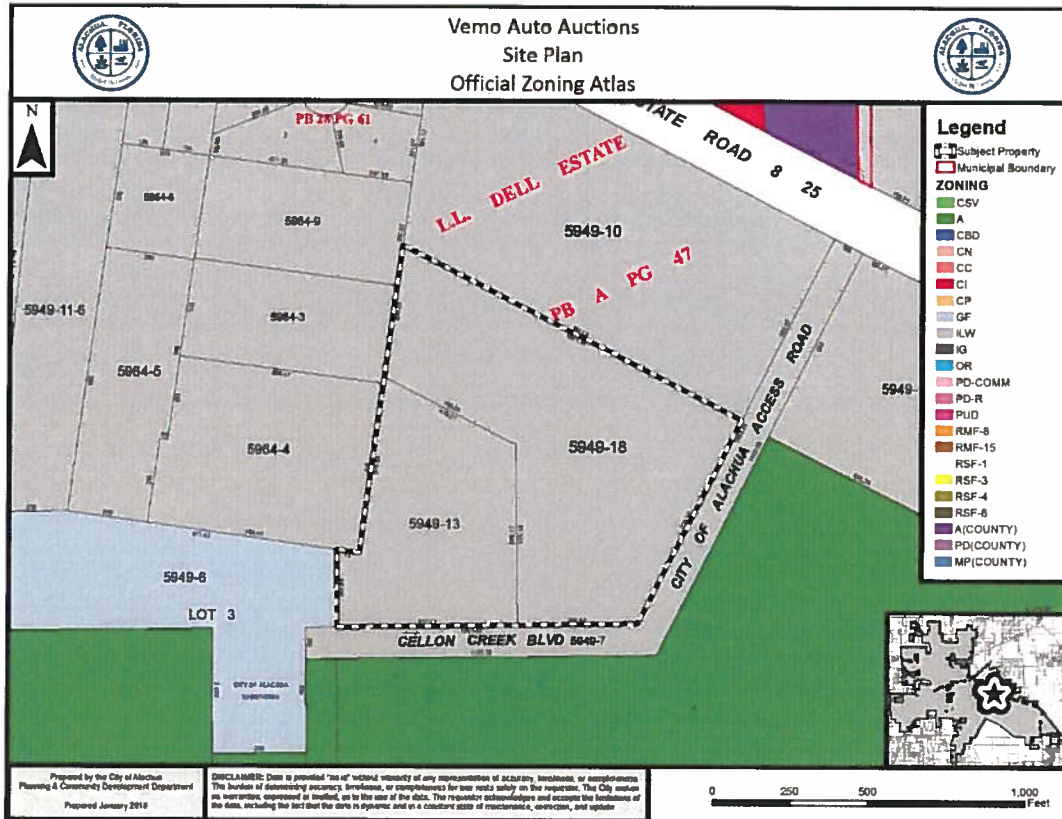
**PARCELS:** 05949-013-000 and a portion of 05949-018-000

**PROJECT SUMMARY:** A request for the approval of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 5:00 PM on Tuesday, February 6, 2018.









## ***Deficiencies to be Addressed***

**\*\* Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. \*\***

1. ***Compliance with LDR Administrator Interpretation (Use)***
  - a. A portion of the "auction queuing lane" is depicted on Sheet C-000 within the "outdoor storage area". All parts of the "auction queuing lane" shall be designated as part of the "outdoor auction area". Revise "site plan map" depicting "auction queuing lane" and "outdoor auction area" and revise the square footage of each area and the parking calculations accordingly.
2. ***Compliance with Land Development Regulations (LDRs)***
  - a. ***Section 4.4, Accessory Use Standards, Outdoor Storage***
    - i. Section 4.4.4(E)(3) requires outdoor storage areas to be screened from view from all property lines and adjacent right-of-ways by an opaque fence or wall between six and eight feet in height that incorporates one of the predominant materials and one of the predominant colors used in the primary structure.
      1. The fencing material proposed around outdoor storage areas is a wooden fence. Address the requirement to incorporate one of the predominant materials used within the primary structure.
      2. No fencing exists or is proposed on the subject property along the west property line to provide required screening of outdoor storage areas which meets all requirements of Section 4.4.4(E)(3), including requirement to incorporate one of the predominant materials and predominant color of the primary structure. Please address.
      3. Landscape screening requirement per Section 4.4.4(E)(3) does not appear to be met west of outdoor storage area. Please address.
  - b. ***Section 6.1, Off-Street Parking and Loading Standards***
    - i. Per Section 6.1.6, one off-street loading space is required. Location of off-street loading space not shown on plans.
  - c. ***Section 6.2, Tree Protection / Landscape / Xeriscape Standards***
    - i. Sheet C-000 denotes perimeter buffer landscape width of 7.5', as well as parking buffer requirements and tree island requirements. Perimeter buffer width on cover conflicts with width denoted in landscape plans, and the other information is provided within the landscape plans. Remove these notes from Sheet C-000.
    - ii. ***Site Landscaping Requirements:*** Calculations of front, side, and rear site landscaping requirements use fractional portions of total project area. Total project area must be used to calculate front, side, and rear site landscaping requirements. Revise calculations and update number of trees provided.
    - iii. ***Site Landscaping Requirements:*** Required number of canopy trees for each 100 lineal feet of façade area only provided for front façade. Requirement is applicable to all facades. Provide calculation of façade trees and indicate number of trees provided to meet requirement for side and rear facades.
    - iv. ***Parking Lot Interior Landscaping:***
      1. Provide area of parking lot interior area;
      2. Indicate number of trees/shrubs required and provided within interior parking lot area.
    - v. ***Parking Lot Perimeter Landscaping:***
      1. Provide length, in linear feet, of parking lot perimeter;
      2. Indicate number of canopy and understory trees required and provided along parking lot perimeter. Note the number or required canopy trees does not appear to be met for parking lot perimeter.

- vi. Perimeter Buffer Requirements:
  - 1. Alternative compliance for west perimeter buffer requires approval by LDR Administrator and must meet requirements of Section 6.2.2(D)(9). Response from LDR Administrator to be provided under separate cover.
  - 2. East and North Perimeter Buffers, Narrative of Required Buffers: For Type B, Option 2 areas, requirement is one canopy tree every 40 linear feet plus one hedge. Plans currently state "one canopy tree plus one hedge..."
- 3. Section 6.4, Exterior Lighting Standards
  - a. Light fixture depicted on Sheet P-100 within paved parking area but no protection provided against potential vehicular conflicts. Provide wheel stops or other means of protection.
  - b. Lighting cutsheets submitted with application materials are different than the fixtures proposed and state project name "Farm Bureau Alachua." Submit correct lighting cutsheets.
  - c. Data tables repeated on Sheet P-100. Delete second set of tables.
- 4. General Comments
  - a. Provide proposed color scheme of building and fencing.
  - b. Project area depicted on "location map" the boundary also shown on "site plan map" on Sheet C-000. Provide acreage of the project area.
  - c. Compliance with FBC and other applicable building/fire codes for proposed modifications to building are subject to review at the time of building permit review.
- 5. Comprehensive Plan Consistency
  - a. The applicant must address Policy 5.2.c, Community Facilities & Natural Groundwater Aquifer Recharge Element, which requires utilization of one of the defined techniques to address groundwater quality and quantity impacts.
  - b. The response to Policy 2.4.a, Future Land Use Element, which requires a minimum 30% landscaped area, should state the total percentage of site landscaped area, or the landscaped plans should provide this information.
- 6. Concurrency Impact Analysis
  - a. Transportation Impacts: Existing traffic, per August 2017 Development Monitoring Report, on Segments 3/4 is 17,295. Revise accordingly.
  - b. Potable Water:
    - i. Verify reserved capacity and residual capacity are consistent with the August 2017 Development Monitoring Report;
    - ii. Site is served by potable water. Revise accordingly.
- 7. Completeness Review Comments
  - a. Label buildings as existing / proposed as applicable.
  - b. Front setback not labeled on Sheet C-102 (portion of the site on the left side of sheet); side setback not labeled on Sheet C-102 (portion of site in the center of sheet).
  - c. Civil plans were signed and sealed, but plans by other design professionals were not signed and sealed. Ensure future resubmittals are signed and sealed by all design professionals.
  - d. Copies of application materials must be collated into complete application packages and plans individually rolled/folded.
- 8. Public Services/Fire Rescue/Outside Engineering Review Comments
  - a. The applicant must address the comments provided by the Public Services Department.
  - b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an e-mail dated January 11, 2018.
  - c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated January 16, 2018.

**RE: Review of Vemo Auto Auctions Site Plan**

**From :** Brian Green <bgreen@AlachuaCounty.US>

Thu, Jan 11, 2018 09:24 AM

**Subject :** RE: Review of Vemo Auto Auctions Site Plan

**To :** Justin Tabor <jtabor@cityofalachua.org>

Justin,

Thank you for the email.

RE: Review of Vemo Auto Auctions Site Plan

1. The location of the fire hydrant as shown is not acceptable, Hydrants shall be within 500 feet of a building as the truck drives.
2. I need verification from Public Services as to the current fire flow available at this location.

*Brian Green*

*Alachua County Fire Rescue*

*Life Safety / Internal Affairs Branch*

*352-384-3103 office*

*352-494-3140 cell*

*352-384-3157 fax*

*BGREEN@ALACHUACOUNTY.US*



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 16, 2018

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Vemo Auto Auctions - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the Vemo Auto Auction Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings, created by Gmuer Engineering and dated 12-14-2017, are generally sound from an overall engineering standpoint, but we do have several comments that should be addressed. The comments are provided below.

## **Sheet C-010**

1. There is no legend provided on the Notes & Legend Sheet. Add the civil engineering legend.

## **Sheet C-100**

1. Suggest labeling the "Warehouse Building" and the "Check-In Building".
2. Label inverted crown swale within the northern paved area.
3. Suggest cleanup the power pole, A/C pad, wastewater cleanout, etc. base survey symbology, which is way too large for the scale of the drawing. Would be better if those items were reduced to proportionate scale.

## **Sheet C-100**

1. Why is the eastern auto auction drive lane to be constructed out of gravel / limerock when the western lane is paved?
2. Correct spelling of drive "aisle".

## **Sheet C-200**

1. Label the stormwater basins, and recommend providing information on this sheet identifying basin top elevation, basin bottom elevation, and basin 100 year design high water level elevation.
2. In SMF-1 add elevation at bottom of spillway.
3. Depict the mitered end section in SMF-1.
4. Provide spot elevation at the western end of the diversion swale.

5. Provide erosion control measures along the ROW south of SMF-1 and at the end of the western diversion swale to protect the ROW from erosion and siltation discharge.
6. Provide erosion control measures along the ROW south of the new parking areas to protect the ROW from erosion and siltation discharge.
7. Provide detailed spot elevations at the disabled parking spaces to verify the sidewalk is designed at 1:20 or flatter and the parking spaces do not exceed a slope of 2.0 %.
8. Provide detailed spot elevations to make sure there is an accessible route provided from the disabled parking spaces to the building entry door.
9. Label the finished floor elevation of the warehouse building.
10. Label the concrete pad and bike racks. Label the type of curbing to be used.
11. Label the type of sidewalk (step-up or flush).
12. Provide wheel stops in front of any flush sidewalk sections.
13. Hatch the proposed pavement.
14. It is unclear if the sidewalk continues to connect to the western 4 space parking bay. There may be an unintended line in that area if the sidewalk is not intended to connect in front of the full width of the bike rack. If that sidewalk is to be extended, hatch it accordingly and grade it accordingly.
15. Point to and label the concrete splash pads with energy dissipater blocks.
16. The addition of runoff directional flow arrows would assist in the depiction of the grading and drainage plan design intent.
17. Recommend providing erosion control at the end of the spillways entering SMF-1 and SMF-2 to protect the basin bottoms during construction from unnecessary siltation deposits.
18. Recommend protecting the pavement edge where the center swale meets the northern pavement by the addition of a concrete spillway or flush curb. With the swale discharging at that point source in the pavement, that section of pavement will degrade quickly.

#### **Sheet C-201**

1. Hatch the drive aisles and pavement.
2. Depict the water well at an appropriate size to make sure the swale is not affecting it.

#### **Sheet C-202**

1. Depict the mitered end section in SMF-2. Consider allowing the MES to outfall to the basin within the concrete spillway. In that manner you would only have 1 point of stormwater discharge entry and it would be less maintenance and erosion control. If not, provide an erosion control splash pad at the MES entry location.
2. Provide elevation labels on the existing elevation contours.
3. Provide erosion control measures along the ROW south of SMF-2 and at the end of the eastern diversion swale to protect the ROW from erosion and siltation discharge.
4. Protect the Cellon Blvd. cross-drain with erosion control measures.
5. Label Cellon Blvd.
6. Label filtration cleanout.

7. Label SMF-2, and recommend providing information on this sheet identifying basin top elevation, basin bottom elevation, and basin 100 year design high water level elevation.
8. 15" HDPE outfall pipe should have exact slope not minimum.
9. The eastern drainage diversion swale should be labeled and designed with more grading and design detail. The eastern side of the swale is not tied to grade. This needs to be improved.
10. Where did the topographic survey information come from for the east side of SMF-2? It is not depicted on the survey drawing included within the set. There appears to be more topography than what is shown on the survey drawing. The additional survey should be added to the topographic survey.
11. Label the Cillon Blvd. cross-drain pipe and inverts to make sure the swale design works in relation to the cross drain.
12. Hatch the auction pavement drive aisles.
13. Are any easements required to be provided on Parcel 2 for the work within Parcel 2? For example a drainage easement for SMF-2.

#### **Sheet C-203**

1. Show the western property line on the SMF-1 cross section.
2. If you are using CMU blocks as the energy dissipater devices you may want to consider thickening the splash pad thickness.
3. Consider adding a plan view of ST-SMF2 to show the grease skimmer better.
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1. Show the parking lot light pole locations to verify no conflict exists between tree plantings and proposed parking lot lights.

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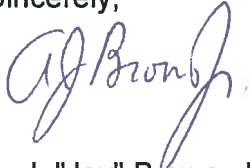
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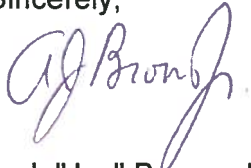
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President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

**RE: Review of Vemo Auto Auctions Site Plan**

**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Review of Vemo Auto Auctions Site Plan  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Thu, Jan 11, 2018 09:24 AM

Justin,

Thank you for the email.

RE: Review of Vemo Auto Auctions Site Plan

1. The location of the fire hydrant as shown is not acceptable, Hydrants shall be within 500 feet of a building as the truck drives.
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*Brian Green*

*Alachua County Fire Rescue  
Life Safety / Internal Affairs Branch  
352-384-3103 office  
352-494-3140 cell  
352-384-3157 fax  
BGREEN@ALACHUACOUNTY.US*

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Thursday, January 11, 2018 8:33 AM  
**To:** Brian Green  
**Subject:** Re: Review of Vemo Auto Auctions Site Plan

Brian,

Following up to our phone call on Tuesday. Please submit comments today for inclusion in the DRT review of the project.

Thanks.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

**City Hall Hours of Operation**  
Monday - Thursday, 7:30 AM - 6:00 PM



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**Fwd: Review of Vemo Auto Auctions Site Plan**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>

Thu, Jan 11, 2018 09:28 AM

**Subject :** Fwd: Review of Vemo Auto Auctions Site Plan**To :** Rodolfo Valladares <ro\_valladares@cityofalachua.org>**Cc :** Kathy Winburn <kwinburn@cityofalachua.com>, Harry Dillard  
<Hdillard@cityofalachua.com>, Jessie Meetoo  
<je\_meetoo@cityofalachua.org>

Rodolfo,

Please see comment #2 from Brian Green, Fire Inspector, Alachua County Fire Rescue, in reference to his review of the Site Plan for Vemo Auto Auctions. A copy of this Site Plan has been provided to Public Services to review (response date - Tues., 1/17; DRT Meeting Wed., 1/18), which could allow Public Services' response to Brian's request or direct the applicant on how to obtain this information.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

***City Hall Hours of Operation***

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

---

**From:** "bgreen" <bgreen@AlachuaCounty.US>**To:** "Justin Tabor" <jtabor@cityofalachua.org>**Sent:** Thursday, January 11, 2018 9:24:38 AM**Subject:** RE: Review of Vemo Auto Auctions Site Plan

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RE: Review of Vemo Auto Auctions Site Plan

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352-494-3140 cell  
352-384-3157 fax  
[BGREEN@ALACHUACOUNTY.US](mailto:BGREEN@ALACHUACOUNTY.US)

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**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]  
**Sent:** Thursday, January 11, 2018 8:33 AM  
**To:** Brian Green  
**Subject:** Re: Review of Vemo Auto Auctions Site Plan

Brian,

Following up to our phone call on Tuesday. Please submit comments today for inclusion in the DRT review of the project.

Thanks.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>  
**To:** "bgreen" <[bgreen@alachuacounty.us](mailto:bgreen@alachuacounty.us)>  
**Cc:** "kwinburn" <[kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)>, "Keith Bennett" <[ke\\_bennett@cityofalachua.org](mailto:ke_bennett@cityofalachua.org)>  
**Sent:** Tuesday, January 9, 2018 9:46:20 AM  
**Subject:** Re: Review of Vemo Auto Auctions Site Plan

Brian

Sending a friendly reminder in reference to the review of the site plan for Vemo Auto Auctions. Please respond by Thursday, 1/11. If you have any questions, please feel free to call.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
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**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>  
**To:** "bgreen" <[bgreen@alachuacounty.us](mailto:bgreen@alachuacounty.us)>  
**Cc:** "Kathy Winburn" <[kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)>, "Keith Bennett" <[ke\\_bennett@cityofalachua.org](mailto:ke_bennett@cityofalachua.org)>  
**Sent:** Thursday, January 4, 2018 1:19:22 PM  
**Subject:** Review of Vemo Auto Auctions Site Plan

Brian,

The City has received an application for a Site Plan for Vemo Auto Auctions, which proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property, located at 10100 Cellon Creek Boulevard. There is an existing building, which is approximately 10,400 square feet. This project will primarily add an outdoor storage area, parking, and stormwater for the proposed use.

The applicant (Gmuier Engineering) has provided a calculation of the needed fire flow. In addition, a hydrant is proposed, however, it may be in a location not readily accessible for use.

Please review the plans and calculation of needed fire flow and provide any comments by 5 PM on Thursday, January 11, 2018.

Plans are accessible here: **MailScanner has detected a possible fraud attempt from "http:" claiming to be** <http://cloud.cityofalachua.org/index.php/s/9o68VJXz73R6igP>

Needed Fire Flow Calculation is accessible here: <http://cloud.cityofalachua.org/index.php/s/tG6ivZhc88sxK9Z>

If you would like to discuss further, please feel free to give me a call.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

January 8, 2018

VIA HAND DELIVERY

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Review of Vemo Auto Auctions – Site Plan

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct a **surveying review** of the referenced Site Plan. This application proposes the redevelopment of the property located at 10100 Cellon Creek Boulevard (Tax Parcel Numbers 05949-013-000 and a portion of Tax Parcel Number 05949-018-000), specifically the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property.

Please provide comments by **5:00 PM on Tuesday, January 16, 2018**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Project File

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**Site Plan Review Request: Vemo Auto Auctions**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>

Thu, Jan 04, 2018 01:22 PM

**Subject :** Site Plan Review Request: Vemo Auto Auctions

**To :** Jay Brown <jay.brown@jbprogroup.com>

**Cc :** Laurie Thomas <laurie.thomas@jbprogroup.com>

Jay,

The City has received an application for a Site Plan for Vemo Auto Auctions, which proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property, located at 10100 Celson Creek Boulevard. There is an existing building, which is approximately 10,400 square feet. This project will primarily add an outdoor storage area, parking, and stormwater for the proposed use.

Plans and application materials can be accessed  
here: <http://cloud.cityofalachua.org/index.php/s/DX3zCDFPRDiUMBP>

Please let me know if you are able to review the project. If so, a response by Tuesday, January 16 would be needed. Also, if reviewing, please advise if a physical set of plans and materials is requested, and I can have a set available for pick up.

Thank you.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

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**Review of Vemo Auto Auctions Site Plan**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>

Thu, Jan 04, 2018 01:19 PM

**Subject :** Review of Vemo Auto Auctions Site Plan

**To :** bgreen <bgreen@alachuacounty.us>

**Cc :** kwinburn <kwinburn@cityofalachua.com>, Keith Bennett  
<ke\_bennett@cityofalachua.org>

Brian,

The City has received an application for a Site Plan for Vemo Auto Auctions, which proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property, located at 10100 Celson Creek Boulevard. There is an existing building, which is approximately 10,400 square feet. This project will primarily add an outdoor storage area, parking, and stormwater for the proposed use.

The applicant (Gmuer Engineering) has provided a calculation of the needed fire flow. In addition, a hydrant is proposed, however, it may be in a location not readily accessible for use.

Please review the plans and calculation of needed fire flow and provide any comments by 5 PM on Thursday, January 11, 2018.

Plans are accessible here: <http://cloud.cityofalachua.org/index.php/s/9o68VJXz73R6igP>

Needed Fire Flow Calculation is accessible

here: <http://cloud.cityofalachua.org/index.php/s/tG6ivZhc88sxK9Z>

If you would like to discuss further, please feel free to give me a call.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

### INTER-OFFICE COMMUNICATION

**Date:** January 3, 2018  
**To:** Development Review Team (DRT) Members  
**From:** Justin Tabor, AICP  
**Re:** Vemo Auto Auctions Site Plan

A Development Review Team (DRT) Meeting is scheduled to discuss the following project:

Vemo Auto Auctions Site Plan

Plans are accessible via the X: Drive at: X: \ Planning and Community Development \ Planning Division \ Development Applications \ Site Plans \ Vemo Auto Auctions SP \ Submittals \ 2017\_12\_14

***Please provide written comments concerning the application no later than:***

Tuesday, January 17, 2018

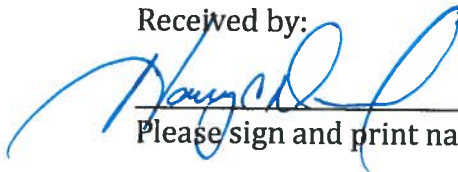
#### STAFF DRT MEETING:

Wednesday, January 18, 2018, @ 11:00 AM in the Planning Conference Room

#### APPLICANT DRT MEETING:

Monday, January 22, 2018, @ 10:00 AM in the Planning Conference Room

Received by:



Jessie Meertou

Please sign and print name

1/3/2018  
Date

On behalf of:

Public Services



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

### INTER-OFFICE COMMUNICATION

**Date:** January 3, 2018  
**To:** Development Review Team (DRT) Members  
**From:** Justin Tabor, AICP  
**Re:** Vemo Auto Auctions Site Plan

A Development Review Team (DRT) Meeting is scheduled to discuss the following project:

Vemo Auto Auctions Site Plan

Plans are accessible via the X: Drive at: X: \ Planning and Community Development \ Planning Division \ Development Applications \ Site Plans \ Vemo Auto Auctions SP \ Submittals \ 2017\_12\_14

***Please provide written comments concerning the application no later than:***

**Tuesday, January 17, 2018**

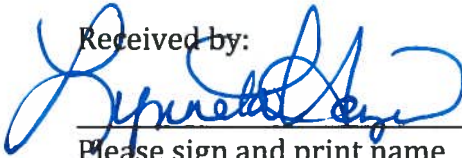
### STAFF DRT MEETING:

Wednesday, January 18, 2018, @ 11:00 AM in the Planning Conference Room

### APPLICANT DRT MEETING:

Monday, January 22, 2018, @ 10:00 AM in the Planning Conference Room

Received by:



Please sign and print name

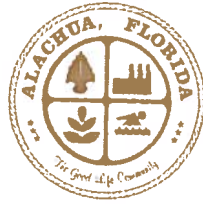
Lynn Haynes

Date

1/3/2018

On behalf of:

Traci Gresham, Adam Boukari, Marian Rush



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

December 27, 2017

Also sent electronically to [chrisg@gmuereng.com](mailto:chrisg@gmuereng.com)

Christopher Gmuer, P.E.  
Gmuer Engineering, LLC  
2603 NW 13<sup>th</sup> Street  
Box 314  
Gainesville, FL 32609

RE: Tentative Application Acceptance: Vemo Auto Auctions – Site Plan Application

Dear Mr. Gmuer:

On December 14, 2017, the City of Alachua received your revised application for a Site Plan for the redevelopment of the property located at 10100 Cellon Creek Boulevard (Tax Parcel Numbers 05949-013-000 and a portion of Tax Parcel Number 05949-018-000). The project proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee.

The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain materials by **Thursday, January 4, 2018**. Failure to address comments by this date may result in the postponement of the project's Development Review Team (DRT) Meeting, and could delay the anticipated hearing date before the Planning and Zoning Board (PZB).

**The comments below are based solely on a preliminary review of your application for completeness.** Detailed comments will be provided at a DRT Meeting.

**Please address the following by Thursday, January 4, 2018:**

1. **Submittal Requirements:** Provide a copy of all application materials on a compact disc (CD) in PDF format.

**No action required at this time:**

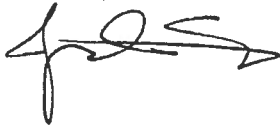
2. **Required Attachment #3:** Fire Department Access and Water Supply Plan.  
**Comment:** Application materials to be reviewed by Public Services Department and Alachua County Fire Rescue. Any comments concerning available fire department access and water supply plan, including but not limited to, available fire flow, needed fire flow, and hydrant locations, to be provided under separate cover.

**Please note the following for future resubmittals:**

3. **Required Attachment #1.e:** Statement of proposed uses  
*Comment:* Label buildings as existing / proposed as applicable.
4. **Required Attachment #1.n:** Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.  
*Comment:* Front setback not labeled on Sheet C-102 (portion of the site on the left side of sheet); side setback not labeled on Sheet C-102 (portion of site in the center of sheet).
5. Civil plans were signed and sealed, but plans by other design professionals were not signed and sealed. Ensure future resubmittals are signed and sealed by all design professionals.
6. Copies of application materials must be collated into complete application packages and plans individually rolled/folded.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Project File

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**RE: VEMO Auto Auction - comment clarification**

---

**From :** Elisabeth Manley <emanley@manleydesign.net>

Mon, Nov 27, 2017 05:31 PM

**Subject :** RE: VEMO Auto Auction - comment clarification

**To :** Justin Tabor <jtabor@cityofalachua.org>

**Cc :** Christopher A. Gmuer (chrisg@gmuereng.com) <chrisg@gmuereng.com>,  
Kathy Winburn <kwinburn@cityofalachua.org>

Thank you, Justin- I will call you in the morning to discuss.

Elisabeth

**C. Elisabeth Manley, PLA**

Manley Design, LLC

(352) 363-7412

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]

**Sent:** Monday, November 27, 2017 5:24 PM

**To:** Elisabeth Manley <emanley@manleydesign.net>

**Cc:** Christopher A. Gmuer (chrisg@gmuereng.com) <chrisg@gmuereng.com>; Kathy Winburn  
<kwinburn@cityofalachua.org>

**Subject:** Re: VEMO Auto Auction - comment clarification

Elisabeth,

It is probably best to follow up and discuss by phone. I did see that the calculations for the west perimeter buffer, however, perimeter buffers would also apply to the other property lines.

Section 6.2.2(D)(3)(a)(i) states: " Development subject to the standards of this section shall provide a perimeter buffer to separate that use from adjacent land uses in accordance with Table 6.2-1, Perimeter Buffer Classifications. The perimeter buffer shall have the width, amount of vegetation, and other features to properly mitigate negative effects of continuous uses..."

In addition, Section 6.2.2(D)(3)(c) states: "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..."

Section 6.2.2(D)(3)(e)(i) states: "[t]he perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line; however, the buffers may be located along shared access easements between parcels in nonresidential developments."

Also, Section 6.2.2(D)(3)(d) addresses when a perimeter buffer is required.

I will be available tomorrow morning. In the afternoon, I will be available before 1 PM, or after 4 PM or thereafter. Please feel free to give me a call at your convenience if you would

like to discuss further.

Sincerely,  
**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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**From:** "Elisabeth Manley" <[emanley@manleydesign.net](mailto:emanley@manleydesign.net)>  
**To:** "[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "Christopher A. Gmuer ([chrisg@gmuereng.com](mailto:chrisg@gmuereng.com))" <[chrisg@gmuereng.com](mailto:chrisg@gmuereng.com)>  
**Sent:** Monday, November 27, 2017 12:36:07 PM  
**Subject:** VEMO Auto Auction - comment clarification

Justin-

I'm sorry to email versus call about below, but I'm in meetings for the rest of today and wanted to follow up about the following. I am happy to call tomorrow to discuss if better- Just let me know, and thank you.

Comment no. 2 in the completeness review memo dated 10/30/17 requests perimeter buffers along all parcel lines. We have provided details in calculations on sheet L-101 (attached for ease of reference) regarding meeting buffer requirements for the western perimeter- Please advise if there is an issue with the approach listed. Regarding the eastern perimeter, my understanding is that a buffer is not required due to the adjacent parcel being owned by this same client/owner. Additionally, we are proposing a solid fence and tree plantings along this entire perimeter as required by the outdoor screening requirements included within the City's memo to the owner dated 3/21/17.

Thank you for your input, and please let me know if you wish to discuss tomorrow. I hope you are returning from a good Thanksgiving break-

Elisabeth

**C. Elisabeth Manley, PLA**

Manley Design, LLC

3462 NW 13th Avenue  
Gainesville, FL 32605  
(352) 363-7412  
[emanley@manleydesign.net](mailto:emanley@manleydesign.net)  
FL No. LC26000575  
FL No. LA6666722

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**Re: Vemo Change to Site Plan from City Comments**

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**From :** Christopher Gmuer <chrisg@gmuereng.com>

Mon, Nov 27, 2017 05:15 PM

**Subject :** Re: Vemo Change to Site Plan from City Comments 1 attachment**To :** Justin Tabor <jtabor@cityofalachua.org>

Perfect!

Sincerely,  
Christopher A. Gmuer, PE  
President, Gmuer Engineering  
chrisg@gmuereng.com  
(352) 281-4928

On Nov 27, 2017 5:13 PM, Justin Tabor <jtabor@cityofalachua.org> wrote:  
Chris,

The sketch appears to depict what we have discussed as a direction to address the completeness review comments. As mentioned in our conversation, further review will be performed once you submit a revised application to address the completeness review comments. At this time, this appears to be a reasonable response to the October 30 completeness review letter.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

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**From:** "Christopher Gmuer" <chrisg@gmuereng.com>**To:** "Justin Tabor - City of Alachua Planning & Zoning (jtabor@cityofalachua.org)" <jtabor@cityofalachua.org>**Sent:** Monday, November 27, 2017 9:10:13 AM**Subject:** FW: Vemo Change to Site Plan from City Comments

Hey Justin, what we spoke about turned out great. See the attached map and give me a call if you have any feedback but it looks like the problem is solved. Thanks for your help.



**Building Area:** 10,400 SF + 1,120 SF which requires 1 parking space per 350 SF = 33 spaces

**Outdoor Auction Area and Queuing Lane (Orange Outline):** 46,400 SF which requires 1 parking space per 1,000 SF = 47 spaces

**Outdoor Storage Area (Red Outline):** 150,800 SF where cars are stored and must be behind a fence – No Parking Space Requirement

**Parking Lot (Green Outline):** Min Required =  $33 + 47 = 80$ , We already had 89 spaces so we are good and we have 9 extra spaces in case some issue comes up.

Sincerely,

Christopher A. Gmuer, PE

President, Gmuer Engineering

[chrisg@gmuereng.com](mailto:chrisg@gmuereng.com)

(352) 281-4928

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**Vemo Conceptual**

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**From :** Christopher Gmuer <chrisg@gmuereng.com>

Mon, Nov 20, 2017 11:13 AM

**Subject :** Vemo Conceptual 2 attachments**To :** Justin Tabor - City of Alachua Planning & Zoning (jtabor@cityofalachua.org)  
<jtabor@cityofalachua.org>

Hey Justin, see the attached concept and calculations below. When you get a chance, please give me a call. The owner is very surprised how much different this calculation is from the parking estimate included in the zoning verification letter. He is ok with 80 spaces, but not with 180. Did I interpret the calculations appropriately?

**Building Area:** 10,400 SF which requires 1 parking space per 350 SF = 30 spaces

**Outdoor Auction Area (Orange Outline):** 150,000 SF which requires 1 parking space per 1,000 SF = 150 spaces

**Outdoor Storage Area (Red Outline):** where cars are parked for review by brokers and must be behind a fence

**Parking Lot (Green Outline):** We already had 89 spaces – Based on the definitions we need  $30 + 150 = 180$  spaces – The attached concept shows how this parking might get laid out.

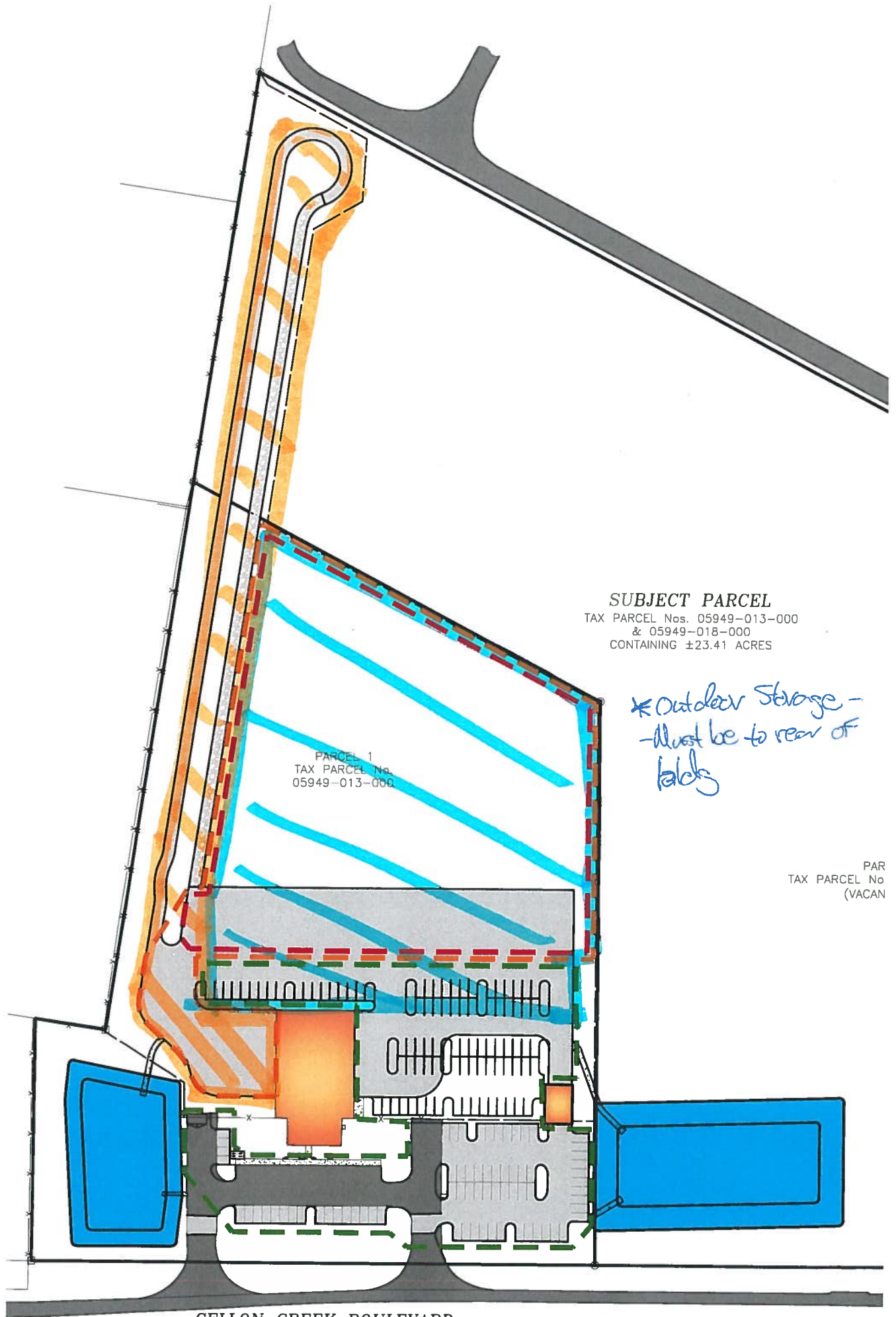
Sincerely,  
Christopher A. Gmuer, PE  
President, Gmuer Engineering  
chrisg@gmuereng.com  
(352) 281-4928



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 **Vemo City Comments 2017-11-18.pdf**  
189 KB

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**SUBJECT PARCEL**

TAX PARCEL Nos. 05949-013-000  
& 05949-018-000  
CONTAINING ±23.41 ACRES

PARCEL 1  
TAX PARCEL No.  
05949-013-000

\*Outdoor Storage -  
Must be to rear of  
bldg

PAR  
TAX PARCEL No  
(VACAN

CELLON CREEK BOULEVARD



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 21, 2017

Bruce Neal  
Dealers Auto Auction, Inc.  
554 SW Windsor Drive  
Lake City, FL 32024

RE: LDR Administrator Interpretation/Use Determination Request  
Wholesale Automobile Auctions at 10100 Cellon Creek Boulevard

Dear Mr. Neal,

On March 6, 2017, the City of Alachua Planning & Community Development Department received your application for an interpretation of the Land Development Regulations (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. Your application requests an interpretation of whether the proposed use of "wholesale automobile auctions" would be permitted as an unlisted use at 10100 Cellon Creek Boulevard (Tax Parcel Number 05949-013-000) pursuant to Section 4.2.1(D) of the City's LDRs.

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter shall serve as the interpretation by the LDR Administrator for your request.

The zoning of the subject property is Light & Warehouse Industrial (ILW). The general purpose of the ILW zoning district is described in Section 3.5.2(G) of the City's LDRs as follows:

ILW, Light and Warehouse Industrial District. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

Table 4.1-1 of the City's LDRs sets forth the uses allowed within each zoning district. If a use is not specifically listed in Table 4.1-1, Section 4.2.1(D) of the City's LDRs establishes the procedure for considering the approval of the use. Section 4.2.1(D)(2) states, "In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use..." The preceding section defines the minimum characteristics upon which the LDR Administrator's determination shall be based.

This interpretation considers and is based upon the narrative provided on page 2 of the application submitted for this interpretation. Based upon this narrative, it has been determined that the most comparable uses established in Table 4.1-1 and as defined in Article 10 of the City's LDRs are as follows: Auction House; Automobile Rental and Sales; and Wholesale sales.

An "auction house" is defined in Article 10 of the City's LDRs as follows: "a place where the property of others, such as objects of art, furniture and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events."

"Automobile rental and sales" is defined in Article 10 of the City's LDRs as follows: "premises on which new or used passenger automobiles, trailers, or light trucks in operating condition are displayed for sale, lease or rental."

"Wholesale sales" is defined in Article 10 of the City's LDRs as follows: "establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users; or to other wholesalers. The term "wholesale establishment" does not include office or retail sales of business supplies/office equipment."

Table 4.1-1 identifies that an "auction house" and "automobile rental and sales" are not permitted uses in the ILW zoning district; "wholesale sales" is a permitted use in the ILW zoning district.

The Future Land Use Map (FLUM) Designation of the subject property is Industrial. Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designation. Policy 1.5.a of the FLUE states, "Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties." Further, Policy 1.5.b states, "The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions."

The narrative provided in the application for this interpretation states the expected attendance at each weekly auction is approximately 80 – 100 persons, the number of vehicles expected to be sold at weekly auctions at the subject property is 120 – 180 vehicles per auction, and that vehicles are stored on site pending sale. The narrative also indicates that approximately 10 – 15 employees would operate from the subject property. The narrative states most employees would inventory vehicles, track titles and post pictures, videos, and reports of vehicles online, as well as wash and detail some vehicles prior to auctions. It is the City's understanding that these employees would generally work from the subject property daily during standard business hours.

Based upon the general purpose of the ILW zoning district, as stated in Section 3.5.2(G) of the City's LDRs, the applicable policies of the City's Comprehensive Plan, including Policies 1.5.a and 1.5.a of the FLUE, and the description of the proposed use as provided in the application, the proposed use of "wholesale automobile auctions" is found to be a use that generally has an impact similar in nature, function, and duration to other use types allowed in the ILW zoning district. The use of "wholesale automobile sales" is hereby found to be a use permitted at 10100 Cellon Creek Boulevard.

While the City finds this use to be consistent with those generally permitted in the ILW zoning district, improvements to the subject property will be required in order to provide adequate parking, screening, and other applicable standards as established in the City's LDRs. Section 6.1.4(B)(3) of the City's LDRs states, "In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator."

The use, as described within the application for this interpretation, would include continuous storage of vehicles while sales are pending. The nature of such storage is comparable to that which may occur at an "auction house" or as part of "automobile rental and sales" uses. The parking standard for an "auction house" is 1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area; and for "automobile rental and sales", the parking standard is 1 space per 350 square feet of floor area, plus 1 space per 1,000 square feet of outdoor display area. In accordance with Section 6.1.4(B)(3), it is hereby determined the use with the most similar characteristics to "wholesale automobile auctions" is an "auction house".

According to data available from the Alachua County Property Appraiser's office, the existing building is approximately 10,368 square feet. Using the parking standard determined to be applicable to "wholesale automobile auctions" (1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area), as well as an estimation of the outdoor area required to support outdoor storage of vehicles (180 vehicles, parking spaces for each automobile equal to 9 feet by 20 feet, minimum 22 foot drive aisles with parking on either side of the drive aisles), it is estimated that a minimum of 80 parking spaces would be required to serve the proposed use. Please note that, in accordance with Section 6.1.3(E)(1), required off-street parking areas shall, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course, and maintained in a smooth, well-graded condition. Further, Section 6.1.3(B), states that required off-street parking facilities shall not be used for storage of any type or kind, nor shall areas devoted to such uses be used to comply with the off-street parking standards of this section. Therefore, any areas used for storage of vehicles pending sale/display at auction cannot be used to comply with the minimum off-street parking required for the use.

The storage of automobiles pending sale/display at auction would be considered outdoor storage, which is defined in Article 10 of the City's LDRs as follows: "*Outdoor storage* means the keeping, in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. This shall not include the display of vehicles for sale in a new or used car sales lot. Such activities may be the principal use of the land where located or as an accessory use to another principal use."

Outdoor storage as an accessory use must comply with the requirements of Section 4.4.4(E):

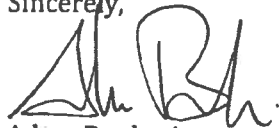
(E) *Outdoor storage as an accessory use.* Outdoor storage may be allowed as an accessory use in the districts identified in Table 4.4-1, Table of Permitted Accessory Uses. The storage area shall meet all of the following standards:

- (1) *Incorporated into design.* Each outdoor storage area shall be incorporated into the overall design of the primary structure on the site and shall be located at the rear of the primary structure.
- (2) *Goods stored must be sold on the premises.* Goods stored in an outdoor storage area shall be limited to those sold on the premises as part of an associated, additional primary use.
- (3) *Screening.* Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Materials may not be stored higher than the height of the primary structure. The perimeter of the fence or wall shall be landscaped with a seven-foot-wide strip containing a minimum of one tree every 20 feet on center of screened area.
- (4) *Landscaped berm.* A landscaped earth berm may be used instead of or in combination with a fence or wall.
- (5) *Storage area covering.* If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.
- (6) *Storage.* No materials may be stored in areas intended for vehicular or pedestrian circulation.
- (7) *Exterior lighting.* If installed, exterior lighting shall meet the functional needs of the establishment without adversely affecting adjacent properties or the neighborhood.

Compliance with the preceding off-street parking and outdoor storage requirements would be evaluated and demonstrated through an application for a Site Plan. Further information concerning the Site Plan review process is provided in Sections 2.2 and 2.4.9 of the City's LDRs. Additional information concerning the development review process is also available on the City's web site at: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/509-development-review-process>. It should be noted that there may be additional requirements within the City's LDRs that apply to address required site improvements, such as landscaping, open space, and stormwater management standards, which would also require a demonstration of compliance through a Site Plan application.

If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,



Adam Boukari  
Assistant City Manager  
Acting on Behalf of LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director  
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