



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 9, 2020

SUBJECT:	A request for a Site Plan to construct a ±5,980 square foot building with associated parking, stormwater, landscaping, and site improvements
APPLICANT/AGENT:	Christopher Gmuer, P.E., Gmuer Engineering, LLC
PROPERTY OWNER:	Southern Wrecker and Recovery, LLC
LOCATION:	South of NW US Highway 441 and east of Jack's Small Engine Repair
PARCEL ID NUMBERS:	03042-050-003
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±7.99 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the June 9, 2020 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<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 for Southern Wrecker and Recovery, subject to the four (4) conditions provided in Exhibit "A" and located on page 17 of the June 9, 2020 Staff Report to the Planning & Zoning Board.</i>

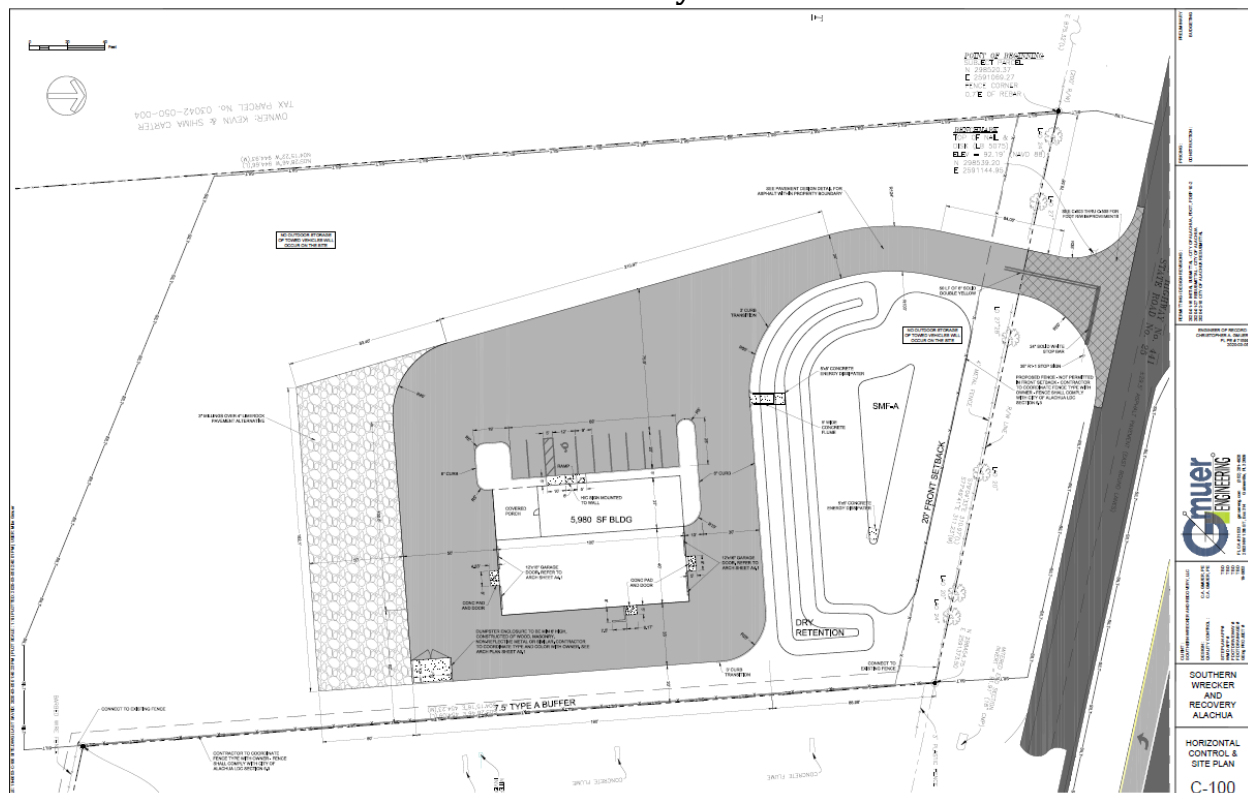
SUMMARY

This application is a request by Christopher Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Southern Wrecker and Recovery, LLC, property owner, for the consideration of a Site Plan to construct a $\pm 5,980$ square foot building with associated parking, stormwater, landscaping, and site improvements.

The proposed use consists of a 'towing service'. The intended purpose of this facility is to provide vehicular removal and recovery efforts along the Interstate-75 and Interstate-10 corridors following vehicle collisions. The applicant has indicated no vehicular storage shall occur on-site.

The subject property is ± 7.99 acres in size and is located south of NW US Highway 441, immediately west of Jack's Small Engine Repair. Approximately 3.3 acres of the overall ± 7.99 acre subject property would be developed. The site is presently vacant, but has been utilized for the storage of materials for road improvements to US Highway 441 and Interstate 75.

Illustration 1. Southern Wrecker and Recovery Site Plan – Site & Dimension Plan



SURROUNDING USES

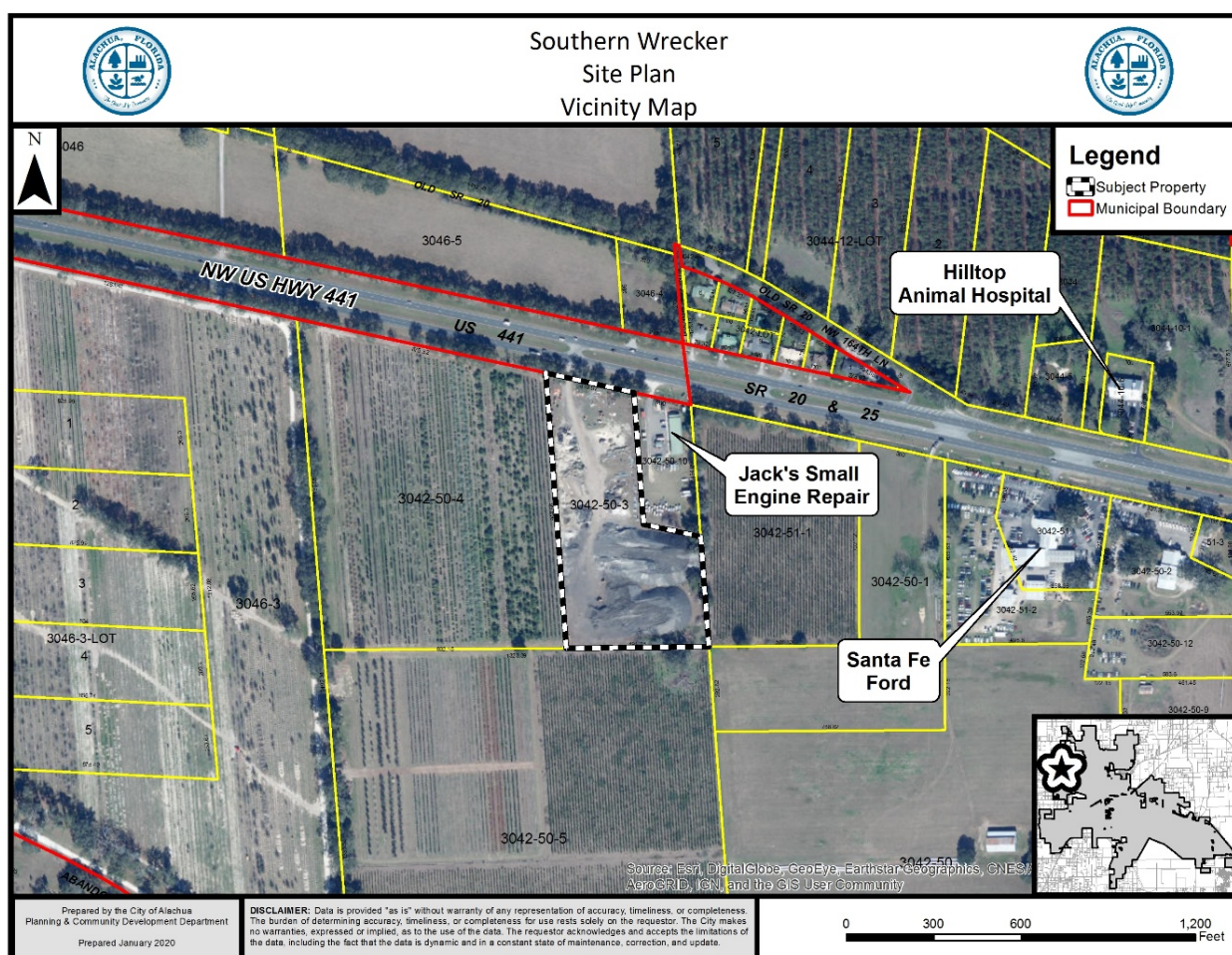
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject 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	US Highway 441; Single-Family Residential Uses (Oakmont Subdivision); Vacant Lands	Agriculture; Community Commercial; Rural/Agriculture (Alachua County)	Agricultural (A); Agricultural (A) (Alachua County)
South	Vacant Lands	Agriculture	Agricultural (A)
East	Jack's Small Engine Repair	Commercial	Commercial Intensive (CI)
West	Vacant Lands	Agriculture	Agricultural (A)

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 September 5, 2019 at the project site. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that 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 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;

12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy 1.3.b: The subject property has a Commercial FLUM designation. The use of the site will be for a 'towing service', which is an auto-oriented use and thus is permitted in the Commercial FLUM designation.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.3.d: The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

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 will comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

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 site will 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 will 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: The development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

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 development is located outside the City's utility service area, and as such will be served by on-site well and septic systems.

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: The development will not adversely affect the level of service for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main 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 1.2.a: The development is not located within the City's utility service area, and as such will be served by an on-site septic system.

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: The development will 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 includes the construction of an on-site stormwater management facility which will meet the applicable stormwater design standards of the City of Alachua Land Development Regulations (LDRs) and of the Suwannee River Water Management District (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 ¼ 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 development is not located within the City's utility service area, and as such will be served by an on-site well system.

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: Based upon best available data, the development is not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific 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.

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.

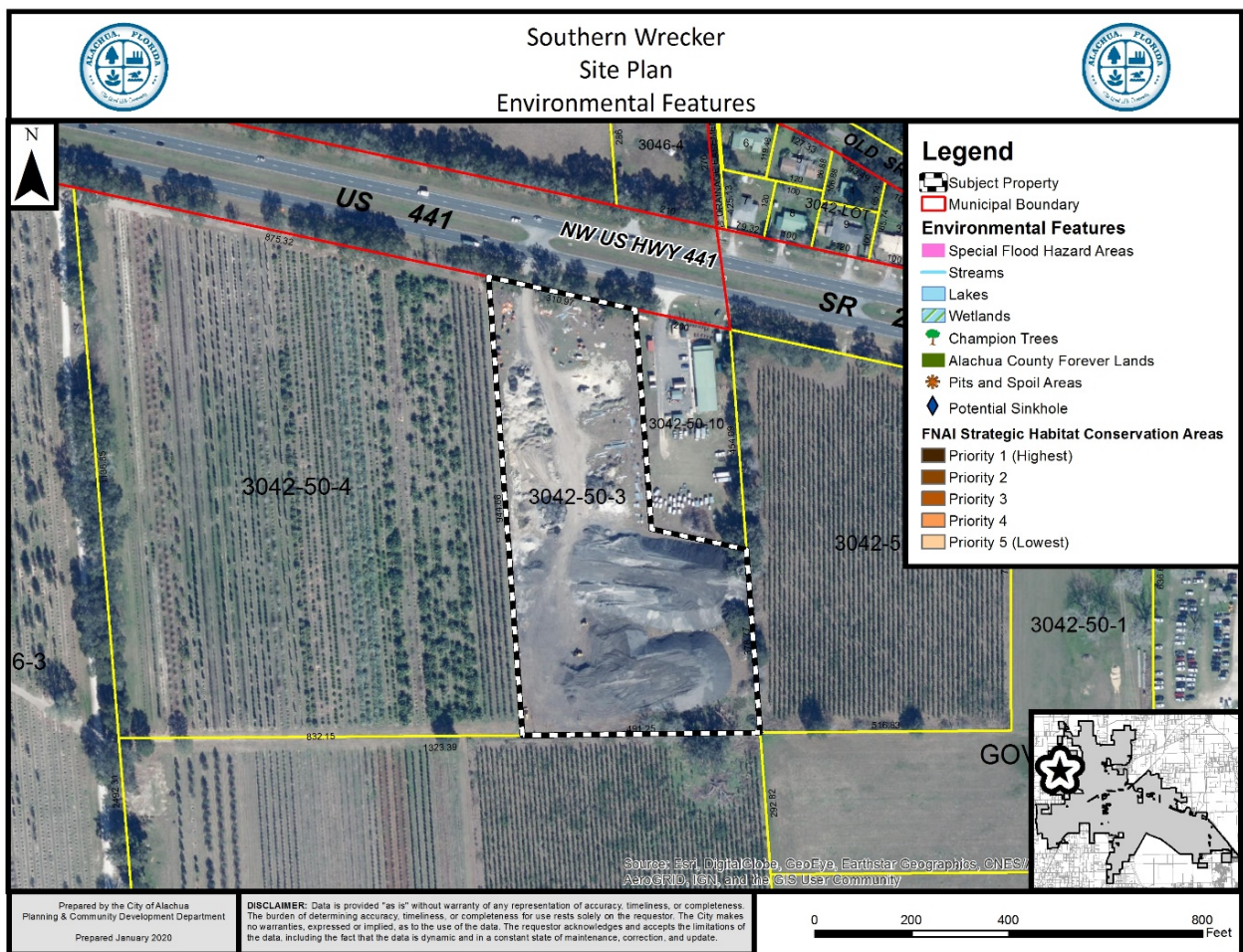
Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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 the subject property and no areas of the subject property are identified within the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data 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.

Map 2. Environmental Features



Soil Survey

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 two (2) soil types found on the within the area of development:

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.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Evaluation: The soil types present on the subject property and within the area of development do not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

Flood Potential

Panel 0120D 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 proposed building will be within an area 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 known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: 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, therefore, there are no issues related to wellfield protection.

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 Commercial Intensive (CI). The proposed use of the subject property is classified as a "towing service" which is defined in Article 10 of the LDRs as, "*an establishment that provides services for the removing of an automobile by towing, carrying, hauling or pushing from public or private property. Towing services may be provided as part of an automobile servicing use. Towing services shall not include the outdoor storage of towed vehicles, unless they are part of an automobile servicing use.*" This use is permitted in the CI zoning district.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: Section 4.3.4(J)(8) establishes Use-Specific Standards for towing services. This section requires that such uses not include outdoor storage lots or impounds yards for towed vehicles. The applicant has provided a note on the plans affirming that no outdoor storage of towed vehicles shall occur. Additionally, staff has proposed a condition which will prohibit the outdoor storage of towed vehicles.

(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 6.7*, Open Space Standards, *Section 6.8*, *Design Standards for Business Uses*, and *Section 6.9*, Environmental Protection Standards. Please see below for additional information concerning alternative compliance with the standards set forth in *Section 6.6*, *Infill Standards*.

(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 Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
5 (107/1407)	US Highway 441 (from SR 235 to North City Limits)	4D	Principle Arterial	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² 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].
³ FDOT roadway segment number shown in parenthesis. 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

Land Use ¹	AADT (Enter/Exit) ¹	AM Peak Hour (Enter/Exit) ¹	PM Peak Hour (Enter/Exit) ¹
Towing Service	26 (13 / 13)	13 (7 / 6)	13 (6 / 7)

¹ Traffic Study prepared by Buckholz Engineering and dated 11/19/19.

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

Traffic System Category	Segment 5 US Highway 441 (from SR 235 to North City Limits) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	39,000
Existing Traffic ³	25,926
Reserved Trips ⁴	3,265
Available Capacity ⁴	9,809
Increase in Daily Trips Generated by Development ⁵	372
Residual Capacity⁶	9,437

¹ 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.
² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
⁴ Source: City of Alachua January 2020 Development Monitoring Report.
⁵ Trip Distribution: Segment 5: 100%.
⁶ This application is for a Final Development Order. Concurrency will be reserved.

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

Traffic System Category	Segment 5 US Highway 441 (from SR 235 to North City Limits) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	3,510
Existing Traffic ³	2,463
Reserved Trips ⁴	383
Available Capacity ⁴	664
Increase in Daily Trips Generated by Development ⁵	13
Residual Capacity⁶	651
⁷ 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. ⁸ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ⁹ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ¹⁰ Source: City of Alachua January 2020 Development Monitoring Report. ¹¹ Trip Distribution: Segment 5: 100%; ¹² This application is for a Final Development Order. Concurrency will be reserved.	

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

Potable Water Impacts

Evaluation: The subject property is located outside the City's utility service area and as such will be served by on-site well and septic systems. Therefore, there is no impact generated by the development to the City's potable water system.

Sanitary Sewer Impacts

Evaluation: The subject property is located outside the City's utility service area and as such will be served by on-site well and septic systems. Therefore, there is no impact generated by the development to the City's sanitary sewer system.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	40,620	7,413
Reserved Capacity ²	9,324.03	1,701.64
Demand Generated by Application ³	6.5	1.18
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: <div><div>1</div><div>Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year).</div></div> <div><div>2</div><div>City of Alachua July 2019 Development Monitoring Report.</div></div> <div><div>3</div><div>Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996</div></div> <div><div>4</div><div>New River Solid Waste Facility. April 2019.</div></div>		

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore 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
SOUTHERN WRECKER AND RECOVERY
SITE PLAN
STAFF REPORT**

CONDITIONS:

1. The applicant agrees that as set forth in Section 4.3.4(J)(8) and in Article 10 of the City’s Land Development Regulations, there shall be no outdoor storage lot or impound yard for towed vehicles on the site.
2. The applicant agrees that no outdoor storage, as defined in Article 10 of the City’s Land Development Regulations, shall occur on the site. Should outdoor storage be proposed subsequent to the approval of this development order, the applicant shall first obtain approval for such use in accordance with all applicable standards as set forth in the City’s Land Development Regulations.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 - 3 as stated above does 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 – 4 as stated herein.

**EXHIBIT “B”
TO
SOUTHERN WRECKER AND RECOVERY
SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 3, 2019

Also sent by electronic mail to chrisg@gmuereng.com

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

RE: Completeness Review: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On November 26, 2019, the City of Alachua received your application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003, and located at 14619 NW US Highway 441.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Monday, December 9, 2019**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

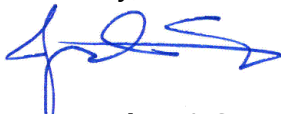
1. **Submittal Requirements:** It appears that the applicant has submitted the application for an informal completeness review. Applications requesting an informal completeness review must submit the application 10 business days prior to the application deadline. The materials were received 1 business day before the application deadline. Therefore, an informal completeness review cannot be provided for the November 2019 application deadline. Submit three (3) additional sets of the application, all required attachments, and plans, and

provide all application materials in digital format by either submitting a CD or emailing a cloud or FTP link to download the materials.

2. **Site Plan Application:** The Site Plan application was not signed and notarized.
3. **Site Plan Attachment #1.p., Architectural Plans:** The proposed building is subject to the design standards for business uses as set forth in Section 6.8 of the LDRs. Therefore, architectural plans which address this section of the LDRs and the referenced section of the Site Plan application must be included within the plan set.
4. **Site Plan Attachment #3., Fire Flow Calculations:**
 - a. No demonstration the required flow can be produced has been provided.
 - b. Fire flow requirements were not signed and sealed.
5. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.
6. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.
7. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

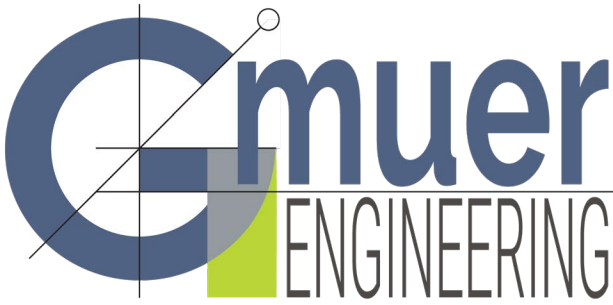
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

C: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

January 16, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery
Site Plan Completeness Review

This package is submitted as a Site Plan Application for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. The project proposes to construct a new 6,500 sf commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. Please see the list below of items included in this application followed by the comments dated December 3, 2019 and the associated responses.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- One Set of Labels for all persons/organizations registered to receive notice of development applications
- One Set of Labels for Property Owners within 400ft
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- Project qualifies for a 10-2 FDEP Stormwater Permit
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Access Permit Application
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a long horizontal flourish extending to the right.

Gmuer Engineering, LLC

Christopher A Gmuer, PE, President

12/03/2019 Comments

1. **Submittal Requirements:** It appears that the applicant has submitted the application for an informal completeness review. Applications requesting an informal completeness review must submit the application 10 business days prior to the application deadline. The materials were received 1 business day before the application deadline. Therefore, an informal completeness review cannot be provided for the November 2019 application deadline. Submit three (3) additional sets of the application, all required attachments, and plans, and provide all application materials in digital format by either submitting a CD or emailing a cloud or FTP link to download the materials.
So noted. This submittal includes the required number of copies for a formal completeness review.
2. **Site Plan Application:** The Site Plan application was not signed and notarized.
The Site Plan Application is signed and notarized.
3. **Site Plan Attachment #1.p., Architectural Plans:** The proposed building is subject to the design standards for business uses as set forth in Section 6.8 of the LDRs. Therefore, architectural plans which address this section of the LDRs and the referenced section of the Site Plan application must be included within the plan set.
Architectural plans and elevations are included in this submittal.
4. **Site Plan Attachment #3., Fire Flow Calculations:**
 - a. No demonstration the required flow can be produced has been provided.
 - b. Fire flow requirements were not signed and sealed.**Fire protection will be provided by a proposed fire tank. The fire tank will be designed and permitted by the contractor. The fire tank is to produce the minimum 1,750 gpm for a duration of 2 hours as specified on the sheet C-200. Fire flow requirements are signed and sealed and included in this submittal.**
5. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.
Mailing labels are included in this submittal.
6. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.
The self-certification will be submitted under separate cover.

7. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.
The FDOT Access Permit application is included with this submittal.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 21, 2020

Also sent by electronic mail to chrisg@gmuereng.com

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

RE: Second Completeness Review and Conditional Application Acceptance:
Southern Wrecker Site Plan

Dear Mr. Gmuer:

On January 16, 2020, the City of Alachua received your revised application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003. The revised application received on January 16, 2020, was submitted to address the findings of the first completeness review as detailed in a letter dated December 4, 2019 and in response to the materials received on November 26, 2019.

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 completed a second completeness review of the revised application and materials, and finds the application to be *complete, contingent upon receiving materials which address the comments below*. Please address the following deficiencies no later than **5:00 PM on Monday, January 27, 2020**.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. **Site Plan Attachment #3., Fire Flow Calculations:**
 - a. No demonstration the required flow can be produced has been provided.
 - b. Fire flow requirements were not signed and sealed.

Remaining Insufficiencies: Previous comments were not addressed.

2. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.

Remaining Insufficiencies: Mailing labels for those persons and organizations registered with the City are not aligned correctly. Submit one (1) set of mailing labels properly aligned for those persons and organizations registered with the City.

3. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.

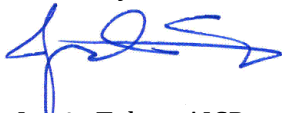
Remaining Insufficiencies: Previous comment was not addressed.

4. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted. This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

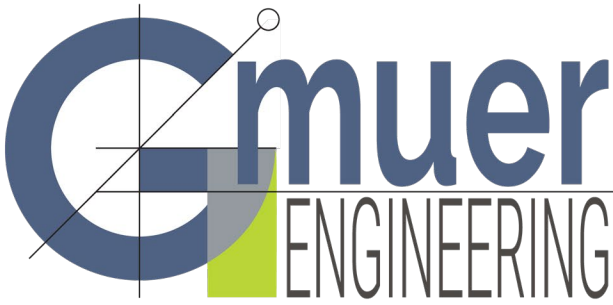
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

C: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File



2603 NW 13th St, Box 314
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Ph. (352) 281-4928

gmuereng.com

January 27, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery
Site Plan Completeness Review

This package is submitted as a Site Plan Application for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. The project proposes to construct a new 6,500 sf commercial building with associated parking lot, driveway connection to US 441, stormwater management facility, and utility service connections. Please see the list below of items included in this application followed by the comments dated December 3, 2019 and the associated responses.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- One Set of Labels for all persons/organizations registered to receive notice of development applications
- One Set of Labels for Property Owners within 400ft
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- Project qualifies for a 10-2 FDEP Stormwater Permit
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Access Permit Application
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a long horizontal flourish extending to the right.

Gmuer Engineering, LLC

Christopher A Gmuer, PE, President

1/21/2020 Comments

1. **Site Plan Attachment #3, Fire Flow Calculations:**

- a. No demonstration the required flow can be produced has been provided.
- b. Fire flow requirements were not signed and sealed.

Remaining Insufficiencies: Previous comments were not addressed.

Per our conversation, fire flow will be produced by a fire tank and pump that will be designed and permitted by the contractor. The contractor will produce all necessary documents to all permitting and reviewing agencies.

2. **Site Plan Attachment #6, Mailing Labels:** Submit one (1) set of mailing labels for all properties within 400 feet of the subject property and for those persons and organizations registered with the City to receive notice of development applications.

Remaining Insufficiencies: Mailing labels for those persons and organizations registered with the City are not aligned correctly. Submit one (1) set of mailing labels properly aligned for those persons and organizations registered with the City.

The correctly aligned mailing labels have been reprinted and are included with this package.

3. **Site Plan Attachment #11, Self-Certification of Stormwater System:** Submit documentation showing that a self-certification of the stormwater system design has been submitted to FDEP.

Remaining Insufficiencies: Previous comment was not addressed.

The self-certification is included with this package.

4. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted. This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

The FDOT Access Permit application is included with this submittal. FDOT only accepts applications electronically via the One Stop Permitting (OSP) system, hence what appears to be an unsigned application. The application was signed electronically and submitted on January 16, 2020. The submitted application is included with this package.

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Southern Wrecker

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Southern Wrecker and Recovery, LLC

APPLICANT/AGENT: Christopher Gmuer, P.E., Gmuer Engineering, LLC

DRT MEETING DATE: January 30, 2020

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

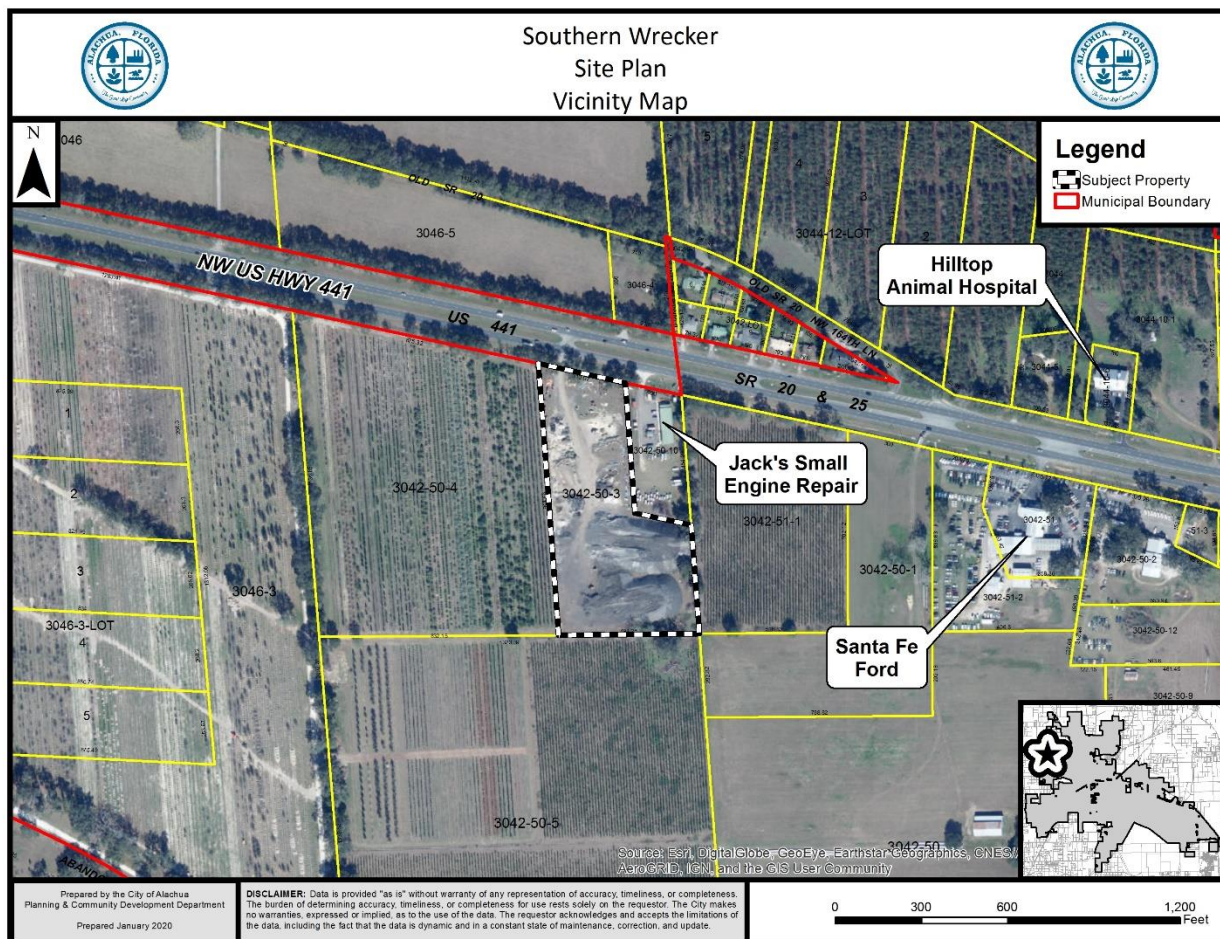
ACREAGE: ±7.99 acres

PARCEL: 03042-050-003

PROJECT SUMMARY: A request to construct a ±6,500 square foot building with associated parking, stormwater, landscaping, and site 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 18, 2020.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 PZB Meeting.**



Deficiencies to be Addressed

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

1. Article 4, Use Regulations

- a. Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.
 - i. Add a note to the plans which affirms that no outdoor storage of towed vehicles will occur on the site.
 - ii. If any other outdoor storage is proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E), and is defined as, "...the keeping, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours..."
- b. Section 4.4.2(E)(1)(a)(ii) requires that no accessory structure shall project beyond the front building line of the principal structure or site. The waste receptacle pad and screen is located in front of the front building line and must be relocated to comply with the preceding.
- c. The location of parking/storage for patrol trucks must be identified on the plan.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Several trees shown in the Tree Preservation / Removal List to remain and for which a tree credit is accounted to the project are extremely close to the US 441 ROW line. Confirm all trees shown to remain and for which a tree credit has been accounted to the project are on the subject property.
- b. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.
- c. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.
- d. As required by Section 6.2.1(G)(1), provide aerial or ground photographs of any regulated trees to be preserved.

3. Section 6.3, Fencing Standards

- a. Sheet C-100 denotes a "4' metal fence' along the US 441 frontage and denotes "contractor to coordinate fence type with owner" along the east property line. Fencing type should be identified on the Site Plan in order to demonstrate compliance with the applicable standards of Section 6.3, or a note added stating that all fencing shall comply with Section 6.3.

4. Section 6.4, Exterior Lighting Standards

- a. Provide cut sheets for all proposed light fixtures.

5. Section 6.8, Design Standards for Business Uses

- a. It appears that pilasters are provided on the front elevation to meet the façade massing requirements as set forth in Section 6.8.2(A)(2)(b), however, insufficient information is provided on the architectural plans and civil drawings to confirm that the pilaster shall have a minimum one foot depth. Please address.
- b. Section 6.8.2(A)(2)(d)(i) requires that no more than 50 percent of any façade when visible from a street or lands zoned Agricultural be comprised of metal siding. Both the east and west façade will be visible from US 441, and the west façade will also be visible from lands zoned Agricultural. Revise the architectural plans accordingly.
- c. Provide calculation of the total area of the east façade.
- d. Provide calculations of the area of metal wall panels for the north, east, and west elevations.

- e. Civil drawings do not depict the A/C pad and screen wall as shown on the architectural plans. Revise accordingly. Suggest bollards to protect the wall.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue (to be provided under separate cover).
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated January 29, 2020.

7. Completeness Review Comments

- a. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted. This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

8. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>
- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIISTTRCO

9. Minor Revisions

- a. Sheet C-000: Confirm the name of the owner under project information.
- b. Sheet C-010: Remove reference to County Forester and contact information under Tree Preservation and Demolition.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

January 29, 2020

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

Re: Southern Wrecker Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Southern Wrecker submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Gmuer Engineering and dated January 16, 20120. Our review generated a few comments and recommendations that are outlined below.

C-000

1. Provide units for site area (acres).
2. Architectural plans and cover sheet label are inconsistent on how many SF the unit is. Please update.

C-050

1. Are bold lines proposed barbed wire fencing? This line type is not displayed on the legend.
2. Silt fence does not seem to be necessary on the entire south side of the property due to existing topography.
3. Silt fence does not seem to be necessary on the entire east side of the property to the east of the swale.
4. There are more trees shown to be demolished on the landscape plans provided than on the demo plan. Please revise for consistency.

C-100

1. Please provide dimensions for the dumpster pad.
2. Please provide dimensions for the concrete pads at the doors.
3. Consider labeling the garage doors for clarity.
4. Is there any proposed striping throughout the site?
5. Label and provide dimensions on the splash pad for the basin.
6. Consider showing electric poles on site to show that there will be no utility conflicts.

C-200

1. Consider smoothing out contour lines. Jagged edges on contours are difficult to shape.
2. At the entrance driveway into the property, consider eliminating inverted crown and allowing water to flow directly to the basin to closer match existing topography and due to the fact that there is no curbing along this section of the roadway, or adding curbing to direct all stormwater to basin spillway.
3. Provide additional spots at the sidewalk and handicap ramp to show ADA compliance.
4. Provide additional spot elevations on the doorways utilizing level landings with minimal slope.
5. Consider slightly regrading the area just east of the building to create a less steep slope.
6. Provide spot elevations at each corner of the concrete dumpster pad.
7. Provide the centerline and the distance to the centerline of the swale to show the bottom of the swale.
8. Provide spot elevations along the bottom of the "grass bypass swale" to provide clarity to how this swale will be shaped.
9. The 92 and 92.5 contours cross each other at the spillway. Please revise this area to show how the contours will tie in to existing ground.
10. The fire tank is located within the 7.5' buffer zone. Consider shifting this slightly to avoid the buffer zone.
11. Suggest making the proposed MES in the right of way bold to clarify that they are in fact proposed.
12. Label the basin top elevation, bottom elevation, and 100yr flood plain elevation.
13. Recommend deepening and providing spot elevations on south bypass swale, especially at SE corner to achieve desired bypass. Suggest shifting swale centerline further from the semi-paved area.

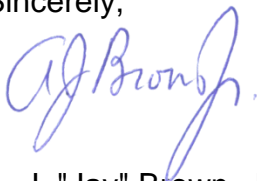
C-250

1. Provide detail for the Limerock pavement proposed on the south side of the parcel

Stormwater Report

1. This project will require a FDOT drainage connection permit.

Sincerely,



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

Cc: Chris Gmuer



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 29, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/29/2020

RE: Southern Wrecker Site Plan

Public Services has reviewed the Southern Wrecker Site Plan (Jan 16th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Jan 16th Submittal Comment</p> <p>Nov 23 Concurrency Impact Analysis Letter from Cmuer Engineering to City of Alachua Planning and Zoning states that the development is not within service area for potable water or sanitary sewer.</p> <p>The reviewer has confirmed this to be the case, as per LOS standards in effect at the time of this review.</p> <p>Thus, Public Services makes no comments.</p> <p>Approved.</p>
2.	
END OF COMMENTS	

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

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 30, 2020

Also sent by electronic mail to chrisg@gmuereng.com

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

RE: Development Review Team (DRT) Summary for: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On January 16, 2020, the City of Alachua received your revised application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003. The revised application received on January 16, 2020 was submitted to address the findings of the first completeness review as detailed in a letter dated December 4, 2019 and in response to the materials received on November 26, 2019. The application was determined to be complete on January 21, 2020.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:00 PM on Tuesday, February 4, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, February 18, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. Article 4. Use Regulations

- a. Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.
 - i. Add a note to the plans which affirms that no outdoor storage of towed vehicles will occur on the site.
 - ii. If any other outdoor storage is proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E), and is defined as, *"...the keeping, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours..."*
- b. Section 4.4.2(E)(1)(a)(ii) requires that no accessory structure shall project beyond the front building line of the principal structure or site. The waste receptacle pad and screen is located in front of the front building line and must be relocated to comply with the preceding.

- c. The location of parking/storage for patrol trucks must be identified on the plan.
2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
 - a. Several trees shown in the Tree Preservation / Removal List to remain and for which a tree credit is accounted to the project are extremely close to the US 441 ROW line. Confirm all trees shown to remain and for which a tree credit has been accounted to the project are on the subject property.
 - b. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.
 - c. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.
 - d. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.
 - e. As required by Section 6.2.1(G)(1), provide aerial or ground photographs of any regulated trees to be preserved.
 3. Section 6.3, Fencing Standards
 - a. Sheet C-100 denotes a "4' metal fence' along the US 441 frontage and denotes "contractor to coordinate fence type with owner" along the east property line. Fencing type should be identified on the Site Plan in order to demonstrate compliance with the applicable standards of Section 6.3, or a note added stating that all fencing shall comply with Section 6.3.
 4. Section 6.4, Exterior Lighting Standards
 - a. Provide cut sheets for all proposed light fixtures.
 5. Section 6.8, Design Standards for Business Uses
 - a. It appears that pilasters are provided on the front elevation to meet the façade massing requirements as set forth in Section 6.8.2(A)(2)(b), however, insufficient information is provided on the architectural plans and civil drawings to confirm that the pilaster shall have a minimum one foot depth. Please address.
 - b. Section 6.8.2(A)(2)(d)(i) requires that no more than 50 percent of any façade when visible from a street or lands zoned Agricultural be comprised of metal siding. Both the east and west façade will be visible from US 441, and the west façade will also be visible from lands zoned Agricultural. Revise the architectural plans accordingly.
 - c. Provide calculation of the total area of the east façade.
 - d. Provide calculations of the area of metal wall panels for the north, east, and west elevations.
 - e. Civil drawings do not depict the A/C pad and screen wall as shown on the architectural plans. Revise accordingly. Suggest bollards to protect the wall.
 6. Public Services / Fire Rescue / Engineering Review Comments
 - a. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue (to be provided under separate cover).
 - b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated January 29, 2020.
 7. Completeness Review Comments
 - a. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted. This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

8. General Information

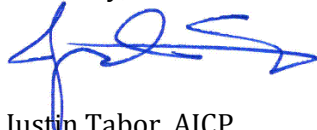
- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>
- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIISTTRCO

9. Minor Revisions

- a. Sheet C-000: Confirm the name of the owner under project information.
- b. Sheet C-010: Remove reference to County Forester and contact information under Tree Preservation and Demolition.

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. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated January 29, 2020
 Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated January 29, 2020

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

January 29, 2020

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

Re: Southern Wrecker Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Southern Wrecker submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Gmuier Engineering and dated January 16, 20120. Our review generated a few comments and recommendations that are outlined below.

C-000

1. Provide units for site area (acres).
2. Architectural plans and cover sheet label are inconsistent on how many SF the unit is. Please update.

C-050

1. Are bold lines proposed barbed wire fencing? This line type is not displayed on the legend.
2. Silt fence does not seem to be necessary on the entire south side of the property due to existing topography.
3. Silt fence does not seem to be necessary on the entire east side of the property to the east of the swale.
4. There are more trees shown to be demolished on the landscape plans provided than on the demo plan. Please revise for consistency.

C-100

1. Please provide dimensions for the dumpster pad.
2. Please provide dimensions for the concrete pads at the doors.
3. Consider labeling the garage doors for clarity.
4. Is there any proposed striping throughout the site?
5. Label and provide dimensions on the splash pad for the basin.
6. Consider showing electric poles on site to show that there will be no utility conflicts.

C-200

1. Consider smoothing out contour lines. Jagged edges on contours are difficult to shape.
2. At the entrance driveway into the property, consider eliminating inverted crown and allowing water to flow directly to the basin to closer match existing topography and due to the fact that there is no curbing along this section of the roadway, or adding curbing to direct all stormwater to basin spillway.
3. Provide additional spots at the sidewalk and handicap ramp to show ADA compliance.
4. Provide additional spot elevations on the doorways utilizing level landings with minimal slope.
5. Consider slightly regrading the area just east of the building to create a less steep slope.
6. Provide spot elevations at each corner of the concrete dumpster pad.
7. Provide the centerline and the distance to the centerline of the swale to show the bottom of the swale.
8. Provide spot elevations along the bottom of the "grass bypass swale" to provide clarity to how this swale will be shaped.
9. The 92 and 92.5 contours cross each other at the spillway. Please revise this area to show how the contours will tie in to existing ground.
10. The fire tank is located within the 7.5' buffer zone. Consider shifting this slightly to avoid the buffer zone.
11. Suggest making the proposed MES in the right of way bold to clarify that they are in fact proposed.
12. Label the basin top elevation, bottom elevation, and 100yr flood plain elevation.
13. Recommend deepening and providing spot elevations on south bypass swale, especially at SE corner to achieve desired bypass. Suggest shifting swale centerline further from the semi-paved area.

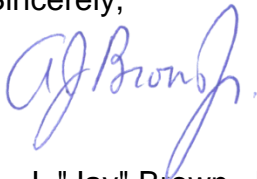
C-250

1. Provide detail for the Limerock pavement proposed on the south side of the parcel

Stormwater Report

1. This project will require a FDOT drainage connection permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. J. Brown, Jr.", is positioned above the typed name.

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

Cc: Chris Gmuer



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 29, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/29/2020

RE: Southern Wrecker Site Plan

Public Services has reviewed the Southern Wrecker Site Plan (Jan 16th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Jan 16th Submittal Comment</p> <p>Nov 23 Concurrency Impact Analysis Letter from Cmuer Engineering to City of Alachua Planning and Zoning states that the development is not within service area for potable water or sanitary sewer.</p> <p>The reviewer has confirmed this to be the case, as per LOS standards in effect at the time of this review.</p> <p>Thus, Public Services makes no comments.</p> <p>Approved.</p>
2.	
END OF COMMENTS	

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

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Southern Wrecker

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Southern Wrecker and Recovery, LLC

APPLICANT/AGENT: Christopher Gmuer, P.E., Gmuer Engineering, LLC

DRT MEETING DATE: February 4, 2020

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

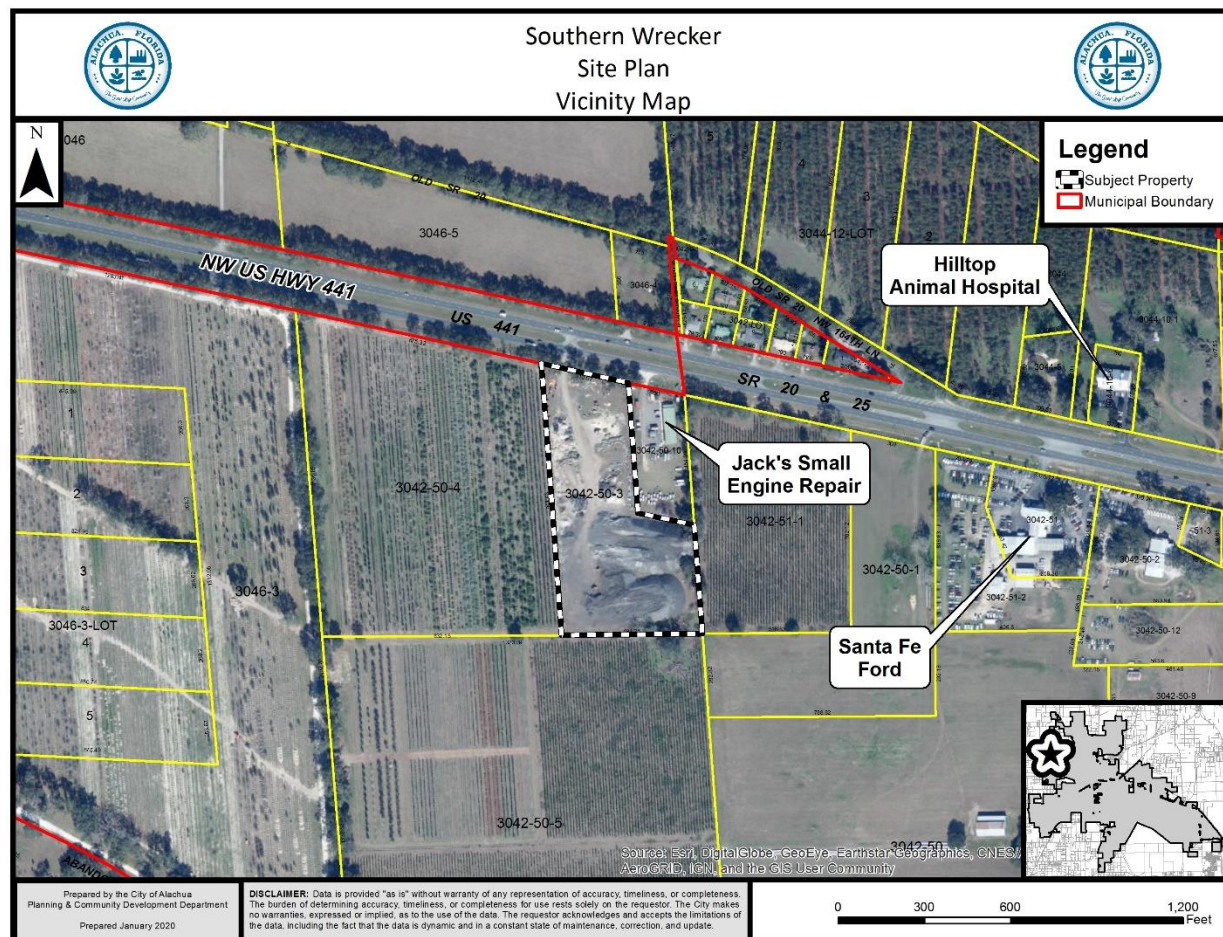
ACREAGE: ±7.99 acres

PARCEL: 03042-050-003

PROJECT SUMMARY: A request to construct a ±6,500 square foot building with associated parking, stormwater, landscaping, and site 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 18, 2020.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 PZB Meeting.**



Deficiencies to be Addressed

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

1. Article 4, Use Regulations

- a. Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.
 - i. Add a note to the plans which affirms that no outdoor storage of towed vehicles will occur on the site.
 - ii. If any other outdoor storage is proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E), and is defined as, "...the keeping, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours..."
- b. Section 4.4.2(E)(1)(a)(ii) requires that no accessory structure shall project beyond the front building line of the principal structure or site. The waste receptacle pad and screen is located in front of the front building line and must be relocated to comply with the preceding.
- c. The location of parking/storage for patrol trucks must be identified on the plan.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Several trees shown in the Tree Preservation / Removal List to remain and for which a tree credit is accounted to the project are extremely close to the US 441 ROW line. Confirm all trees shown to remain and for which a tree credit has been accounted to the project are on the subject property.
- b. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.
- c. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.
- d. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.
- e. As required by Section 6.2.1(G)(1), provide aerial or ground photographs of any regulated trees to be preserved.

3. Section 6.3, Fencing Standards

- a. Sheet C-100 denotes a "4' metal fence' along the US 441 frontage and denotes "contractor to coordinate fence type with owner" along the east property line. Fencing type should be identified on the Site Plan in order to demonstrate compliance with the applicable standards of Section 6.3, or a note added stating that all fencing shall comply with Section 6.3.

4. Section 6.4, Exterior Lighting Standards

- a. Provide cut sheets for all proposed light fixtures.

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- a. It appears that pilasters are provided on the front elevation to meet the façade massing requirements as set forth in Section 6.8.2(A)(2)(b), however, insufficient information is provided on the architectural plans and civil drawings to confirm that the pilaster shall have a minimum one foot depth. Please address.
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6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue (to be provided under separate cover).
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated January 29, 2020.

7. Completeness Review Comments

- a. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted. This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

8. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
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- a. Sheet C-000: Confirm the name of the owner under project information.
- b. Sheet C-010: Remove reference to County Forester and contact information under Tree Preservation and Demolition.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

January 29, 2020

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

Re: Southern Wrecker Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Southern Wrecker submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Gmuier Engineering and dated January 16, 20120. Our review generated a few comments and recommendations that are outlined below.

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1. Provide units for site area (acres).
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4. There are more trees shown to be demolished on the landscape plans provided than on the demo plan. Please revise for consistency.

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11. Suggest making the proposed MES in the right of way bold to clarify that they are in fact proposed.
12. Label the basin top elevation, bottom elevation, and 100yr flood plain elevation.
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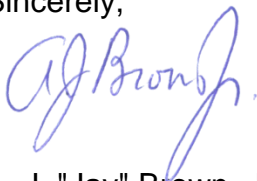
C-250

1. Provide detail for the Limerock pavement proposed on the south side of the parcel

Stormwater Report

1. This project will require a FDOT drainage connection permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", is positioned above the typed name.

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

Cc: Chris Gmuer



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Jan 29, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 1/29/2020

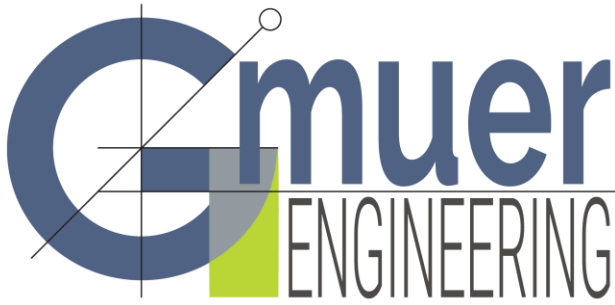
RE: Southern Wrecker Site Plan

Public Services has reviewed the Southern Wrecker Site Plan (Jan 16th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Jan 16th Submittal Comment</p> <p>Nov 23 Concurrency Impact Analysis Letter from Cmuer Engineering to City of Alachua Planning and Zoning states that the development is not within service area for potable water or sanitary sewer.</p> <p>The reviewer has confirmed this to be the case, as per LOS standards in effect at the time of this review.</p> <p>Thus, Public Services makes no comments.</p> <p>Approved.</p>
2.	
END OF COMMENTS	

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

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



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

February 18, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery - Site Plan Review

This package is submitted in response to comments dated Jan 30, 2020 for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. Please see the list below of items included in this application followed by the response to comments.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- 10-2 Self-Certification
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Permit Status History for Access Permit
- Photometric Cut Sheets
- Pictures of Existing Trees
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

Gmuer Engineering, LLC

Christopher A Gmuer, PE, President

A handwritten signature in blue ink, appearing to read 'Chris Gmuer', is placed over the printed name.

1/30/2020 Comments

DRT Summary:

1. Article 4, Use Regulations

- a. Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.
 - i. Add a note to the plans which affirms that no outdoor storage of towed vehicles will occur on the site.
Note has been added to sheet C-100.
 - ii. If any other outdoor storage is proposed, the site plan must show the location of such areas. Outdoor storage areas must comply with the standards as set forth in Sections 4.4.2(B), 4.4.2(E), and 4.4.4(E), and is defined as, "...the keeping, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours..."

No outdoor storage is proposed.

- b. Section 4.4.2(E)(1)(a)(ii) requires that no accessory structure shall project beyond the front building line of the principal structure or site. The waste receptacle pad and screen is located in front of the front building line and must be relocated to comply with the preceding.

The waste receptacle pad and screen have been moved to the back of the building.

- c. The location of parking/storage for patrol trucks must be identified on the plan.
When any of the patrol trucks pull into the site, they are coming for resupply and maintenance and as such they pull into the bays of the garage. These patrol trucks never tow vehicles to this location since they tow vehicles directly to repair facilities; again no vehicle storage occurs at this site. The remainder of the on-site pavement is for incidental maneuvering of trucks capable of towing semi-trucks and other non-regular equipment. These operations are when specific emergency situations occur on the interstate and if a particular need arises.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Several trees shown in the Tree Preservation / Removal List to remain and for which a tree credit is accounted to the project are extremely close to the US 441 ROW line. Confirm all trees shown to remain and for which a tree credit has been accounted to the project are on the subject property.

Upon a second review, all existing trees along this perimeter are on the property line other than the one 20" Laurel Oak previously noted as Tree No. 10. In response, we have revised the Tree Removal and Tree Credits Plan to not use this tree towards tree credits.

- b. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.

The 'limits of development' have been revised on the landscape and tree removal plans to match that shown in Civil plans within the silt fence line. In response to this increase in project area and decrease in tree credits available, landscape calculations and proposed landscape have been revised and are reflected on sheets L-102 and L-103.

- c. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.

We would like to discuss this comment further as to why a buffer is required along this southern development edge. To clarify, the area to the south is simply the undeveloped portion of this same parcel, with the same owner and same zoning. Please call at your convenience to discuss further and thank you.

- d. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.

The fire tank is underground and there is a great likelihood that it will not be required. However, we have moved it outside of the buffer.

- e. As required by Section 6.2.1(G)(1), provide aerial or ground photographs of any regulated trees to be preserved.

Please see the photographs submitted as requested.

3. Section 6.3, Fencing Standards

- a. Sheet C-100 denotes a "4' metal fence' along the US 441 frontage and denotes "contractor to coordinate fence type with owner" along the east property line. Fencing type should be identified on the Site Plan in order to demonstrate compliance with the applicable standards of Section 6.3, or a note added stating that all fencing shall comply with Section 6.3.

A note has been added stating that all fencing shall comply with Section 6.3.

4. Section 6.4, Exterior Lighting Standards

- a. Provide cut sheets for all proposed light fixtures.

Cut sheets are included with this submittal.

5. Section 6.8, Design Standards for Business Uses

- a. It appears that pilasters are provided on the front elevation to meet the façade massing requirements as set forth in Section 6.8.2(A)(2)(b), however, insufficient information is provided on the architectural plans and civil drawings to confirm that the pilaster shall have a minimum one foot depth. Please address.

The pilasters are intended to project one foot out from the face of the adjacent wall surface, dimensions have been added to the plan to clarify.

- b. Section 6.8.2(A)(2)(d)(i) requires that no more than 50 percent of any façade when visible from a street or lands zoned Agricultural be comprised of metal siding. Both the east and west façade will be visible from US 441, and the west façade will also be visible from lands zoned Agricultural. Revise the architectural plans accordingly.

The East Elevation has been revised, adding stucco plaster pilasters and stone wainscot to reduce the amount of visible metal panels to less than 50%.

- c. Provide calculation of the total area of the east façade.

Revised drawings now show façade material calculations for each elevation. We also clarified the material calculations to show the total area of the facade, the area of the primary materials (glazing, metal panels, stone wainscot, and stucco plaster), and the corresponding percentage of the overall façade.

- d. Provide calculations of the area of metal wall panels for the north, east, and west elevations.

See response to Comment "c." above.

- e. Civil drawings do not depict the A/C pad and screen wall as shown on the architectural plans. Revise accordingly. Suggest bollards to protect the wall.

Civil drawings are revised to match architectural and bollards added.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue (to be provided under separate cover).

So noted.

- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated January 29, 2020.

So noted.

7. Completeness Review Comments

- a. **Site Plan Attachment #13, FDOT Access Management Permit:** Submit documentation which shows an application for an access management permit has been submitted to FDOT.

Remaining Insufficiencies: An unsigned copy of the FDOT Driveway/Connection Application was submitted.

This does not confirm that the application has been submitted to FDOT. Submit documentation which shows an application has been submitted to FDOT.

The permit status history from FDOT's One Stop Permitting System is included with this submittal.

8. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>

So noted.

- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIADCO_TIT7HESA_C_H77WAQUSTMAPR_ARTIIISTTRCO

We have incorporated the revisions into the Stormwater Design.

9. Minor Revisions

- a. Sheet C-000: Confirm the name of the owner under project information.

The owner name has been updated under the project information.

- b. Sheet C-010: Remove reference to County Forester and contact information under Tree Preservation and Demolition.

The reference to County Forester and contact information under Tree Preservation and Demolition has been removed.

JBrown Professional Group Comments:**C-000**

1. Provide units for site area (acres).

Units for site area have been added.

2. Architectural plans and cover sheet label are inconsistent on how many SF the unit is. Please update.

The total SF of the proposed unit is ±5,980. The cover sheet and architectural plans have been updated.

C-050

1. Are bold lines proposed barbed wire fencing? This line type is not displayed on the legend.

Line type has been added to the legend.

2. Silt fence does not seem to be necessary on the entire south side of the property due to existing topography.

Per the Florida Erosion Control Manual, all disturbed areas should be surrounded by silt fence to control the influx of runoff water into the site as well as discharge water.

3. Silt fence does not seem to be necessary on the entire east side of the property to the east of the swale.

See response above.

4. Silt fence does not seem to be necessary on the entire east side of the property to the east of the swale.

See response above.

C-100

1. Please provide dimensions for the dumpster pad.

Provided.

2. Please provide dimensions for the concrete pads at the doors.

Provided.

3. Consider labeling the garage doors for clarity.

Garage doors have been labeled.

4. Is there any proposed striping throughout the site?

There is no proposed striping throughout the site. Roam vehicles pull into the garage for resupply and maintenance.

5. Label and provide dimensions on the splash pad for the basin.

Provided.

6. Consider showing electric poles on site to show that there will be no utility conflicts.

The information has been provided to Duke and we are coordinating on a layout.

C-200

1. Consider smoothing out contour lines. Jagged edges on contours are difficult to shape.

The contour lines have been smoothed where necessary.

2. At the entrance driveway into the property, consider eliminating inverted crown and allowing water to flow directly to the basin to closer match existing topography and due to the fact that there is no curbing along this section of the roadway, or adding curbing to direct all stormwater to basin spillway.

With the quantity of water coming from the southern portion of the site, we would prefer not to eliminate curb to help prevent the potential for erosion.

3. Provide additional spots at the sidewalk and handicap ramp to show ADA compliance.

Added additional spots.

4. Provide additional spot elevations on the doorways utilizing level landings with minimal slope.

Added additional spots.

5. Consider slightly regrading the area just east of the building to create a less steep slope.

We revised slopes.

6. Provide spot elevations at each corner of the concrete dumpster pad.

Added additional spots.

7. Provide the centerline and the distance to the centerline of the swale to show the bottom of the swale.

The swale centerline has been provided and the distance is not critical to the layout and can be field adjusted.

8. Provide spot elevations along the bottom of the "grass bypass swale" to provide clarity to how this swale will be shaped.

We have provided spot grades at critical points and contours can be used for the other locations.

9. The 92 and 92.5 contours cross each other at the spillway. Please revise this area to show how the contours will tie in to existing ground.

The 92.5 also delineated the top of the pond. Yes it crossed the 92 but just to indicate the limits of the pond. The swale now has spot grades to indicate the bottom elevation.

10. The fire tank is located within the 7.5' buffer zone. Consider shifting this slightly to avoid the buffer zone.

The fire tank has been moved outside of the buffer.

11. Suggest making the proposed MES in the right of way bold to clarify that they are in fact proposed.

Revised.

12. Label the basin top elevation, bottom elevation, and 100yr flood plain elevation.

The DHW is shown on C-250 in the cross section.

13. Recommend deepening and providing spot elevations on south bypass swale, especially at SE corner to achieve desired bypass. Suggest shifting swale centerline further from the semi-paved area.

We are happy with the design shown based on recent experience with Vemo Auto Auctions and large rain events there.C-250

1. Provide detail for the Limerock pavement proposed on the south side of the parcel.

An asphalt milling detail has been provided.Stormwater Report

1. This project will require a FDOT drainage connection permit.

So noted. The FDOT Drainage Connection Permit package was submitted on January 16, 2020.Public Services Comments:

1. Nov 23 Concurrency Impact Analysis Letter from Gmuer Engineering to City of Alachua Planning and Zoning states that the development is not within service area for potable water or sanitary sewer. The reviewer has confirmed this to be the case, as per LOS standards in effect at the time of this review. Thus, Public Services makes no comments.

So noted.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 27, 2020

Also sent by electronic mail to chrisg@gmuereng.com

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

RE: Development Review Team (DRT) Comments: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On February 18, 2020, the City received your revised application for a Site Plan for Southern Wrecker. The Site Plan proposes a ±6,500 square foot building with associated parking, stormwater, landscaping, and site improvements on a ±7.99 acre subject property, consisting of Tax Parcel Number 03042-050-003. The revised application received on February 18, 2020 was submitted to address the Development Review Team's (DRT) comments issued in a letter dated January 30, 2020 and as discussed at a DRT Meeting on February 4, 2020.

Upon review of the revised application and materials, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, March 5, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **April 21, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

Previous Comments

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.

Remaining Issues: Total area immediately above the site landscape requirements table was not updated from 2.6 acres to 3.3 acres.

- b. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.

Remaining Issues: The fact that the area to the south of the project area is an undeveloped portion of the same parcel with the same ownership and zoning does not eliminate the requirement to provide a perimeter buffer along the south project area. Section 6.2.2(D)(3)(e)(i) states, “the 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...” In instances where only a portion of a property is proposed to be developed, the ‘parcel’ is generally synonymous with the ‘project area’ or the area to be disturbed by development activity. This is consistent with the definition of a ‘parcel’ or ‘parcel of land’ as set forth in Article 10 of the LDRs, which adopts by reference the definition of ‘parcel of land’ as defined in Section 163.3184, F.S.: “‘Parcel of land’ means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.” Given the preceding, a perimeter buffer is required along the south side of the project area.

- c. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.

Remaining Issues: The applicant’s 2/18/20 response letter states the tank was moved outside the buffer, however, it is still shown in the buffer area on L-101 and L-103.

New Comments – 2/18/20 Plans

2. Engineering Review Comments

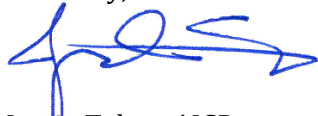
- a. The plans received on February 18, 2020 have been sent to JBrown Professional Group, Inc., for verification that the previous comments as provided in a letter dated January 29, 2020 were addressed. Any comments received from JBrown Professional Group, Inc., will be sent under separate cover.

3. Minor Revisions

- a. C-100: There are typographical errors in the callouts for the energy dissipaters for SMFs 1 and 2.
- b. Ensure SMFs 1 and 2 are correctly labelled throughout plan set.

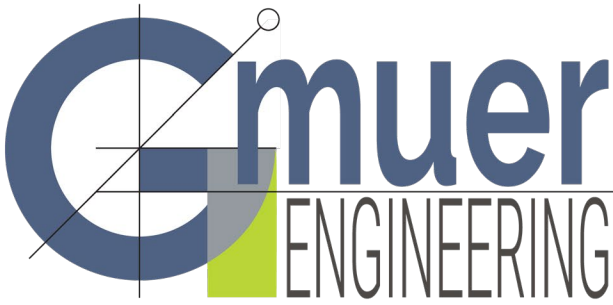
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928

gmuereng.com

March 5, 2020

City of Alachua Planning & Zoning

Re: Southern Wrecker & Recovery - Site Plan Review

This package is submitted in response to comments dated Jan 30, 2020 for the Southern Wrecker & Recovery project located on US 441, approximately 400 ft. to the west of Jack's Small Engine Repair in Alachua, FL on TP#03042-050-003. Please see the list below of items included in this application followed by the response to comments.

Attachments (4 copy of all materials):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary)
- Legal Description and Tax Parcel Number
- Proof of Ownership (Deed) and Proof of Payment of Taxes
- Fire Demand Calculations
- 10-2 Self-Certification
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Report (Signed and Sealed)
- Traffic Study
- FDOT Permit Status History for Access Permit
- Photometric Cut Sheets
- Pictures of Existing Trees
- Site Plans (24x36)

Please let us know if you need any additional information for your review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher A Gmuer', with a stylized, flowing script.

Gmuer Engineering, LLC
Christopher A Gmuer, PE, President

2/27/2020 Comments

Previous Comments

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards Section 4.3.4(J)(8) prohibits outdoor storage lots or impounds for towed vehicles.

- a. The project area as shown on the landscape plans is inconsistent with the 'limits of development' shown on civil drawings, and development is proposed outside of the landscape plan project area. The project area used for purposes of landscaping and landscape calculations shall include all area of the property affected by its development. Revise calculations and plan (site, perimeter requirements) accordingly.

Remaining Issues: Total area immediately above the site landscape requirements table was not updated from 2.6 acres to 3.3 acres

The note above the landscape requirements table has been updated to 3.3-acres.

- b. A Type A, 7.5 foot perimeter buffer is required along south of project area. Note that, per Section 6.2.2(D)(3)(i), only 50% of the perimeter buffer requirement must be provided.

Remaining Issues: The fact that the area to the south of the project area is an undeveloped portion of the same parcel with the same ownership and zoning does not eliminate the requirement to provide a perimeter buffer along the south project area. Section 6.2.2(D)(3)(e)(i) states, "*the 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...*" In instances where only a portion of a property is proposed to be developed, the 'parcel' is generally synonymous with the 'project area' or the area to be disturbed by development activity. This is consistent with the definition of a 'parcel' or 'parcel of land' as set forth in Article 10 of the LDRs, which adopts by reference the definition of 'parcel of land' as defined in Section 163.3184, F.S.: "*Parcel of land means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.*" Given the preceding, a perimeter buffer is required along the south side of the project area.

The Type A, 7.5' buffer has been provided. Note that since the southern portion of the site adjacent to this southern project limit is vacant, only half of the buffer is required. Notes and calculations have been updated as such.

- c. The fire tank is located within a required perimeter buffer. If the tank will be an above ground tank, relocate outside of buffer area.

Remaining Issues: The applicant's 2/18/20 response letter states the tank was moved outside the buffer, however, it is still shown in the buffer area on L-101 and L-103.

The fire tank has been relocated in landscape plans to match civil plans.

New Comments – 2/18/20 Plans2. Engineering Review Comments

- a. The plans received on February 18, 2020 have been sent to JBrown Professional Group, Inc., for verification that the previous comments as provided in a letter dated January 29, 2020 were addressed. Any comments received from JBrown Professional Group, Inc., will be sent under separate cover.

So noted.

3. Minor Revisions

- a. C-100: There are typographical errors in the callouts for the energy dissipaters for SMFs 1 and 2.

Typographical errors have been corrected.

- b. Ensure SMFs 1 and 2 are correctly labelled throughout plan set.

SMF labels have been revised to be consistent with the stormwater report.

JBrown Professional Group Comments:C-000

1. All previous comments have been satisfied.

So noted.

C-050

1. All previous comments have been satisfied.

So noted.

C-100

1. All previous comments have been satisfied.

So noted.

C-200

1. The concrete landing pad on the door on the south side of the building currently has a 4.5% slope. Consider flattening the slope in order to make the door more accessible.

Slope has been reduced to 2%.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 10, 2020

Also sent by electronic mail to chrisg@gmuereng.com

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

RE: Planning & Zoning Board (PZB) Public Hearing: Southern Wrecker Site Plan

Dear Mr. Gmuer:

On March 5, 2020, the City of Alachua received your revised application and materials for the Southern Wrecker Site Plan. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **April 21, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 7, 2020**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 6, 2020**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, April 20, 2020**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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