



Alachua County Development Review Committee Staff Report

Project Number: DR23-000041

Revised Final Development Plan for Park Place Car Wash

SUBJECT: Park Place Car Wash

DESCRIPTION: 15,000sf parking area for vacuum cleaning area addition to existing car wash facility

AGENT/APPLICANT: DRMP, Inc.

PROPERTY OWNER: Kiwi of Gainesville, Inc.

PROPERTY DESCRIPTION:

Location	7404 NW 4 th Blvd.
Parcel Numbers	06654-010-000
Land Use	Commercial
Zoning	Business Highway (BH)
Acreage	2.05

CHRONOLOGY:

Application Submittal	03/07/22
Insufficiency Report Sent	07/24/22, 04/22/22, 09/22/22
Application Resubmitted	04/04/22, 09/06/22, 07/03/23
Sufficiency Determination	08/23/2023
Rev. Final Development Plan Hearing	09/07/2023

STAFF RECOMMENDATION: Recommend **approval** with conditions of the Revised Final Development Plan for Park Place Car Wash.

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DESCRIPTION OF PROPOSED PLAN:

This application proposes a Revised Final Development Plan for an additional 15,000 sf parking area for vacuum cleaning to serve an existing car wash facility on approximately 2.05 acres with associated infrastructure improvements.

In 2005, the proposed area of development had an approved plan for an oil change facility and parking. The basin to serve the area was constructed, but nothing else.

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

The subject property has the Commercial Future Land Use (FLU) classification. Objective 3.1 states that *commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).*

The proposed use is accessory to an existing car wash facility and is consistent with the Future Land Use.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The subject property has the Business Highway (BH) zoning designation. A car wash is allowed as a permitted use within the BH district. Additionally, the BH district implements the Commercial policies of the Comprehensive Plan per Sec. 403.11.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

There are no conservation resources on this property.

OPEN SPACE

Non-residential development is not required to provide Open Space, unless there are conservation resources present on site (ULDC 407.52 *Minimum open space requirement*). There are no conservation resources for the subject property, and therefore no Open Space is provided.

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TREE PRESERVATION

No trees are proposed for removal with this application.

GENERAL DEVELOPMENT STANDARDS

OUTDOOR LIGHTING

The photometric plan provided demonstrates that the lighting levels off-site comply with the standards provided for in the Sec. 407.148 *Lighting Standards* – the maximum allowed is 1.0 footcandles when the adjacent parcel is non-residential and 0.5 footcandles when the adjacent property is 0.5 footcandles. The lighting levels shown are 0.0-0.1 footcandles.

The lights provided are for the vacuum stations. The lights are able to change colors, and the intent is to periodically change the color based on factors such as season, awareness campaigns, etc. Sec. 407.146 does *prohibit blinking, flashing, moving, revolving, flickering, changing intensity or color, and chase lighting* and the applicant is aware of this.

LANDSCAPING AND BUFFERING

The Landscape Plan demonstrates that 80.2 percent of the site will have canopy coverage in 20 years, exceeding the minimum 30 percent required in Sec. 407.41 *Landscape and planting plan objectives*. Additionally, the paved ground surface area will have 53.4 percent canopy coverage in 20 years, exceeding the minimum 50 percent required in Sec. 407.43.1(c).

The western portion of the adjacent parcel (TP#06655-013-001) to the north was zoned for a single-family home and the use was single-family residential. This use would have required the car wash expansion to provide a 40-foot-wide high-density buffer per Table 407.43.1 for *Project Boundary Buffer Standards*. Additionally, the underlying zoning (R-1b) was not consistent with the Commercial Future Land Use. The owner of the car wash is also the owner of the adjacent parcel. The owner recently rezoned the property to the BH zoning district (approved by the BoCC 8/22/2023). The existing structure will be used as a security quarters, which is an allowed use in the BH zoning district per Section 404.25 therefore the high density buffer is no longer required.

No final certificate of occupancy shall be issued until the County has granted final approval and acceptance of the installed landscape as well as the protection of existing native vegetation. Final approval shall include as-built landscape plan certification from a registered landscape architect certifying that the landscaping is installed and functioning as intended, that prohibited and discouraged non-native vegetation listed in Table 406.16.2 has been removed, and that all of the provisions of this Chapter have been met. The land owner shall submit a Certificate of Compliance, in a form acceptable by the Director, to the County as a condition of issuance of a Certificate of Occupancy.

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Landscape Irrigation Design and Maintenance Standards, Article II of Part II, Title 7, Chapter 79 of the Alachua County Code has been in effect since 4/1/16 with the latest revision effective 6/12/23. All new irrigation systems installed in Alachua County require County approval prior to installation, with applicable review and inspection fees. Irrigation professionals must submit required documents and pay fees through the [Alachua County Citizenseve Portal](#). For more information about the irrigation design standards and for a list of helpful resources, we encourage you to click [HERE](#), contact Water Resources staff at 352-264-6800, or email Irrigation@AlachuaCounty.us.

ACCESS MANAGEMENT

There is an existing connection on Tower Road that serves this site.

WATER AND WASTEWATER SERVICES

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan.

STORMWATER MANAGEMENT

There is an existing stormwater management facility that will serve the proposed impervious area.

TRANSPORTATION

The developer has entered into a Multi-Modal Transportation Mitigation (MMTM) agreement with Alachua County in order to mitigate the transportation impact of the proposed development. The project will receive a Final Certificate of Level of Service Compliance upon approval of the Final Development Plan

CONCURRENCY

A Final Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Final Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

STATE AND FEDERAL PERMIT

The issuance of a state or federal permit shall not obligate the County to grant approval of any local permit and shall not be deemed to satisfy the requirements of the ULDC. As well, the issuance of this permit does not indicate that Alachua County believes that the applicant has all federal and state permits necessary prior to commencing construction.

Because §125.022(4), F.S. makes it hard for local governments to coordinate their permitting activities with state and federal permitting agencies, the applicant is advised that conflict with a subsequently issued state or federal permit may cause a need to

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apply for an amendment to this development plan approval.

Upon approval of a development plan, the applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.

DEVELOPMENT PLAN EXPIRATION:

According to Section 402.47(b) *Time limitation for expiration of development plans*, an approved Final Development Plan shall expire unless a complete application for a construction, building or other required permit has been accepted by the appropriate reviewing department within 12 months of the date of final approval and that such development is continuing in good faith. Applications for extension of time limit may be processed pursuant to Article 6 or Article 10 of Chapter 402 of the ULDC.

STAFF RECOMMENDATION

Staff has found the proposed Revised Final Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval with conditions** of the Revised Final Development Plan for Park Place Car Wash.

CONDITIONS

1. The applicant shall obtain all required state and federal permits prior to commencement of the development. Upon issuance of a required state or federal permit, the applicant shall furnish a copy of such permit to the applicable County department.
2. Any utility changes that affect the approved development plan will require additional approvals by Alachua County subject to the Unified Land Development Code.
3. Prior to the installation of a new permanent irrigation system or addition to an existing system, an irrigation plan must be submitted to and approved by the Alachua County Environmental Protection Department through the [Alachua County Citizenserve Portal](#). The irrigation system shall comply with the Landscape Irrigation Design and Maintenance Standards found in Article VI of Part II, Title 7, Chapter 77 of the Alachua County Code. Temporary systems are exempt from the design standard requirements but must register through the Portal.