

January 2, 2024

Ms. Leslie McLendon  
Alachua County Growth Management  
10 SW 2<sup>nd</sup> Ave  
Gainesville, FL 32601

RE: Chevron Newberry Rd (ARTICLE XV. – REDEVELOPMENT Sec. 407.151. – Flexible Design Standards.  
DR23-000022

Dear Leslie:

Please find attached the following items to address your comments from August 22, 2023:

- *Revised plans;*
- *Email correspondence re Landscape.*

Growth Management

1. Staff has reviewed the justification submitted for the request to deviate from meeting Activity Center standards. Staff cannot find that the requested deviation is the most minimal possible as required by Sec. 407.151 and cannot support the application as proposed. Staff reiterates its previous comment to reduce the building footprint and then evaluate the site. The current building includes service bays which are not proposed for the new building and a reduced building footprint will not provide less use of the site than currently provided. Provide a plan that meets the Activity Center requirements outlined in Sec. 405.05/405.07. All development and redevelopment shall comply with Activity Center design criteria (405.02). Activity Center standards in ULDC Chapter 405.05 and 405.07 include:
  - Definable edges (buildings and pedestrian amenities shall give definition to the street scape, individual blocks and the perimeter of the site.
    - **Consistent with Sec. 407.151, the project is applying for a deviation and consideration by the Board of County Commissioners (BoCC), specifically to the activity center standards. First and foremost, the site's main challenge is the very small parcel size at approximately 0.57 acre, [±25,265 sq. ft.], and its functional driveway connections to the west, south, and east; which limits the essential fuel delivery trucks to using existing driveways on the property. CHW has investigated multiple layout options given these constraints, which lead us to the fact the existing parcel's layout is the most functional and best preserves the property owners ability to conduct business.**
    - **While Activity Center standards required buildings pulled to the street, they cannot be achieved on this parcel while maintaining the business owner's merchantability. This application originated with the property owner's desire to reinvest in the site, renovate the building and canopy structure, and provide a safer operational condition and add the Card-Lock fueling services for our communities' First Responders, including Police, Fire, and Emergency Medical Service (EMS). The owners desire**

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remains to retain the active business and provide a much more usable fuel and retail store, very similar to the recent Chevron station's redevelopment on the other side of the I-75 interchange.

In accordance with Sec. 405.05(b): "Definable edges. Buildings and pedestrian amenities shall give definition to the streetscape, individual blocks, and the perimeter of the site." We are requesting a deviation because, while reorienting the site is not practicable, providing definition to the streetscape and perimeter of the site can be achieved. Providing an improved urban form, in addition to functional safety and operational efficiency represents a significant investment in the County. A deviation is requested because placement of the building near the Newberry Road property line to 'give definition to the street scape, individual block, and perimeter of the site', prevents fuel tanker trucks from entering the site to service the fuel tanks as required by the operation of the gas station.

This project requests a deviation from the development standard Sec. 405.07(c)(4)a: "Surface parking shall be located to the rear or sides of building sites, unless otherwise specified in an adopted master plan." Again, given the site's very small size, a significant modification is being accommodated by moving several parking spaces to the rear and sides. The placement of the gas station canopy in the front of the building necessitates placing the gas pump parking spaces in front of the building.

Lastly, given the limited available land area, the rear and sides of the building are not sufficient to provide the Unified Land Development Code (ULDC) required number of parking spaces. Therefore two (2) parallel parking spaces have been provided in front of the building to meet the minimum number.

We recognized the difficulty redevelopment presents, when trying diligently to meet spatial and urban form standards that anticipate larger master planned properties. However, we also understand the BoCC's ability to recognizing the difficulty in redeveloping sites and their ability to consider deviations from certain development standards, such as but not limited to buffers, landscaping, and stormwater, as may be necessary to promote redevelopment.

Therefore, we have provided a final redevelopment plan with a description of the deviation requested and a justification that explains why the current standard is not feasible based on the conditions of the site, and in light of the site's very small size.

Please review our requested deviations and evaluate the above, we are more than happy to work with you in the preparation of the staff report so this item can be presented with justification as a recommendation to the BOCC.

We will be present to explain to the BOCC and help them in their finding that the deviation is the minimal possible and that approval of such deviation generally meets the intent of this ULDC and would not hinder the public health, safety and general welfare of the residents and property owners of Alachua County.

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- Commercial retail shall provide pedestrian walkways that connect all buildings at their primary entrances.
    - **The project provides a pedestrian walkway that connects to the internal private sidewalk network.**
  - At least one continuous pedestrian walkway must be provided from any public right-of-way to the primary entrance of all commercial...buildings. Pedestrian connections shall also be provided between adjacent parcels and uses.
    - **The project provides a pedestrian walkway that connects the primary building entrance to the Newberry Road Right of Way.**

County Forester and Landscape Inspector

2. Sheet LS-1, Incorporate the following recent ULDC changes into the irrigation notes:
  - Temporary irrigation systems must be removed once the plants are established or within one year, whichever occurs first.
  - All irrigation systems are required to have a functioning rainfall shutoff device set to active even during establishment, per 407.46(a)4.
  - 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 Citizenserve. 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, which among additional design standards, limit irrigation to 50% of the permeable area. For more information, visit the Irrigation Design Standards website or contact the Alachua County Environmental Protection Department at 352-264-6800.
    - **The irrigation notes have been updated as requested.**
3. Site Tree Calculations lists site canopy coverage at 31.8%, including all proposed trees at 100% site canopy coverage. Landscape plan shows proposed trees have only 50%-65% site canopy coverage.
  - **Additional tree(s) are needed to reach the minimum 30% site canopy coverage.**
  - **Per discussions with county staff, the site canopy coverage is not required for this project. Per Alachua County LDC Sec. 407.40(b)(2), the requirements of Article IV – Landscaping apply to redevelopment, reconfiguration, expansion or change of use of a previously developed site, unless the existing impervious area to be retained is greater than five thousand (5,000) square feet, and the proposed expansion of impervious surface is less than two thousand (2,000) square feet, and also less than ten (10) percent of the existing impervious area on the parcel or lot. This project involves the redevelopment and reconfiguration of an existing site. The existing site is 0.58 acres in size and has a total impervious area of 24,339 square feet. The proposed changes to the site would reduce this existing impervious area to a total of 22,302 square feet. Some portions of the existing impervious areas will remain in place as they are today, some will be milled and resurfaced, some will be removed and replaced, and some areas will be removed without replacement. In summary, the project has an existing impervious area greater than 5,000 square feet and will have a reduction of impervious area. We believe this satisfies the exemption requirements as outlined in Alachua County LDL Sec. 407(b)(2) and landscape plans would not be required for this site redevelopment.**

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- **See attached email correspondence between Ken McMurry and John-Michael Simpson.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at [walkero@chw-inc.com](mailto:walkero@chw-inc.com)

Sincerely,  
CHW

A handwritten signature in black ink, appearing to read "Walker Owen". The signature is stylized and cursive.

Walker Owen, P.E.  
Project Manager

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