

July 31, 2023

Ms Leslie McLendon, AICP, Senior Planner
Alachua County Growth Management
10 SW 2nd Avenue
Gainesville, FL 32601

RE: Newberry Chevron – Activity Center Standards

Dear Leslie,

This letter is provided in response to the site plan review comments issued by growth management staff in the Insufficiency Application Report #1 & #2 dated May 19, 2023 and July 21, 2023 respectively.

The comment provided on May 19th, in response to the May 1st submittal states, in part:

“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 streetscape, individual blocks and the perimeter of the site.

The email dated February 24, 2023 included the request for a written justification and analysis of how the site meets 405.05, and to outline any deviations.... Provide sufficient justification as to why the Activity Center standards cannot be met per Section 407.151 of the Redevelopment Code.”

The comment provided on July 21, 2023 states in part:

“The applicant needs to **outline any deviation** in writing and explain why the current standard is not feasible based on the conditions of the site. In addition, staff will need to see auto-turn analysis provided for the existing layout in order to compare with the other layouts if the goal is to demonstrate why the proposed layout can accommodate large trucks in lieu of alternatives that meet the Activity Center design standards.”

This letter provides the justification requested above. This will document the site constraints encountered by Newberry Chevron, establish why the Activity Center Standards cannot be met and demonstrate how the proposed site layout addresses the limitations of the Activity Center Layout. The site’s main challenge is the very small parcel size, and the fixed driveway connection location to the west, which limits very large vehicles including but not limited to fuel tanker truck to using existing driveways on the property. Our layouts indicate these constraints, which are due to the size and layout of the existing parcel do not allow the activity center standards to be applied to this property, while retaining the active business and providing a usable gas station and convenience store into the future. Further details of are discussed below.

A site concept layout was developed (see below) to investigate the feasibility of meeting Activity Center Standards on this site. The conceptual layout is included as the first page of the attached exhibits, titled ‘Activity Center Layout’. The required site features including the building, fuel canopy, and parking on the site; however the site is not navigable by a fuel tanker truck or large first responders because the aforementioned components do not leave enough space for vehicle maneuvering.

The second exhibit titled, ‘Truck Path – A’ shows the path of a fuel tanker truck entering the site at the north east corner and then exiting onto Newberry Road. As shown on the attached sketch, the truck will clip over/through

the landscape island at the north east corner of the site, the northern parking space, the corner of the building, and require a 70 foot wide driveway apron onto Newberry Road.

The third exhibit titled, 'Truck Path – B' shows the path of a fuel tanker truck entering the site at the alternative location on Newberry Road. This maneuver requires more driveway apron than is achievable, and would require the removal of a parking space in order to shift the landscape island south 1 space, due to the landscape island conflicting with the truck path on the exit at the northeast corner of the site.

This project requests a deviation from the development standard Sec. 405.05(b): "Definable edges. Buildings and pedestrian amenities shall give definition to the streetscape, individual blocks, and the perimeter of the site." 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 is demonstrated in following exhibit Truck Path B, which illustrates fuel tanker trucks cannot enter the site when the building is placed adjacent to Newberry Road due to the turning movement of the fuel tanker truck, the location of the driveway, and the footprint of the building. The requested deviation is the minimal possible because deviations of a lesser degree do not allow fuel tanker trucks to enter the site. Exhibit AT-03 and AT-04 demonstrate how the proposed site layout allows the fuel tanker truck or other large-scale vehicles such as fire rescue vehicles that will frequent the site to access the card-lock dedicated pump that Alachua County Fire Rescue and other first responders require to access the site. This access maneuver is similar in concept to how the site is currently accessed by fuel tanker trucks, which is shown in AT-01 and AT-02

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." A deviation is requested because due to the compact size of the site, the gas station canopy must be placed in front of the building, due to the justification provided above. 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.

Additionally, the limited area available to the rear and sides of the building is not sufficient to provide the required number of parking spaces, therefore two parallel parking spaces have been provided in front of the building to meet the minimum number. The requested deviation is the minimum number of parking spaces required, and therefore the minimal possible deviation required for the site to provide the required number of parking spaces required for the site.

I trust the information provided above and in the attached exhibits provides sufficient justification as to why Activity Center Standards cannot be met on this property due to the constraints encountered on the existing parcel. Additionally, the information provided here demonstrates how the proposed site layout can accommodate the vehicles that the site requires to function. While we are seeking to upgrade or modernize the existing business to the maximum extent practicable, we must provide for the owner's continued operation and business enterprise. Please let me know if any further information needs to be provided in order to satisfy this request, I can be reached by email at walkero@chw-inc.com or by phone at (352) 331-1976.

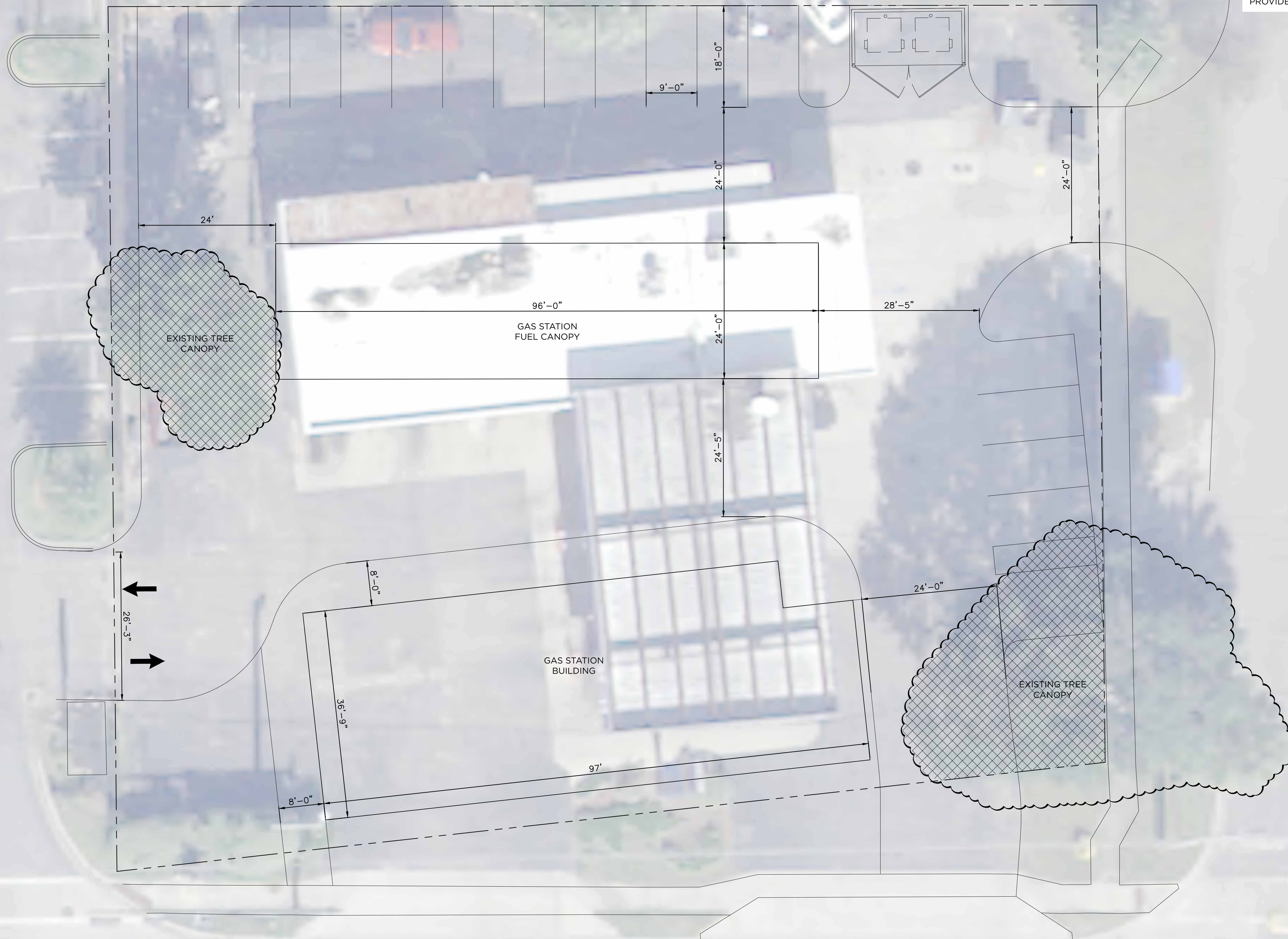
Best Regards,



Walker F. Owen, P.E.
Project Manager
CHW

SITE DEVELOPMENT DATA

TOTAL SITE AREA	0.58 ACRES
BUILDING FOOTPRINT	3,460 SF
REQUIRED PARKING (1 SPACE PER 200 SF)	17 SPACES
PROVIDED PARKING	18 SPACES



SR 26 (NEWBERRY RD.)



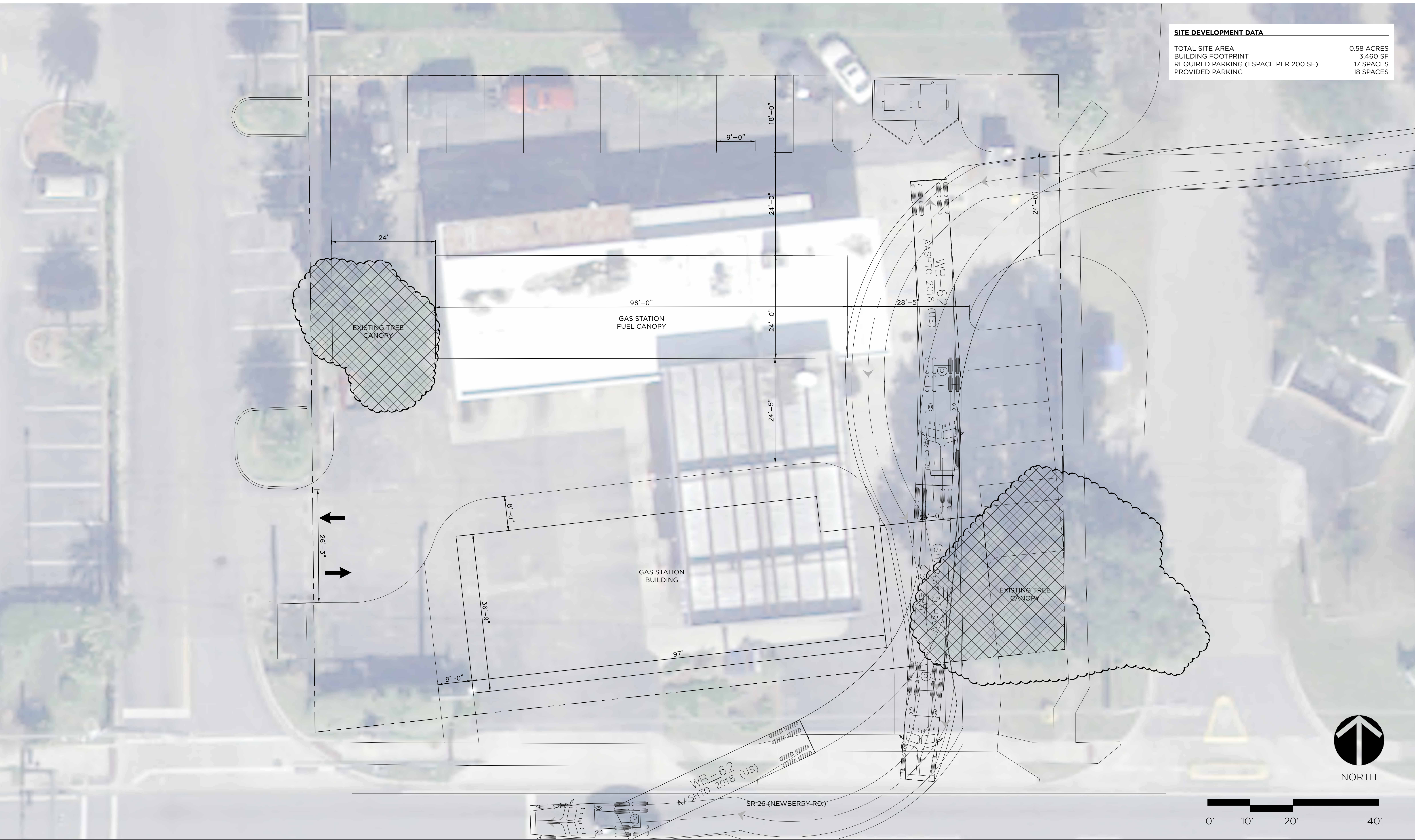
NORTH

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SITE DEVELOPMENT DATA

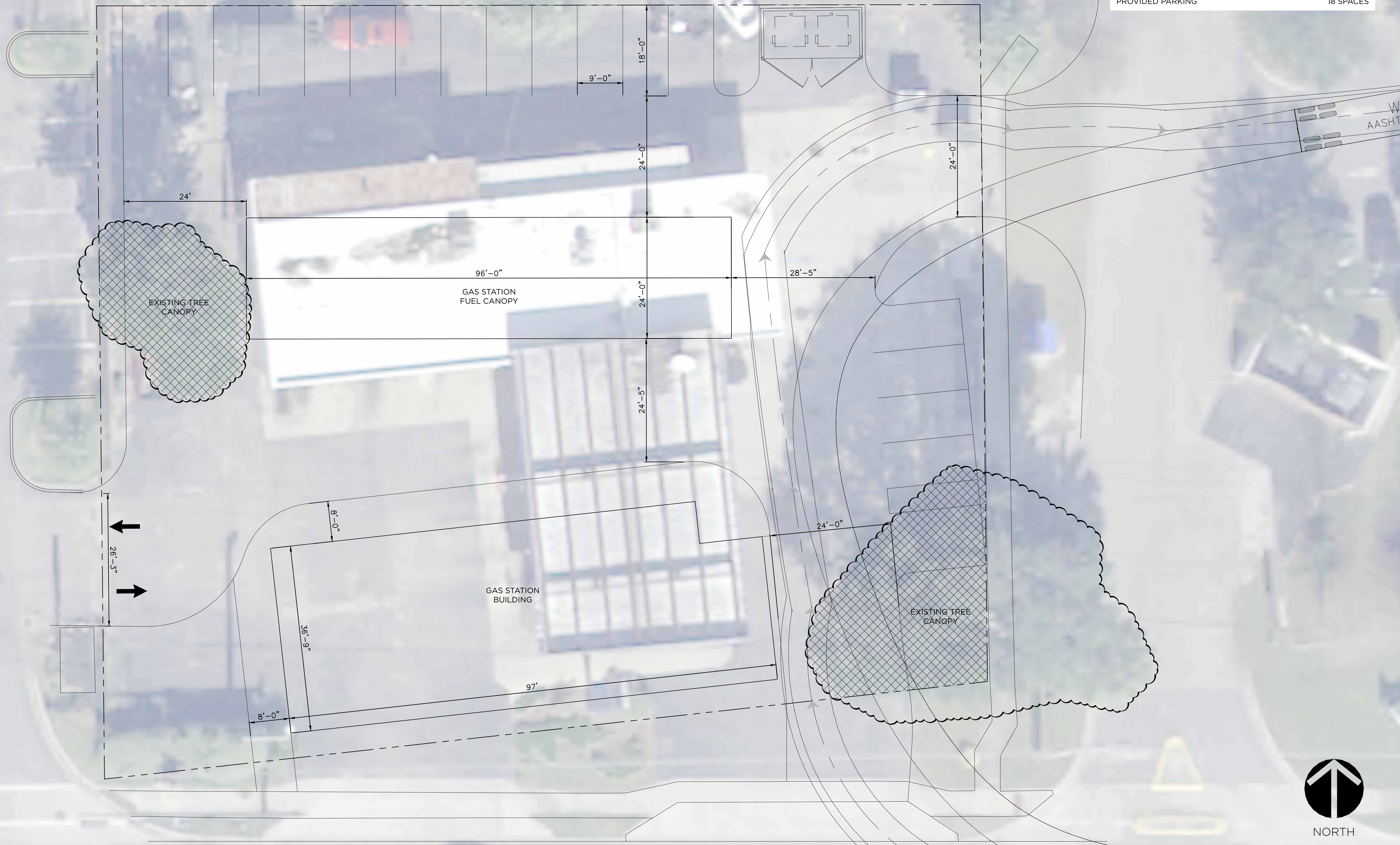
TOTAL SITE AREA	0.58 ACRES
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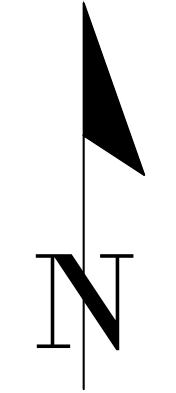
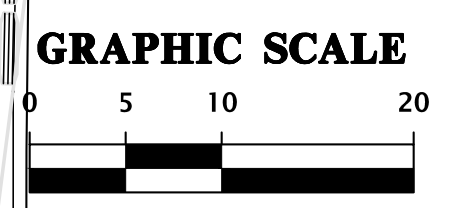
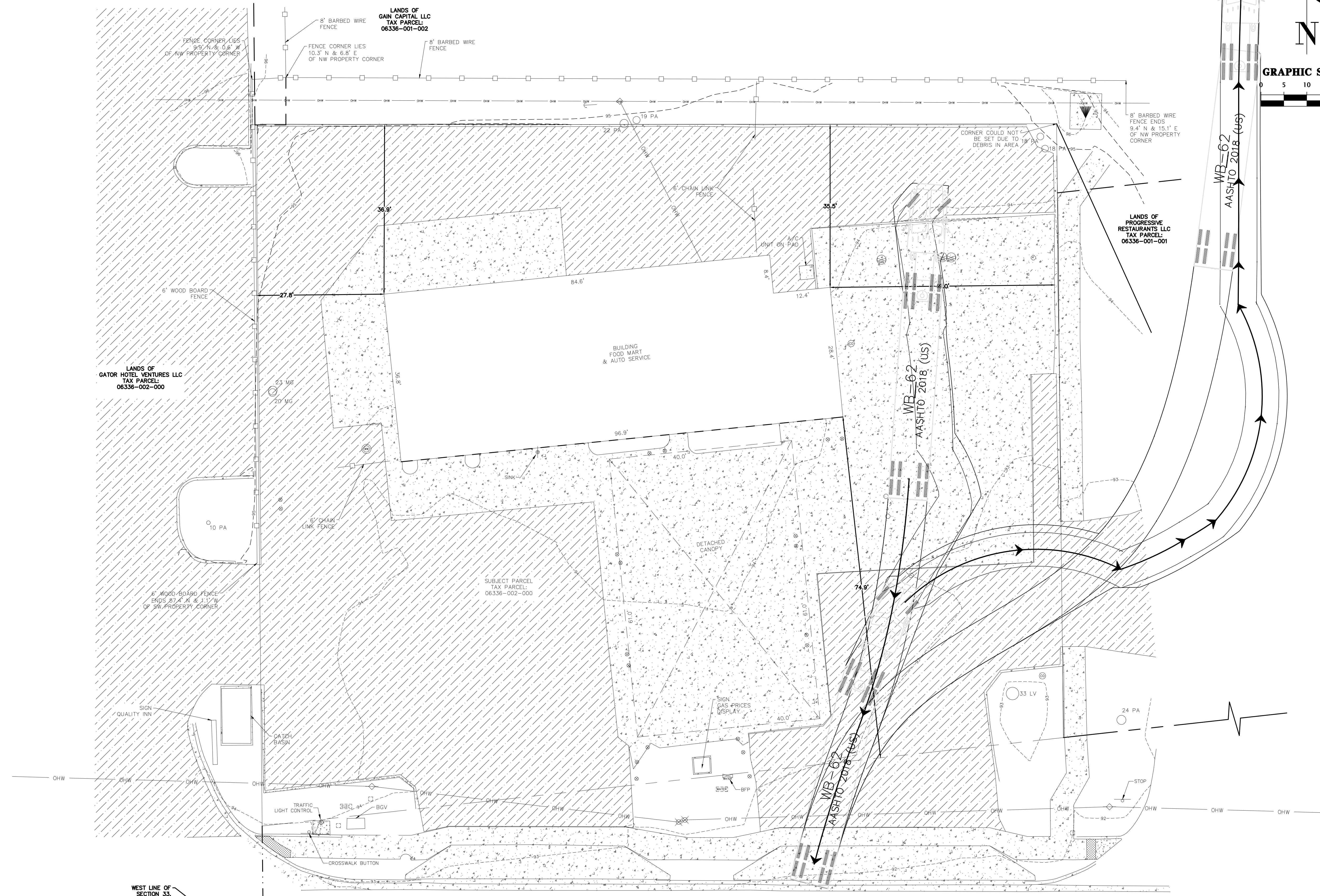
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TAX PARCEL: 06336-001-002

LANDS OF GATOR HOTEL VENTURES LLC
TAX PARCEL: 06336-002-000

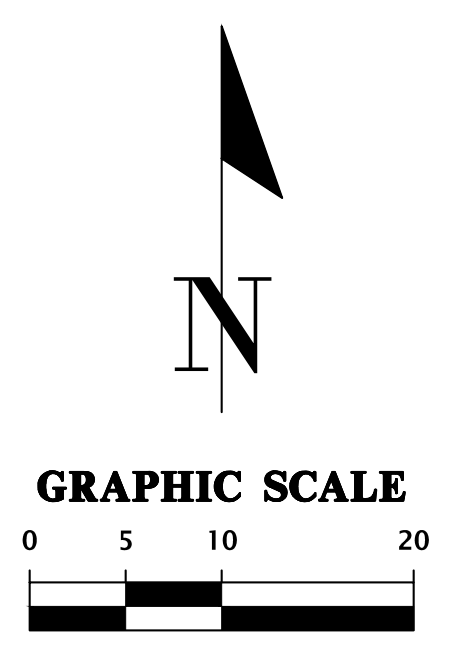
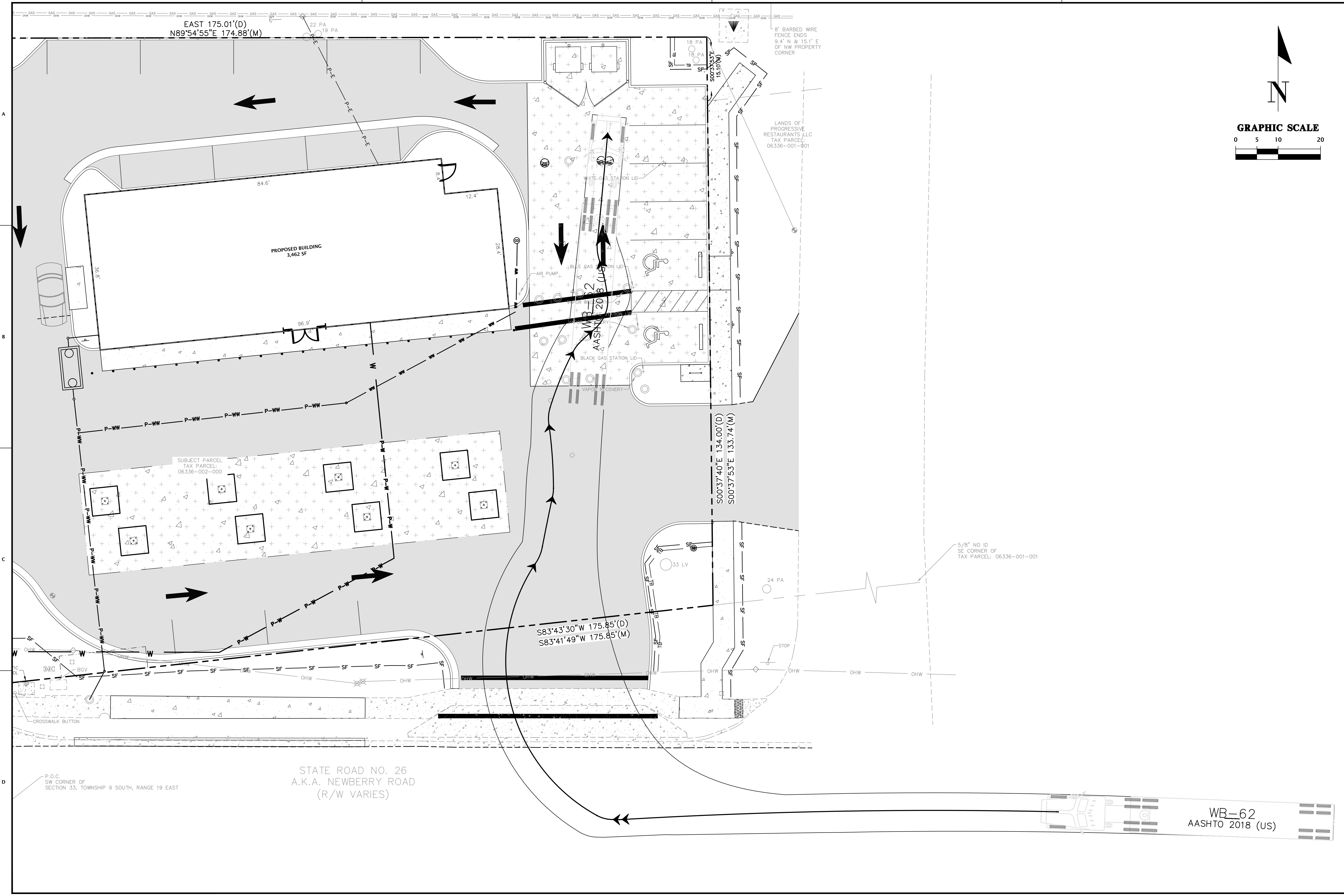
LANDS OF PROGRESSIVE RESTAURANTS LLC
TAX PARCEL: 06336-001-001

SUBJECT PARCEL
TAX PARCEL: 06336-002-000

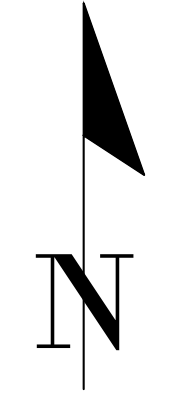
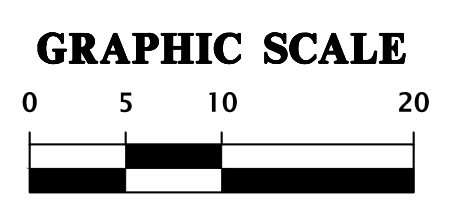
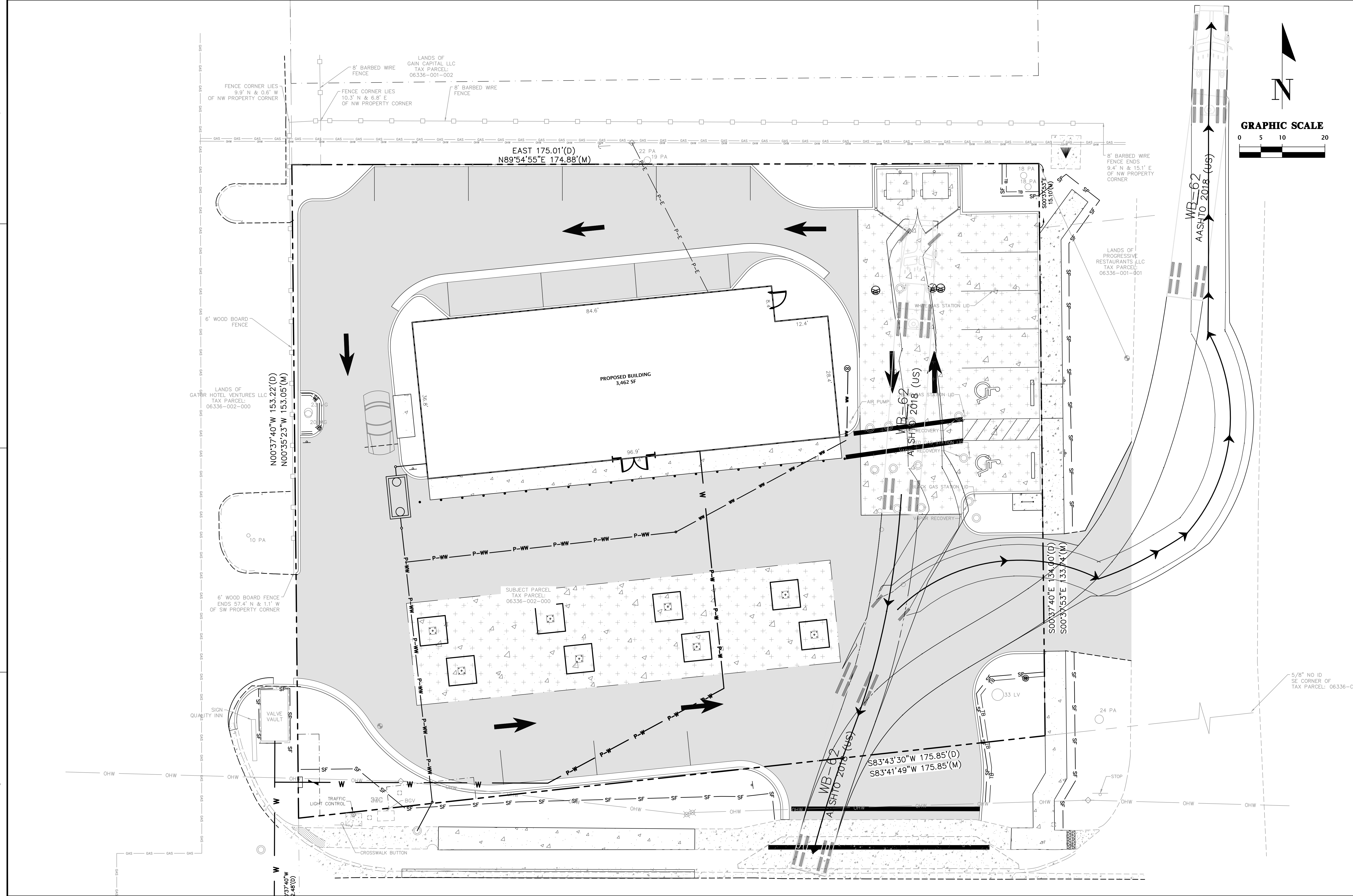


WEST LINE OF SECTION 33.

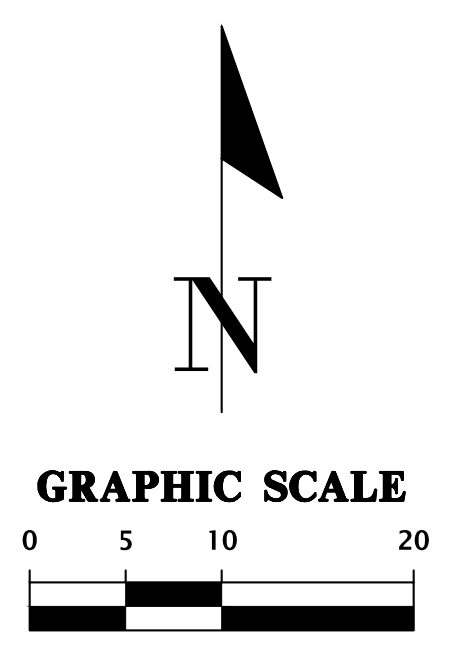
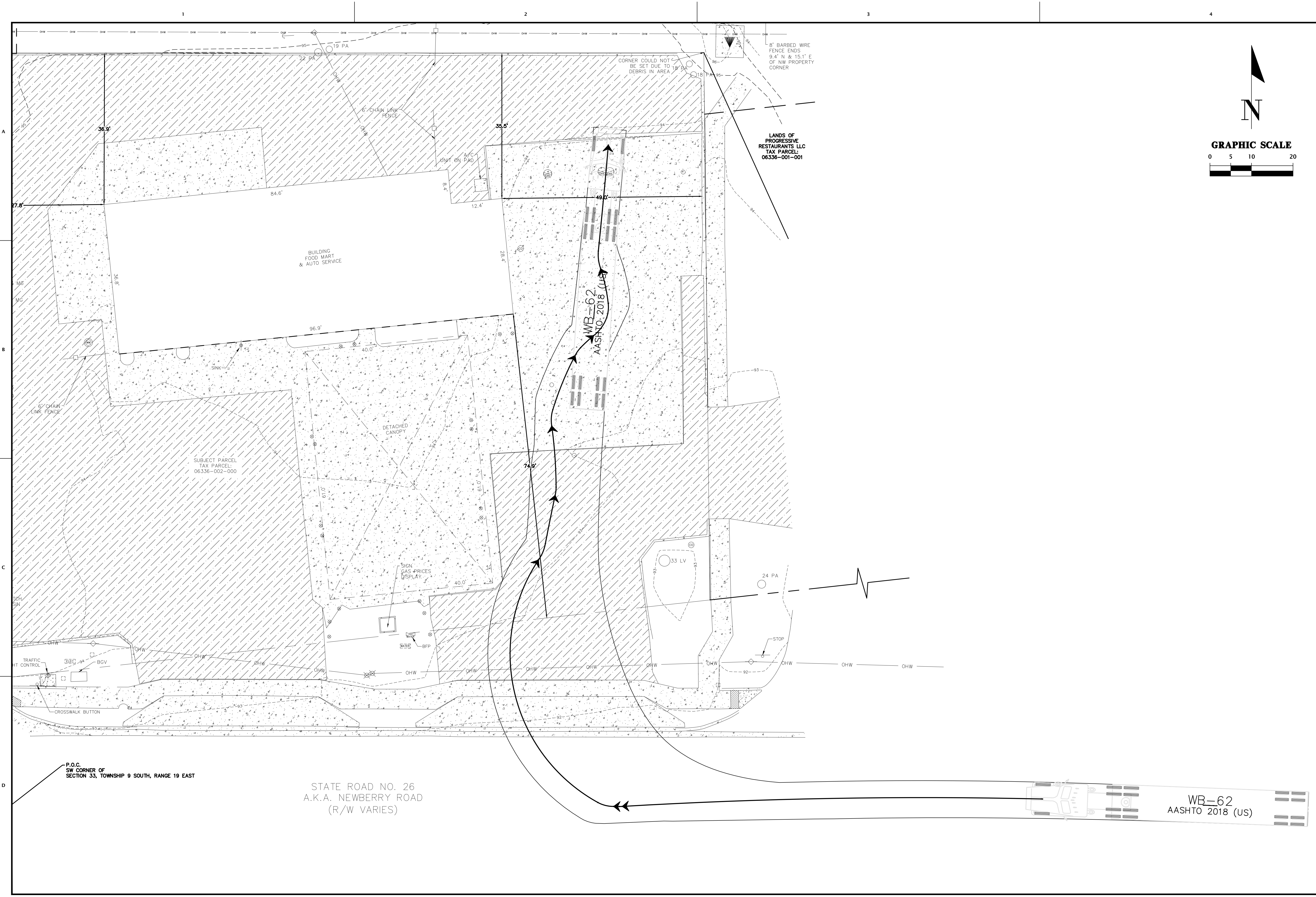
11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075	
CHW Professional Consultants	
SCALE: 1"=10'	VERIFY SCALE ON BARRED WIRE FENCE ORIGINAL DRAWING IF NOT THE SAME AS THIS SHEET, ADJUST SCALES ACCORDINGLY.
CONSTRUCTION BY REFERENCE:	
SUBMITTALS:	
CLIENT: SEMOJ 91, LLC	PROJECT: NEWBERRY CHEVRON
DESIGNER: WALKER FAIN OWEN, PE	QUALITY CONTROL: WALKER FAIN OWEN, PE
RESPONSE: WALKER FAIN OWEN, PE	PROJECT NUMBER: WALKER FAIN OWEN, PE
FL PE No. 94201	SHEET NO. AT-02



<p>11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075</p>	
<p>CHW Professional Consultants</p>	
<p>SCALE: 1"=10'</p>	<p>VERIFY SCALE ON BARRED WIRE ORIGINAL DRAWING IF ANY DISCREPANCIES IN THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>
<p>CONSTRUCTION BY RECORDS:</p>	
<p>CLIENT: SEMOJ S, LLC</p>	<p>PROJECT: NEWBERRY CHEVRON AUTOTURN EXHIBIT</p>
<p>DESIGNER: WALKER FAIN OWEN, PE</p>	<p>QUALITY CONTROL: PROJECT NUMBER:</p>
<p>FL PE No. 94201 SHEET NO. AT-03</p>	



11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075	
CHW Professional Consultants	
SCALE: 1"=10' VERIFY SCALE ON BARBED WIRE OR ORIGINAL DRAWING IF ANY DIMENSIONS ON THIS SHEET ADJUST SCALES ACCORDINGLY.	CONSTRUCTION NETWORKS
CLIENT: SEMO'S, LLC PROJECT: NEWBERRY CHEVRON SHEET TITLE: PROPOSED - OUTBOUND AUTOLURN EXHIBIT PROJECT NUMBER:	SUBMITTALS
DESIGNER: WALKER FAIN OWEN, PE QUALITY CONTROL:	FL PE No. 94201 SHEET NO.: AT-04



8" BARBED WIRE
FENCE ENDS
9.4' N & 15.1' E
OF NW PROPERTY
CORNER

LANDS OF
PROGRESSIVE
RESTAURANTS LLC
TAX PARCEL:
06336-001-001

WB-62
AASHTO 2018 (US)

BUILDING
FOOD MART
& AUTO SERVICE

SUBJECT PARCEL
TAX PARCEL:
06336-002-000

SIGN
GAS PRICES
DISPLAY

STATE ROAD NO. 26
A.K.A. NEWBERRY ROAD
(R/W VARIES)

WB-62
AASHTO 2018 (US)

P.O.C.
SW CORNER OF
SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075	
SCALE: 1"=10' VERIFY SCALE ON BARRED WIRE FENCE ORIGINAL DRAWING IF ANY DIMENSIONS DO NOT MATCH THIS SHEET, ADJUST SCALES ACCORDINGLY.	
SUBMITTALS CONSTRUCTION/BUILDING	
CLIENT: SEMO'S, LLC	PROJECT: NEWBERRY CHEVRON
DESIGNER: WALKER FAIN OWEN, PE	SHEET TITLE: EXISTING - INBOUND AUTOTURN EXHIBIT
PROJECT NUMBER:	PROJECT NUMBER:
FL PE No. 94201 SHEET NO. AT-01	