

RESOLUTION DR-24-17

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA TO DENY A FINAL REDEVELOPMENT PLAN FOR CHEVRON AT NEWBERRY AND TOWER ROAD FOR THE REDEVELOPMENT OF A GAS STATION SITE WITH THE SAME USE IN THE BR-1 ZONING DISTRICT WITH FUTURE LAND USE DESIGNATION OF TOURIST ENTERTAINMENT ON APPROXIMATELY 0.57 ACRES LOCATED AT 7500 WEST NEWBERRY ROAD ON TAX PARCEL NUMBER 06336-002-000.

WHEREAS, pursuant to Unified Land Development Code Section 407.151, the Alachua County Board of County Commissioners considered this Final Redevelopment Plan at its regular meeting of April 9, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

Final Redevelopment Plan Application DR23-000022, a request by CHW, inc., agents for Lewco, Inc., to redevelop the existing gas station on approximately 0.57 acres located at 7500 W Newberry Road Street on tax parcel number 06336-002-000 as shown on Exhibit A is found to not be consistent with the Alachua County Comprehensive Plan and Unified Land Development Code and is **hereby denied with the following bases:**

1. **Sec. 405.05(b) – Definable edges. Buildings and pedestrian amenities shall give definition to the streetscape, individual blocks, and the perimeter of the site.**

The building does not give definition to the streetscape.

2. **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.

The spaces for the fueling stations are in front of the building as well as two additional parallel spaces.

3. Sec. 405.07(e) Pedestrian circulation and amenities.

(2) Pedestrian walkways connecting buildings within activity center shall minimize crossing of vehicular areas.

(4) At least one (1) continuous pedestrian walkway must be provided from any public right-of-way to the primary entrance of all commercial retail, office, and multiple-family buildings.

The site does not provide a continuous pedestrian walkway from the public right-of-way to the building. The site does not minimize crossing of vehicular areas.

DULY ADOPTED in regular session this 9th Day of April 2024.

BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA

By: _____
Mary C. Alford, Chair

ATTEST:

J. K. "Jess" Irby, Esq. Clerk

(SEAL)

APPROVED AS TO FORM

Alachua County Attorney

DEPARTMENT APPROVAL
AS TO CORRECTNESS

Department of Growth Management
Authorized Designee

EXHIBIT A

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST, AND RUN N00°37'40"W, ALONG THE WEST LINE OF SAID SECTION 52.48 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD NO. 26 AND THE POINT OF BEGINNING, THENCE CONTINUE N00°37'40"W, ALONG SAID SECTION LINE 153.22 FEET, THENCE RUN EAST 175.01 FEET, THENCE RUN S00°37'40"E, 134.00 FEET, TO THE NORTH RIGHT-OF-WAY OF SAID STATE ROAD NO. 26, THENCE RUN S83°43'30"W, ALONG SAID RIGHT-OF-WAY 175.85 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

CONTAINING 0.57 ACRES MORE OR LESS.

DRAFT

