



**City of Gainesville
Department of Doing
Planning Division**

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CITY PLAN BOARD STAFF REPORT

PUBLIC HEARING DATE: January 25, 2018

ITEM NO: 2

PROJECT NAME AND NUMBER: PB-17-131 SUP

APPLICATION TYPE: Quasi-Judicial

RECOMMENDATION: Staff recommends approval of the Special Use Permit for Petition PB-17-131 SUP, including the development plan with conditions and comments in the staff report and from the Technical Review Committee.

CITY PROJECT CONTACT: Lawrence Calderon, Planner III

APPLICATION INFORMATION:

Agent/Applicant: CHW, Inc. (Robert Walpole, P.E.) agent for Blakewood LLC, owner.

Property Owner(s): Blakewood LLC,

Related Petition(s): PB-17-48 SUP, PB-17-45 LUC and PB-17-46 ZON

Legislative History: A land use and rezoning petition was initiated on the subject property.

Neighborhood Workshop: Not Required

SITE INFORMATION:

Address: 2373 SW Archer Road.

Parcel Number(s): 06764-000-000

Acreage: 2.5 Acres.

Existing Use(s): Vacant, un-development; formerly an automobile repair facility

Land Use Designation(s): Mixed-use Low

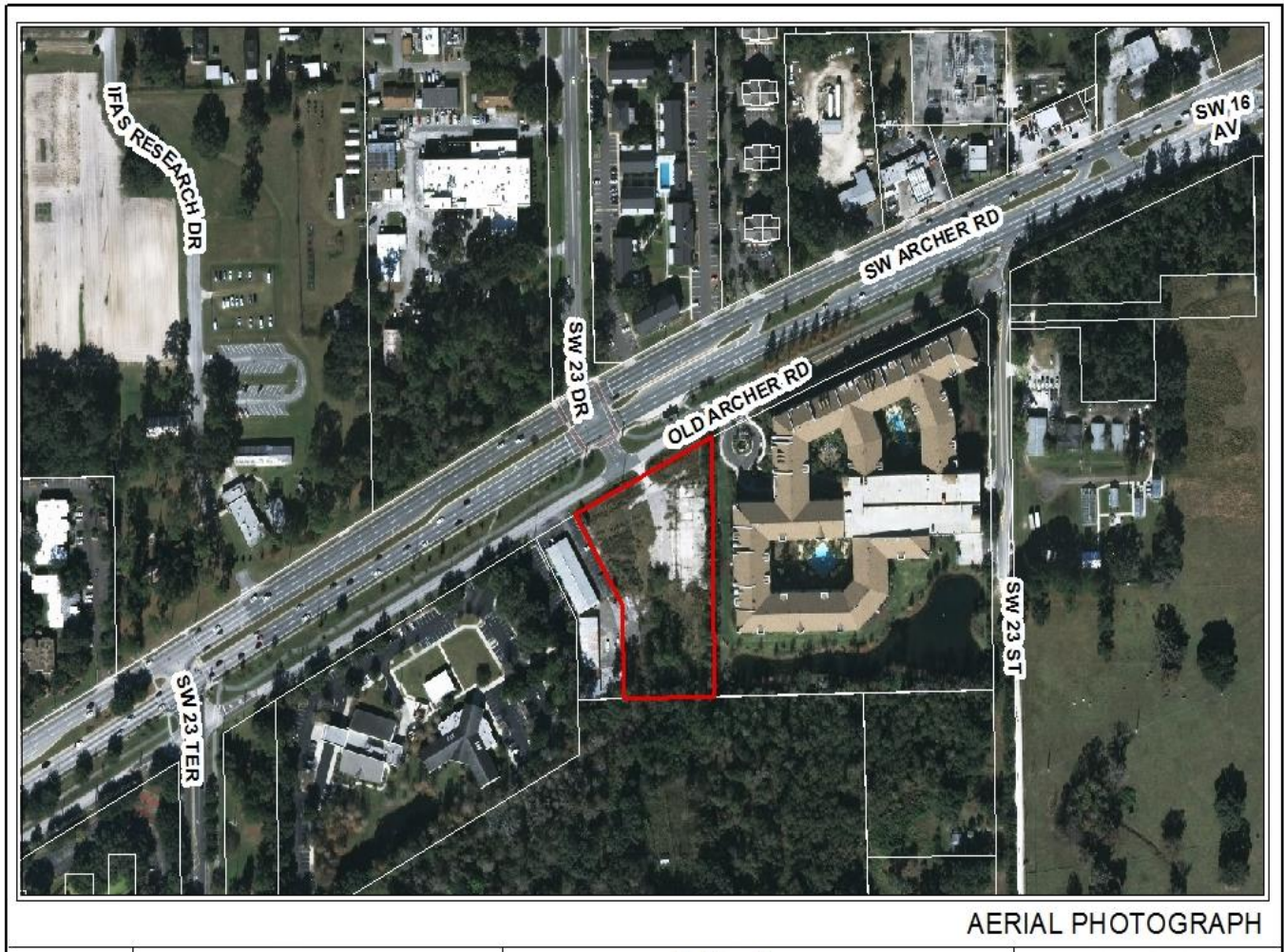
Zoning Designation(s): MU-1

Transportation Mobility Program Area (TMPA): Area “B”

Special Feature(s):

The site was previously occupied by an automobile repair facility that ceased operation, followed by demolition of the supporting structures. It is located adjacent to an established multi-family residential development and sits directly opposite a signalized intersection, see Map 1.

Map 1. Site Location Map



ADJACENT PROPERTY CHARACTERISTICS:

The site to the east is developed with a four-story, multi-family residential complex regulated by a Planned Development. To the east is an automobile repair facility. To the north lies a variety of commercial, residential and other facilities related to the University of Florida. The property to the south is undeveloped and contains stormwater, wetlands and other unique environmentally sensitive areas.

	EXISTING USE(S)	LAND USE DESIGNATION(S)	ZONING DESIGNATION(S)
North	Multi-family residential development	RM: Residential Medium	RMF-8 (Multi-family Residential)
South	Vacant Undeveloped	E: Education	ED: Educational Services
East	Multi-family residential development	PUD: Residential	PD (Residential)
West	Automobile repair facility	MUL: Mixed Use Low	MU-1 (Mixed Use Low Density)

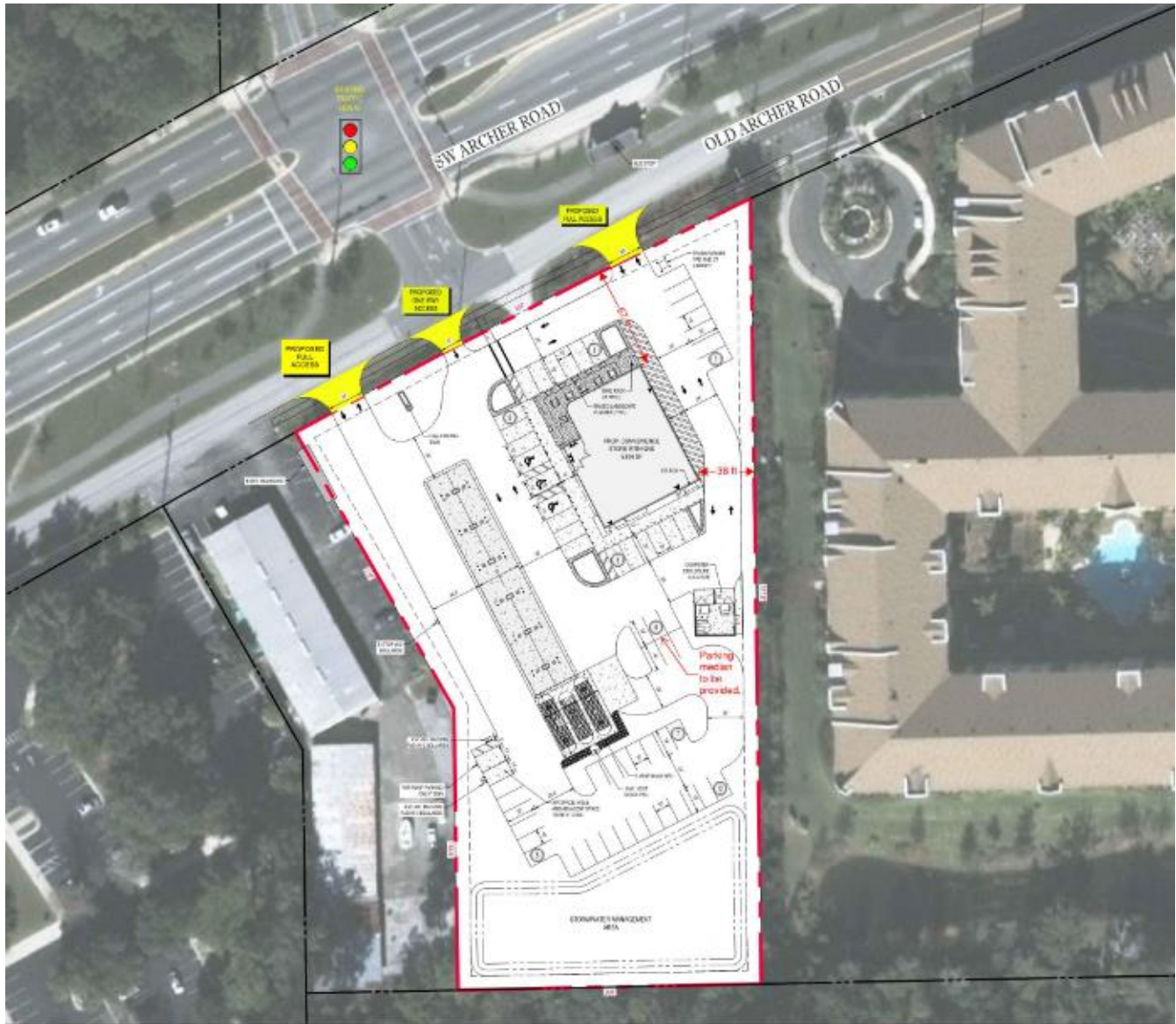
PURPOSE AND DESCRIPTION:

This petition addresses a request to modify a Special Use Permit at 2373 SW Archer Road to construct a gasoline station with 12 fueling positions, a retail/convenience store and an eating establishment. The amendment also includes a development plan which was not included in the first application.

Recent Comprehensive Plan and Land Development Code updates in September 2017 allow 12 fueling positions by Special Use Permit within the MU-1 zoning district with final approval by the City Plan Board. The applicant amended the initial Special Use Permit resulting in the final approval by the City Plan Board; the request includes a preliminary development plan for approval.

The development proposal is graphically illustrated on Map 2. It includes a typical gasoline dispensing facility with twelve (12) fueling positions; a principal building; and a canopy covering the fueling positions. The principal building is 5,564 square feet and is positioned approximately 67 feet from Old Archer Road. The building houses the convenience store, services related to the gas station and an eating establishment with an outdoor cafe. The fueling canopy runs north/south along the west side of the building with a small angle of exposure to the adjacent Archer Road and Old Archer Road.

Map 2. Proposed Development Layout



STAFF ANALYSIS AND RECOMMENDATION:

In accordance with Section 30-3.24 of the Land Development Code, "... No Special Use Permit shall be approved by the City Plan Board unless the following findings are made concerning the proposed special use." The code also requires that the burden of proof on the issue of whether the development, if completed as proposed, will comply with the requirements of this chapter remains at all times on the applicant.

A. The proposed use or development is consistent with the Comprehensive Plan and the Land Development Code.

The proposed development is a redevelopment and reuse of a site used as an automobile service facility. The proposed development is also intended to service several surrounding developments that rely on gasoline sales, retail of convenience goods, and restaurant services. Those services are also utilized by most of the surrounding uses, including the high density residential development existing immediately to the east.

The development is compatible with the Comprehensive Plan in that it directly advances several goals, objectives and policies of the Comprehensive Plan. The Transportation Mobility Element, Goal 10, promotes urban redevelopment, infill development and developments that offer a variety of transportation choices. The goal also encourages compatible co-existence of residential and non-residential development within a desirable urban design form. The proposed development fits those characteristics and depicts many of the facets of that goal throughout its design. (See Attachment "A")

Policy 10.1.3 states the following: "... Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida." The development is located within Zone "A" of the Transportation Mobility Plan Areas (TMPA), and is classified as a redevelopment and infill proposal.

Policy 10.1.4 specifically states that developments and redevelopments within Zone "A" shall provide site related transportation modifications. Some examples listed are transportation modifications that are site related and required for operational or safety reasons; sidewalk connections from the development to existing sidewalks; cross-access connections/easements or joint driveways; and safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks. Those design features and characteristics are provided by the development as depicted in the proposed development plan, (see Attachment "E").

The proposed development is not only consistent with the Comprehensive Plan but it is supported by the Comprehensive Plan. Policy 10.2.5 encourages the redevelopment of properties within the TMPA, encourages developments that reduce or prevent blight, and it encourages developments in close proximity to transit.

The Future Land Use element of the Comprehensive Plan, through Objective 1.5, discourages urban sprawl which is a feature of the proposed development. The proximity of the development to a high density residential development is also encouraged by the comprehensive plan through Objectives 2.1, Policy 2.1.1 and Objective 1.5. The Comprehensive Plan through Policy 1.2.5 encourages the creation of short-cuts for pedestrian and bicyclist with cross access to adjacent uses.

The proposed development demonstrates consistency with several aspects of the Land Development Code. The development is allowed by Special Use Permit and is subject to the development standards of the district. Those standards are reviewed through the analysis of the accompanying development plan which is submitted for your consideration and approval with conditions. Other uses proposed by the development such as retail and restaurants are also allowed within the MU-1 zoning district. The development is also consistent with the standards of the MU-1 district pertaining to density/intensity, lot standards, setbacks and building height.

The Land Development Code allows gasoline and Alternative Fuel Stations by Special Use Permit based on three separate sets of criteria:

1. Accessory uses.

- a. Accessory uses proposed for the development are retail, gasoline, restaurant and vending machines.

2. Number of fueling positions.

- a. Twelve fueling positions are proposed for the development which is allowed by Special Use Permit and is the subject of this petition.

3. Design requirements.

- a. All fuel pumps and pump islands are set back more than 15 feet from any right-of-way or property line.
- b. The fueling pumps are required to be located to the rear or side of buildings located on the site and at least 50 feet from the boundary of a residential development. The development complies with this requirement. The number of driveways is required to be minimized and cross-access or joint use driveways shall be provided to adjacent non-residential developments.

The proposed development has typical driveway widths of 12 feet on the east side but in the areas to the west and south, widths range from 28 to 32 feet in order to accommodate truck circulation related to solid waste management and fueling vehicles. A cross-access driveway is provided along the west side to the adjacent non-residential development.

- c. The development complies with the most of the design requirements required of the Land Development Code. Glazing is provided in excess of 25% and a public entrance is provided facing the street. Pedestrian and bicycle access are provided along the street frontage and within the development. The base height of the canopy is at 15 feet but due to the eastern upward tilt, the height on the east end is 21 feet.
- d. The dumpsters are located on the east side of the development which does not satisfy the requirement to be located as far away from existing residential development. According to Sec. 30-5.13 C. 11, "... Dumpsters shall be enclosed by a masonry wall and placed as far away from existing, adjacent residential uses as practicable on the site and shall not be less than 50 feet as measured from the residential property line."
- e. Perimeter buffers are provided and the proposed uses are consistent with the requirements of the code.
- f. According the special standards for Gasoline and Alternative Fuels Station, off-street parking shall be located to the side or rear of the building. Most of the parking provided complies with this standard but there are six parking spaces provide at the front of the building.

Based on the review of the development plan, the proposed development can be compatible with the requirements of Section 30-5.13 of the Land Development Code.

Conditions 1.

The dumpster shall be relocated to the west or south side of the development and shall be enclosed with a masonry wall.

Conditions 2.

The number of parking spaces shall be reduced and the six parking spaces to the front shall be relocated to the sides or rear of the site.

B. The proposed use or development is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan. Factors by which compatibility of the proposed use or development shall be reviewed include scale, height, mass and bulk, design, intensity, and character of activity.

The subject property is zoned MU-1 which is generally characterized as a mixed-use low intensity district established for the purpose of providing a mix of employment, retail, professional, services and residential uses in low level activity centers. The development concept is consistent with several of the listed objectives of the MU-1 and the typical land use patterns of the Mixed Use Low intensity uses, designated by the Comprehensive Plan (See Attachment "D"). The size of the parcel limits the potential scale of the proposed development to one that is compatible with surrounding development in terms of scale, mass, bulk and intensity. The proposed development consists of two structures, a one-story building with a foot print of 5,564 square feet and a carport with a foot print of approximately 4,136 square feet. The adjacent multi-family development is a four-story development with a building footprint of approximately 170,000 square feet. Although both structures comply with the height in terms of number of stories, the accessory structure, the carport, exceeds the allowable height of 15 feet; its eastern edge has an upward tilt that extends to a height of 21.2 feet. The special regulations for Gasoline stations, Sec. 30-5.13 C.9., states that the bottom surface of a canopy shall not exceed 15 feet in height.

According to the Traffic Impact Analysis submitted by the applicant, the development is on a major east/west arterial that received approximately 56,000 Annual Average Daily Trips (AADT) in 2016. This is a significant volume of traffic, which can be serviced by the proposed uses. The site is easily accessible and located within a geographic area dominated by a concentration of educational, medical, commercial, office and residential uses. The proposed uses will be compatible and coexist harmoniously with surrounding uses.

The development contains a design intended to facilitate easy access to the site and adequate circulation pattern to allow safe and efficient movement of servicing trucks and customer vehicles accessing the site. There are three access points into the site with space designated for parking, landscaping, open space and stormwater facilities.

The placement of the development within the MU-2 zoning district is consistent and compatible with the zoning and offers vital support to its surroundings. The Land Development Code addresses concerns related to the compatibility of adjacent uses to mitigate the impacts of noise, fumes, odor, light pollution, increased traffic volumes, a unique intersection and potential pedestrian/bicycle/automobile conflicts. In addition, recommendations and conditions proposed by staff will further enhance the provisions within the Land Development Code that addresses compatibility

During the last public hearing on the Special Use Permit, the board heard evidence concerning the request to operate 24-hours a day, seven days per week. The board voted unanimously to approve the petition with the requested hours of operation. Staff recognized the potential impacts of continuous operation and addressed those concerns under Section F as listed below.

This analysis considers the proposed facility in terms of scale, building height, mass, bulk, design, intensity and character of activities and its relationship to the adjacent residential and surrounding uses. Staff is recommending specific design alternatives to ensure compatibility with surrounding developments. The Technical Review Committee paid close attention to key design features that will facilitate a compatible and harmonious coexistence of the proposed development with the surrounding uses.

Condition 3.

Prior to final approval, the height of the canopy shall be reduced to 15 feet; alternatively, the applicant may apply for a variance to allow the proposed height of 21.5 feet.

C. The proposed use will not adversely affect the health, safety, and welfare of the public.

The proposed use is a gasoline service station with a convenience store and a unique restaurant component. Such facilities exist throughout the community and are not inherently prone to create adverse impacts to the health, safety and welfare of the public; they actually serve a vital role in the community. The potential for negative impacts from such development are associated with design and operational elements such as hours of operation, noises, ambient lighting, traffic and access which will be most heavily felt by the adjacent residential development. However, given the conditions associated with the design; the impacts to the adjacent residential are significantly reduced and should not rise to the level of being adversely negative.

Condition 4.

The applicant shall be required to comply with all comments and conditions of the Technical Review Committee as included in Attachment "A".

D. Ingress and egress to the property, proposed structures, and parking/loading/service areas is provided and allows for safe and convenient automobile, bicycle, and pedestrian mobility at the site and surrounding properties.

The proposed development is located on the south side of Old Archer Road which is effectively a service road parallel to the high occupancy Archer Road arterial. The property is directly opposite the intersection where Old Archer Road opens into Archer Road and is configured with three driveways to facilitate ingress and egress of traffic circulation associated with operation of the facility. Because of the intersection, the three access points into the development are directly influenced by the volume and pattern of traffic associated with the intersection. East and west bound traffic along Old Archer Road must stop at the intersection before continuing east, west or making a turn into Archer Road. Access to the main Archer Road east/west arterial provides links to other east/west and north/south arterials connecting surrounding neighborhoods and regional service areas.

Public Works has determined that both roadways have adequate capacity to accommodate traffic associated with the development and has approved the development and associated access routes. The development is located in Zone A of the TMPA and must meet all requirements as stated in the Transportation Mobility Program Area Element of the Comprehensive Plan.

E. Off-street parking, service, and loading areas, where required, will not adversely impact adjacent properties zoned for single-family residential use.

There are no single-family residential developments adjacent to the proposed development.

F. Noise, glare, exterior lighting, or odor effects will not negatively impact surrounding properties

The bulk of the site activities such as the fueling pumps, the parking, truck circulation, building entrances and solid waste management will be occurring towards the west side of the development. The lighting plan demonstrates compliance with the code but the residential development will be exposed to a certain degree of ambient light. The potential impact is greater given that the facility is requesting 24-hour operation when the lights will be continuous and the potential for noises from the facility tends to be accentuated during the night time when other ambient noises are diminished. The current design and placement of the dumpster creates the potential for negative impacts to the residential from noises associated with the operation of the dumpster. Staff is requesting relocation of the dumpster to the west based on a code requirement (Sec. 30-5.13 C. 11). Given the requested relocation of the dumpster away from the east side, the overall site layout places most of the site activities away from the residential side of the development. The east forty (40) feet of the site contains only four parking spaces and a driveway.

Condition 5.

The dumpster shall be located to the west or south of the site, away from the residential development to the east. It shall not be located closer than 50 feet from the residential property line.

G. There is adequate provision for refuse and service/loading areas, and these areas shall be reviewed for access, screening, location on the site, and pedestrian/bicycle mobility and safety. Outdoor storage or display areas, if included, will not adversely impact surrounding properties and shall be reviewed for screening and location on the site.

The development addresses the provision of refuse and service/loading areas as well as screening, pedestrian/bicycle mobility and safety.

Old Archer Road commences at SW 23rd Street approximately 600 feet east of the subject property and continues to SW 34th Street. Sidewalks exist along the north side of Old Archer Road providing a vital pedestrian link to properties along that roadway and to the bus stops and other crosswalks traversing Archer Road. Sidewalks are sporadic along the south side and occur mainly alongside recently improved properties. There are no sidewalks fronting the subject property along the south side of Old Archer Road. Improvement of the subject property will increase pedestrian, automobile and bus traffic to the site creating a need for an efficient pedestrian circulation in the vicinity. This should include direct links from the subject site to the residential development, the bus stop and the intersection corridor that feeds into Archer Road.

The principal use of the property as a gasoline station should not distract from the need for pedestrian access to the site as well as an internal network of sidewalks that link safely and efficiently to the external sidewalk system. The proposed uses will attract a high volume of pedestrian traffic which necessitates implementation of adequate and efficient sidewalk facilities. The wider sidewalk width is consistent with the pedestrian/sidewalk condition of the University Town Center, located further west on Old Archer Road.

Adequate screening and buffering are provided along the east side to achieve a compatible relationship between the two developments. The requirement for larger tree sizes within the type “C” buffer will exceed code requirements and further enhance compatibility. The development provides adequate access aisles for servicing the facility in a safe and efficient manner. Wider lanes are provided along the west and south side to facilitate truck circulation related to delivery of fuel and solid waste management. The location of the solid waste facility exposes the adjacent residential to noises and odor associated with operation of the facility. The dumpster will be more compatibly located to the south or west side of the site.

Condition 6.

The applicant shall provide a minimum 7-foot sidewalk along the full frontage of the property along Old Archer Road.

Condition 7.

The applicant shall design a sidewalk system that extends the pedestrian crosswalks system along Archer Road into Old Archer Road. The pedestrian walkway system shall include a safe connection to the adjacent bus stop and the adjacent residential development to the east. The minimum width of the sidewalk shall be 7 feet. The design shall include a pedestrian lighting system that facilitates pedestrian safety across the intersection and access to the bus stop.

Condition 8.

The applicant shall include a sidewalk design that provides a minimum of two sidewalk systems from the main on street sidewalk system into the main building and pedestrian services on the site.

Condition 9.

The applicant shall work with the adjacent residential development to provide a direct pedestrian connection to the facility.

Condition 10.

The applicant shall work with the adjacent auto repair facility to the west to provide a direct pedestrian and automobile connection to the facility with appropriate easements.

H. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use or development

The project has been reviewed by the Technical Review Committee and a determination has been made that the necessary public utilities are available to service the demands of the site. Potable water, sewer and wastewater systems are in place to provide adequate services. GRU has recommended approval and indicates that there is adequate capacity to serve future needs as demand changes.

I. Screening and buffers are proposed of such type, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

The landscaping plan demonstrates compliance with the minimum requirements for the open space; and perimeter, interior and vehicular use area landscaping. The area to the south of the site, along the stormwater basin is more heavily landscaped because of available space. The most critical area is on the east side where the development has a common boundary with the adjacent residential. There are two sections along the eastern boundary with widths of five (5) to nine (9) feet which are below the minimum required buffer widths of 9 feet; this shall be resolved during final development plan review. There is an existing low area running along the property boundary with existing trees creating a linear buffer between the two uses. Immediately adjacent to the east property boundary lays a portion of the stormwater management system for the adjacent residential. That area also acts as a screening and buffering area between the two uses. Along the development side of the east boundary, there is adequate space to accommodate a buffer ranging from 9 to 30 feet. That buffer will serve to establish a defined eastern limit to the site and its operations. It will also improve the visual and environmental experience and minimize potential negative impacts. There is a need to establish larger trees at the time of planting within the buffer. The height, size and placement of those trees at the time of planting will immediately establish an effective and meaningful screening and separation of the development and its activities from the adjacent residential.

Condition 11.

Prior to final approval, the applicant shall provide a modified landscaping plan demonstrating a minimum Type B buffer along the east boundary with the adjacent residential. Required vegetation and trees shall be 65 gallons at the time of planting. An 8-foot high opaque fence shall be included within the buffer along the east property line.

J. The hours of operation will not adversely impact adjacent properties zoned for single-family residential use.

There are no single-family residential developments adjacent to the proposed development.

K. Any special requirements set forth in the Land Development Code for the particular use involved are met.

Section 30-5.13 contains a specific list of requirements related to Gasoline and Alternative Fuel Stations which have been covered in the above analysis.

Signage:

Signage for the development shall be in accordance with the standards outlined in Article IX, Division 1 of the Land Development Code.

RECOMMENDATION

Staff recommends approval of the Special Use Permit for Petition PB-17-131 SUP, including the development plan with conditions and comments in the staff report and from the Technical Review Committee.

DRAFT MOTION FOR CONSIDERATION

Approve Petition PB-17-131 SUP with the associated development plan including the conditions and comments in the staff report and the conditions and comments from the Technical Review Committee.

LIST OF APPENDICES:

Appendix A Comprehensive Plan Goals, Objectives and Policies

Appendix B Land Development Code Regulations

Appendix C Technical Review Committee (TRC) Conditions

Appendix D Supplemental Documents

Appendix E Development Plan

Appendix “A”

Comprehensive Plan Goals, Objectives and Policies

Comprehensive Plan Goals, Objectives and Policies

A. Conservation Element

Policy 1.1.1 B 6

Require that development shall not cause indirect or secondary wetland impacts off – site

Policy 2.2.1

The City shall require stormwater quality treatment facilities for redevelopment

B. Transportation Mobility:

Objective 2.1

Create an environment that promotes transportation choices, compact development, and a livable city.

Policy 2.1.2

The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

Policy 2.1.11

Development plans for new developments and redevelopment of residential And non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and trans it stops.

Policy 2.1.12

New development will be encouraged to provide pedestrian/bicycle connections to nearby land uses such as schools, parks, retail, office, and residential when feasible

Policy 3.1.4

Development and redevelopment projects shall be encouraged to provide bicycle and pedestrian access to adjacent properties. Connectivity or stub-outs for future connections shall be included in development and redevelopment plans.

Policy 3.1.5

Street intersection modification, street construction, restriping, reconstruction, and resurfacing shall not increase the difficulty of bicycle, transit, and pedestrian travel. Such changes shall include safety features for bicycles, transit, and pedestrians to offset any negative impact the modification may otherwise create.

Policy 3.1.6

The City shall establish, as feasible and appropriate, pedestrian mid-block refuge areas at street mid-points, particularly for streets with continuous left-turn lanes, areas where a large volume of

pedestrians and bicyclists are expected or encouraged, and 5 and 7-lane streets (or any street with a crossing distance greater than 60 feet). For streets within city limits that are not under the City's maintenance responsibility, the City shall coordinate with the governmental unit that has maintenance responsibility to request placement of pedestrian mid-block refuge areas where feasible and appropriate.

Policy 3.1.7

The City shall promote walking, transit use, and bicycling in new development and redevelopment by establishing modest, human -scaled dimensions such as small street blocks, pedestrian-scaled street and building design, ample sidewalks to carry significant pedestrian traffic, and improved access to transit stops.

Policy 3.1.9

The City's Land Development Code shall require new development and redevelopment to provide safe and convenient on-site pedestrian circulation with features such as, but not limited to, sidewalks and crosswalks that connect buildings, transit stops, and parking areas at the development site.

Policy 3.1.10

At least 5 feet of unobstructed width shall be maintained on all sidewalks, except as necessitated by specific physical and/or natural feature constraints that require a narrower dimension for a short length within a standard width sidewalk. Under no circumstances shall the sidewalk be less than 36 inches in width. Sidewalks shall be free of signs, furniture, and other pedestrian obstacles that reduce the useable width of the sidewalk.

Policy 3.2.3 The City shall evaluate transit stops in city limits to identify needs for improvements such as well-designed shelters, bicycle parking, route information, benches, waste receptacles, or the need for new transit stop locations.

THE CITY'S ECONOMIC VIABILITY

The Transportation Mobility Element, Goal 10, promotes urban redevelopment, infill development and developments that offer a variety of transportation choices. The goal also encourages compatible co-existence of residential and non-residential development within a desirable urban design form. The proposed development fits those characteristics and depicts many of the facets of that goal throughout its design.

GOAL 10

IMPLEMENT A TRANSPORTATION MOBILITY PROGRAM THAT PROMOTES AND ENHANCES:

- A. Urban redevelopment;
- B. Infill development;
- C. A variety of transportation choices and opportunities including automotive, pedestrian, bicycle and transit;
- D. The city's economic viability
- E. Desirable urban design and form;

- F. A mix of residential and non-residential uses;
- G. Streetscaping/landscaping of roadways within the city; and pedestrian and bicyclist comfort, safety and convenience.

Policy 10.1.3

Zone A shall promote redevelopment and infill in the eastern portion of the City and the area near the University of Florida. Except as shown in Policy 10.1.4 and Policy 10.1.14, funding for multi-modal transportation in Zone A shall be provided to the maximum extent feasible by the City, Community Redevelopment Agency, federal or state governments, and other outside sources such as grant funds.

Policy 10.1.4

For any development or redevelopment within Zone A, the developer shall provide the following transportation mobility requirements. The developer shall provide any transportation modifications that are site related and required for operational or safety reasons, such as, but not limited to, new turn lanes into the development, driveway modifications, or new traffic signals, and such operational and safety modifications shall be unrelated to the Transportation Mobility Program requirements.

- a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage;
- b. Cross-access connections/easements or joint driveways, where available and economically feasible;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities, and/or transit shelters. Such deeding or conveyance of required easements, or a portion of same, shall not be required if it would render the property unusable for development. A Transit Facility License Agreement between the property owner and the City for the placement of a bus shelter and related facilities on private property may be used in lieu of deeding of land or conveyance of easements. The License Agreement term shall be for a minimum of 10 years;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in the Access Management portion of the Land Development Code;
and
- e. Safe and convenient on-site pedestrian circulation, such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

Policy 10.2.5

In order to encourage the redevelopment of properties within the TMPA, reduce or prevent blight, and encourage development in close proximity to transit, the following redevelopment trip credits shall apply to projects that are located within ¼ mile of the property lines of an existing transit hub or projects that are located in transit-supportive areas (as shown in the Existing Transit Hubs and Transit-Supportive Areas Map adopted in the Transportation Mobility Element) and are within ¼ mile of an existing transit route. The City shall reduce by 25% the net, new average daily trip generation for any redevelopment project or any project that expands or converts a building to a new use. The City shall reduce by 40% the net, new average daily trip generation for any mixed-use project that includes both a residential and nonresidential component where residential dwelling units equal at least 10% of the floor area of commercial/office uses.

Policy 10.3.2

New development of automotive-oriented uses within the TMPA, such as retail petroleum sales (gasoline service stations), car washes, automotive repair, and limited automotive services (as defined in the Land Development Code), shall be designed with service bays and fueling (gas) pumps located to the rear or side of buildings. These design standards shall not apply in industrial zoning districts. Land development regulations shall specify the criteria for the placement of these uses. The number of fueling positions and service bays shall be regulated in the Land Development Code.

Objective 10.4

Automobile-oriented developments/uses within the TMPA, including drive-through facilities, surface parking lots as a principal use, parking garages, car washes, and gasoline service stations, shall be regulated by the Land Development Code.

Policy 10.4.3

Gasoline and alternative fuel stations shall be specially regulated by the Land Development Code. The regulations shall include provisions that include: locating fueling pumps to the rear or side of buildings; minimization of the number and width of driveways; limitations on the number of fueling positions; and consideration of pedestrian and bicycle safety at the site.

Policy 10.6.1

Parking in excess of that required by the Land Development Code shall be prohibited within the TMPA.

Policy 10.6.2

Developments may apply for a parking reduction within the TMPA, based on criteria in the Land Development Code.

Policy 10.9.1

For any development that will access state roads, FDOT staff shall have the opportunity to comment on the proposed development and its impacts on state roads.

C. Future Land Use Element

GOAL 1

IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Objective 1.2

Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Policy 1.2.5

The City should encourage creation of short-cuts for pedestrians and bicyclists with additional connections and cross access in order to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.

Policy 1.3.2

Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.

Policy 1.4.2

The City should require strategies such as traffic calming and transportation demand management to reduce traffic impacts experienced by residences in mixed-use areas.

Objective 1.5

Discourage the proliferation of urban sprawl.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 2.1.1

The City shall develop recommendations for areas designated as redevelopment areas, neighborhood centers and residential neighborhoods in need of neighborhood enhancement and stabilization.

Policy 3.1.1

Standards and guidelines established in Conservation, Open Space, and Groundwater Recharge Element Objective 1.1 and its Policies shall be used to protect identified environmentally sensitive resources.

Mixed-Use Low-Intensity (MUL): 8-30 units per acre

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, town houses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code.

Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and nonresidential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks.

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1

The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type

shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

Policy 4.2.2

The City shall adopt land development regulations that encourage better access between residential neighborhoods and adjacent neighborhood centers through the use of street design and the use of pedestrian, bicycle and transit modifications.

Objective 5.2

Guide large, corporate, national chain sales and service establishments toward a design that promotes the unique character and identity of Gainesville.

Policy 5.2.1

The City shall develop land development regulations that control façade articulation, building orientation, building location, automobile-oriented uses such as drive-throughs and gas stations, location and amount of parking, number of stories, outdoor lighting, compatibility with context, and quality of materials for large retail and service establishments in a manner that promotes civic pride, unique identity and land use objectives.

Appendix B Land Development Code Regulations

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ARTICLE IV. ZONING

DIVISION 1. GENERALLY

Section 30-4.1. Establishment of Zoning Districts.

The following zoning districts are established to implement the Comprehensive Plan, to promote orderly urban growth, and to classify and regulate the use of land, water, buildings and structures within the city.

Transects	
U1	Urban 1
U2	Urban 2
U3	Urban 3
U4	Urban 4
U5	Urban 5
U6	Urban 6
U7	Urban 7
U8	Urban 8
U9	Urban 9
DT	Downtown
Residential	
RSF-1 to 4	Single-Family
RC	Residential Conservation
MH	Mobile Home
RMF-5	Single/Multi-Family
RMF-6 to 8	Multi-Family
Mixed-Use and Nonresidential	
MU-1	Mixed-Use Low-Intensity
MU-2	Mixed-Use Medium-Intensity
OR	Office Residential
OF	General Office
CP	Corporate Park
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
BI	Business Industrial
W	Warehousing and Wholesaling
I-1	Limited Industrial
I-2	General Industrial
Special Districts	
AGR	Agriculture
AF	Airport Facility
CON	Conservation

ED	Educational Services
MD	Medical Services
PD	Planned Development
PS	Public Services and Operations
Airport Hazard Zoning Overlay	
Heritage Overlay	
Historic Preservation/Conservation Overlay	

1

2 **Section 30-4.2. Correspondence with Future Land Use Categories.**

3 The following table establishes the zoning districts allowable within the future land use categories from
 4 the Comprehensive Plan.

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

5

Section 30-4.18. Density Bonus Points.

Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.

Table V - 6: Permitted Density Using Density Bonus Points

RMF-6		RMF-7		RMF-8	
Points	Max residential density (du/ac)	Points	Max residential density (du/ac)	Points	Max residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25

DIVISION 4. MIXED-USE AND NONRESIDENTIAL

Section 30-4.19. Permitted Uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

Table V - 7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
RESIDENTIAL													
Single-family house		P	-	P	P	-	-	-	-	-	P	-	-
Attached dwellings		P	P	P	P	-	-	-	-	-	-	-	-
Multi-family dwellings		P	P	P	P	S	-	-	-	-	P	-	-
Accessory dwelling units	30-5.33	A	A	A	A	-	-	-	-	-	P	-	-
Adult day care homes	30-5.2	P	P	P	P	P	P	-	-	P	-	-	-
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (more than 14 residents)	30-5.6	-	P	P	P	-	-	-	-	-	P	-	-
Community residential homes (7 to 14 residents)	30-5.6	P	P	P	P	-	-	-	-	-	P	-	-

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensaries		P	P	A ¹	A ¹	A ²	P	-	-	-	-	-	-
Microbrewery Microwinery Microdistillery ³	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S		-	S	-	S	
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = Only when accessory to and in the same building as health services or offices of physicians, dentists,
4 and other health practitioners.

5 2 = Accessory to and in the same building as health services and comprising less than 25% of the gross
6 floor area of the building.

7 3 = Prohibited where adjacent to single-family zoned property.

Section 30-4.20. Dimensional Standards.

The following tables contain the dimensional standards for the various uses allowed in each district.

Table V - 8: Mixed-Use and Nonresidential Districts Dimensional Standards.

	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	W	BI	I-1	I-2
DENSITY/INTENSITY												
Residential density (units/acre)												
Min ¹	8	12	None	None	10	None	None	None	8	None	None	None
Max	30	30	20	20	30	None	None	None	30	None	None	None
Nonresidential building coverage	60%	75%	40%	50%	50%	None	None	None	None	None	None	None
Nonresidential GLA (max)	100,000 ²	None ²	None	None	None	None	None	None	None	None	None	None
LOT STANDARDS												
Min lot area (sq. ft.)	None	None	6,000	6,000	None	None	None	6,000	None	None	None	None
Min lot width (ft.)	None	None	60	60	None	None	None	60	None	None	None	None
Min lot depth (ft.)	None	None	90	90	None	None	None	90	None	None	None	None
SETBACKS (ft.)												
Front	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	10 min 100 max	15 min	10 min 100 max	25 min	25 min	25 min	25 min
Side-street (min)	15	15	10	10	10	10	15	10	25	20	25	25
Side-interior (min)	10	10	10	10	10	10	10	10	10 ⁴	10	10 ⁴	20 ⁴
Rear (min)	10	10	10	10	10	10	15	10	10 ⁴	20	10 ⁴	10 ⁴
MAXIMUM BUILDING HEIGHT (stories)												
By right	5	5	3	3	5	5	5	5	5	5	5	5
With building height bonus	8	8	-	-	8	8	-	8	-	-	-	-

LEGEND:

1 = Lots that existed on November 13, 1991, as recorded in the city and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.

2 = Developments of 50,000 sq. ft. or more of gross leasable area shall be located along arterials or collectors, as defined in the official roadway map.

3 = Where the yard abuts and is used for access to a railroad siding, the minimum setback shall be zero feet.

4 = Where the rear or side yard abuts U1 or single-family residential zoning or a historic district, Section 30-4.8 development compatibility standards shall apply.

1
2 **Section 30-4.21. Design Standards.**

3 A. *Parking.*

- 4 1. Motor vehicle parking is required in accordance with Article VII. All motor vehicle parking except
5 a double-loaded row of parking shall be located in the rear and/or interior side of the building,
6 unless such a location is prevented by topography, stormwater retention or significant trees, as
7 determined by the appropriate reviewing board, City Manager or designee. In no case shall
8 more than 50% of the parking be located between the front facade and the primary abutting
9 street, unless modified by the appropriate reviewing board, City Manager or designee. However,
10 driveway entrances and exits to parking areas shall be allowed on the front side of the building.
11 There shall be no limit on the number of parking spaces in parking structures.
- 12 2. Bicycle parking spaces shall be installed as required by Article VII. Such parking may encroach
13 into the public right-of-way or beyond the setback line provided that at least 5 feet of
14 unobstructed sidewalk width and any required tree strip is retained. Bicycle parking
15 requirements may be waived if public bicycle parking exists to serve the use.

16 B. *Sidewalks.*

- 17 1. All developments, unless provided otherwise in this chapter, shall provide sidewalks along all
18 street frontage. All developments shall provide pedestrian connections from the public sidewalk
19 to the principal building. Entrance sidewalks shall be a minimum of 5 feet of clear width.
- 20 2. *Minimum sidewalk widths.*

Multi-Family Residential/Industrial	Commercial/Institutional/Office/Mixed-Use
7 feet	8 feet

21 The minimum unobstructed width shall be 2 feet less than the required sidewalk width, as long
22 as at least 5 feet of unobstructed width is retained. At transit stops, the minimum width is 8 feet
23 of unobstructed width. In areas where a sidewalk pattern as to materials and width has been
24 adopted, the appropriate reviewing board, City Manager or designee may allow the pattern to
25 be continued by each new development. If the sidewalks installed are less than the minimums
26 provided above, sufficient space shall be provided in order for these minimum sidewalk widths
27 to be added in the future.

28 C. *Building orientation.* The main entrance of buildings or units shall be located on the first floor on
29 the more primary street.

30 D. *Glazing.* Building walls facing the more primary street shall have non-reflective, transparent
31 windows or glazed area covering at least 25% of their surface at pedestrian level (between 3 feet
32 and 8 feet above grade) on the first floor. Operable transparent entrance doors may be included in
33 the calculation of total facade surface area.

34 E. *Mechanical equipment.* All mechanical equipment shall be placed on the roof, in the rear or side of
35 the building, and shall be screened with parapets or other types of visual screening.

Appendix “C”

Final Technical Review Committee Comments

TRC Comments and Conditions Changemarks Report

Project Name: PB-17-00131 Fueling Station-Old Archer Road

Workflow Started: 10/26/2017 3:45 PM

Report Generated: 01/17/2018 04:08 PM

Status	Department	File	Changemark Subject	Changemark Details	Markup Date	Applicant Response
Unresolved	Water-Waste Water	C3.10 DetailedUtilityPlan.pdf	Grease trap	Natalia Larsen has received the permit application and will upload the permit in the project folder. Please update the size on the plans accordingly.	01/16/2018 10:27 AM	
Unresolved	Planners	C0.00 CoverSheetAndIndex.pdf	Required Parking	The data provided seems to indicate that all restaurant parking seats are outside. If any of those seats are inside, there is a double counting. The additional parking is also subject to board approval.	01/15/2018 11:33 AM	
Unresolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Parking lots with two or more rows	Parking layout with two or more rows shall have a landscaped median at least eight feet in width between the rows. Section 30-7.2 B (2).	01/15/2018 11:23 AM	
Unresolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Required Parking	The code does not allow excess parking. The amount of parking provided exceeds that allowed. Parking is calculated based on 5,564 square feet of floor area at 1 per 200 sq. ft. Parking is also counted for the eating place at 3 plus one per each 3 seats. All restaurant seats will have to be outside the building in order to be counted.	01/15/2018 11:23 AM	
Unresolved	Public Works Stormwater	C2.10 DetailedGradingAndDrainagePlan.pdf	driveway culverts	Please justify the lack of crossdrains	01/12/2018 9:57 AM	
Unresolved	Public Works - Design	C2.30 ConstructionDetails.pdf	Bike racks	Wave racks are not permitted. U-type racks must be used.	01/10/2018 9:59 AM	
Unresolved	Public Works - Design	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Proposed driveway	The proposed entrance driveway must align with the access drive from Archer Rd.	01/10/2018 9:13 AM	
Unresolved	Public Works - Design	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Transformer pad	The proposed transformer pad prevents vehicles exiting the site from clearly seeing oncoming westbound vehicles and pedestrians on Old Archer Rd.	01/10/2018 9:13 AM	

Unresolved	Public Works Constructability	C0.10 GeneralNotes.pdf	General notes	<p>Verify the following notes are included in the design plans on the Paving, Grading and Drainage sheet; Remove any modified or conflicting notes from the Design Plans.</p> <ul style="list-style-type: none"> • All work within or on City owned or maintained facilities, ROW or easement will require as-built plans. As-built plans should show the constructed conditions of the City owned or maintained area and be performed by a Florida Licensed Professional Surveyor and Mapper. Requirements further described in the City of Gainesville Design and Construction Manual (current edition) section 8.3. • The Contractor shall provide the City with an as-built survey of the retention / detention basin and associated structures, prepared by a registered land surveyor. The survey shall be submitted on paper copy and electronically (.pdf autodesk CAD) Requirements further described in the City of Gainesville Design and Construction Manual (current edition) section 10.8.7. • Any construction in the City of Gainesville Public ROW will require permits from the Public Works Department prior to beginning work. A MOT permit is required for any activity in the ROW the either directly or indirectly affects vehicular or pedestrian traffic. • Open cut restoration shall be performed in All required backfill within the ROW shall be documented within and FDOT type density Log book, compiled and maintained by the contractor, and available for review by the Public Works inspector upon request. This log book shall be signed and sealed by the Engineer and turned over to the PW Department for review and acceptance as part of the closeout documents 	01/09/2018 7:58 AM	
Unresolved	Public Works Constructability	C2.30 ConstructionDetails.pdf	Asphalt Cross Section		01/09/2018 7:55 AM	
Unresolved	Public Works Constructability	C2.30 ConstructionDetails.pdf	CoG pavement detial	• Verify / Include all notes, described in the City of Gainesville Engineering Design and Construction Manual, Chapter 8 Submittal Requirements, Section 8.1 Site Plans, for work within the City,	01/09/2018 7:55 AM	
Unresolved	Public Works Constructability	C2.10 DetailedGradingAndDrainagePlan.pdf	Roadway flooding	Please provide information demonstrating these driveways will not cause street flooding or impact drainage adversely. Also why are cross drains not being proposed?	01/09/2018 7:53 AM	
Resolved	Planners	FloorPlanAndElevations.pdf	Glazing	Please show how the development complies with the glazing requirements.	11/30/2017 3:30 PM	Glazing calculations have been added. Please see floor plan and elevations sheet.

Resolved	Planners	PhotometricPlan.pdf	Average Minimum	1. The average provided exceeds the allowable 2.5fc. 2. The data exceeds the Uniformity Ratio and the Maximum Uniformity ratio	11/30/2017 3:20 PM	Corrected. Average footcandle level, uniformity ratio, and maximum ratio in the vehicular area has been brought in line with the allowed values.
Resolved	Planners	PhotometricPlan.pdf	Height of Poles	1. Please note that light fixtures within 75 feet of residential development shall not exceed 15 feet.	11/30/2017 3:20 PM	Corrected. All fixtures within 75 ft. of adjacent residential property are mounted no higher than 15 ft. A line
Resolved	Planners	PhotometricPlan.pdf	Canopy Lighting	According to section 7, the average shall not exceed 20FC.	11/30/2017 3:20 PM	Corrected. Average footcandle level beneath the canopy has been brought in line with the allowed value.
Resolved	Planners	PhotometricPlan.pdf	Full Cut-off Fixtures	Lighting under the canopy and within the vehicular shall be full-cutoff fixtures. Cannot determine compliance.	11/30/2017 3:20 PM	Cree fixtures are rated by the BUG (Backlight, Uplight, Glare) methodology created by the IES, which replaced the older cut-off rating system. The BUG
Resolved	Planners	PhotometricPlan.pdf	Why is this provided	Please explain the purpose of this information; the entrance lighting referred to in the code pertains to building entrances.	11/30/2017 3:20 PM	Corrected.
Resolved	Planners	PhotometricPlan.pdf	Vertical Illuminance	1.Please provide vertical illuminance at 5 feet above mounting height of fixtures. 2. Please address the requirement for automatic shut-off	11/30/2017 3:20 PM	Illuminance at 5 feet above the tallest light fixture on site has been added to the data.
Resolved	Planners	PhotometricPlan.pdf	Spill Over Lighting	Spillover lighting shall not exceed 1.0FC outside the property boundaries for commercial developments.	11/30/2017 3:20 PM	Corrected.
Unresolved	Planners	GasCanopy.pdf	Signage on the Canopy	1. Please be aware that Signage is not allowed on the canopy as proposed. 2. Please examine the options for this sign, not sure about that one.	11/30/2017 1:09 PM	Per House Bill 1021 these signs can not be regulated.
Resolved	Planners	GasCanopy.pdf	Canopy Lighting	1. Please make sure that lighting for the Canopy can be designed to meet code.	11/30/2017 1:09 PM	Acknowledged.
Unresolved	Planners	C0.21 SWPPP.pdf	Access to the Site	During the last CPB presentation the adjacent property raised several questions about the movement of traffic and pedestrians relative to the proposed access points and proximity to the Archer Road/Old Archer Road intersection. Please address how those proposed access points with function relative to traffic flow along Old Archer Road and traffic movements from Archer Road.	11/30/2017 11:59 AM	Incoming traffic from Archer Road will be able to enter the property through the central drive. Full access is proposed on the western and eastern drives. Eastbound traffic can bypass the intersection opposite the site by continuing on Old Archer Rd. to its connection with Archer Rd. to the east. An existing pedestrian crosswalk at the site's eastern property boundary will be
Unresolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Distance of adjacent building to the property line	Please provide the distance of the adjacent building to the property line. There are some concerns about the location of the dumpster relative to the adjacent residential development.	11/30/2017 3:26 PM	Please see sheet C1.10 for requested dimensions.
Resolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Building Setback	1. Please show the building setback from all property boundaries. 2. Please show how the build-to line is established	11/30/2017 3:26 PM	Please see sheet C1.10 for requested dimensions.

Resolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Pedestrian Connection fro	Please provide a pedestrian connection from the adjacent residential to the east into the development with appropriate cross access easement.	11/30/2017 3:26 PM	Please see sheet C1.10 for added sidewalk and cross access easement.
Resolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Connection	Please provide vehicular and pedestrian connection between the two uses.	11/30/2017 3:26 PM	Please see sheet C1.10 for added future vehicular and pedestrian connection.
Resolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Adjacent Use Buffers	Please address the adjacent use buffers between the proposed commercial and existing residential development.	11/30/2017 3:26 PM	See landscape plan and sheet C1.10 for buffer plantings and privacy fence.
Unresolved	Planners	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Pedestrian and Bicycle Circulation	Please address pedestrian, bicycle and automobile circulation along the front of the property; please illustrate use of the adjacent bus-sttop. A controlled pedestrian cross-walk shall be established.	11/30/2017 3:26 PM	A flashing pedestrian crossing sign has been added as requested by staff. Please see sheet C1.10.
Unresolved	Planners	C0.00 CoverSheetAndIndex.pdf	Excess Parking	The proposed development exceeds the required number of parking spaces. According to Policy 10.6.1, excess parking is not allowed.	11/30/2017 1:59 PM	Parking calculations have been updated on sheet C0.00 to reflect the proposed uses.
Resolved	Planners	C0.00 CoverSheetAndIndex.pdf	Allowable Use	<ol style="list-style-type: none"> 1. How is this use classified? 2. Based on what is proposed, the proposed use appears to be a gas station with a convenience store and a restaurant. 3. Although a restaurant is permitted by right, the sale of gas is allowed by Special Use Permit. This petition has already been reviewed and approved by the CPB as a SUP. 4. Is this a different SUP? 5. In light of the previous petition, please provide a narrative of the request in terms of the previous petition and what is allowed under the code. 6. Please provide a proposal for construction staging relative to surrounding developments. 7. Please address Hours of operation. 	11/30/2017 1:59 PM	<ol style="list-style-type: none"> 1. Uses are classified as a convenience store and restaurant. See note 3 on sheet C0.00. 2. See response 1 above. 3. This development plan is a supplement to the petition previously reviewed by the CPB. 4. No, it is a supplement to the original SUP application. 5. See responses 3 and 4 above. 6. See sheet C1.10 for location of the proposed construction staging area. 7. The facility will be open 24 hours a day, 7 days a week.
Unresolved	Planners	C0.00 CoverSheetAndIndex.pdf	Clarification of Petition	<p>There was a SUP which was processed before the City Plan Board and scheduled for City Commission review. Please explain how this application relates to that petition.</p> <p>If this is a new petiton, there is a fee required for the SUP as well as the Development Review. The fee was paid for Minor Development Plan review but not for the SUP. If this is an amendment there is a fee required for amendments to an SUP. Please address this issue.</p>	11/30/2017 1:59 PM	This is not an amendment to the original SUP, but supplemental materials to the original SUP. Due to comments received at CPB and the amended application requirements for the updated Land Development Code (LDC), the applicant determined the best course of action was to supplement the SUP request with a formal development plan, rather than the master plan originally submitted, and withdraw the accompanying Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning applications.
Resolved	Real Estate	C3.10 DetailedUtilityPlan.pdf	Proposed PUE Not Adequate	We need 10' from all sides of each meter	11/21/2017 10:14 AM	Please see sheet C3.10 for updated PUE.

Resolved	Real Estate	C3.10 DetailedUtilityPlan.pdf	Show and Label 10' PUE for U/G Electric	Show proposed PUE for the U/G electric from point of connection at existing pole to the termination at the new transformer location.	11/21/2017 10:14 AM	Please see sheet C3.10 for updated PUE.
Resolved	Real Estate	C3.10 DetailedUtilityPlan.pdf	PUE Size Around Hydrant Not Adequate	We need 10' from all sides of the hydrant	11/21/2017 10:14 AM	Please see sheet C3.10 for updated PUE.
Unresolved	Right of Way Permit - GRU Real Estate	C3.10 DetailedUtilityPlan.pdf	Incorrect Road Name	This road is actually a City maintained road, not a State Road.	11/21/2017 10:14 AM	The adjacent roadway name has been updated on all sheets.
Resolved	Transportation Mobility	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Changemark note #01	Section 30-5.13 requires cross-access or joint use driveways provided to adjacent non-residential developments. A stub out can be used to show where a potential cross-access site could be located.	11/20/2017 10:59 AM	Please see sheet C1.10 for added future vehicular and pedestrian connection.
Resolved	Public Works Stormwater	C0.00 CoverSheetAndIndex.pdf	SMU	With no retention, this site will be charged 33.4 ERU	11/20/2017 8:59 AM	Acknowledged
Unresolved	Public Works - Design	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Directional arrow	Arrow not shown on site plan.	11/17/2017 9:22 AM	Note for directional arrow has been removed from sheet C1.10
Resolved	Electric East	LS-1 LandscapePlan.pdf	Trees to close to Primary	Please choose different plants. Trees cannot be this close to either the OH or UG electric lines. Please see the GRU ED Service Guide for distances.	11/15/2017 9:15 AM	See sheet LS-1 for an updated plant schedule.
Resolved	Electric East	C3.10 DetailedUtilityPlan.pdf	UG Electric	Please show proposed UG electric line within the property, not in R/W and label TX.	11/15/2017 9:12 AM	The proposed primary electric has been relocated onto the proposed site. A 7.5 foot PUE has been added for this line.
Resolved	Transportation Mobility	C0.00 CoverSheetAndIndex.pdf	Changemark note #01	Please add the average daily trip estimate to the traffic statement in note #19 on the cover sheet.	11/14/2017 5:01 PM	Average daily trips have been added. Please see note 20 on sheet C0.00.
Resolved	Transportation Mobility	C0.00 CoverSheetAndIndex.pdf	Changemark note #02	Please revise the numbering of the notes on the cover sheet since there are two notes #19.	11/14/2017 5:01 PM	The numbering has been revised. Please see sheet C0.00.
Unresolved	Gas	C3.10 DetailedUtilityPlan.pdf	GRU GAS	See Sheet C3.0 for note. Rand Larsen, GRU Gas Division. Ph.#: (352) 334-6046.	11/14/2017 3:36 PM	Updated the gas notes to reference Rand Larsen instead of Mike Brown. The facility does not plan to utilize GRU gas services.
Unresolved	Public Works - Design	C1.10 DetailedHorizontalControlAndSitePlan.pdf	Existing driveways	The existing driveways on the north side of Old Archer Rd. must be shown on the site plan.	11/14/2017 2:33 PM	The existing driveways on the north side of Old Archer Road have been added to C1.10.

Unresolved	Gainesville Fire Rescue Department	C0.00 CoverSheetAndIndex.pdf	Changemark #01	Please add a note to the cover sheet: In-Building Public Safety Radio Enhancement Systems shall be provided in all buildings where minimum radio signal strength for fire department communications is not achieved at a level determined by the AHJ. It is highly recommended that developers evaluate and address the potential need for IBPRES in the early stages of project planning. For additional specific requirements pertaining to signal strength, coverage, maintenance and testing refer to NFPA 72-14.4.12 and 24.5.2. [Gainesville Fire Prevention and Protection Code Section 10-9 (NFPA 1-11.10)]	11/13/2017 3:34 PM	C0.00 has been updated to show the requested note. Please see note 9.
Unresolved	Gainesville Fire Rescue Department	C0.00 CoverSheetAndIndex.pdf	Changemark #02	2. The actual fire flow was not provided. Please add to GRU documents. To obtain, complete a Utility Data Request, which can be found on GRU's website @	11/13/2017 3:34 PM	Fire flow test results have been added. Please see attached documents for memo.
Unresolved	Water-Waste Water	CALC 171026 AWWA Meter Sizing.pdf	1-1/2" meter is too large, use smaller meter.		11/09/2017 10:53 AM	The proposed meter has been reduced to 3/4". Please see sheet C3.10 for revisions.
Resolved	Water-Waste Water	C3.10 DetailedUtilityPlan.pdf	Meter size	Meter is too large. Calculations show a 3/4" is sufficient.	01/16/2018 10:15 AM	The proposed meter has been reduced to 3/4". Please see sheet C3.10 for revisions.
Resolved	Water-Waste Water	C3.10 DetailedUtilityPlan.pdf	Insufficient PUE	10' from GRU water	01/16/2018 10:15 AM	Please see sheet C3.10 for updated PUE.
Unresolved	Water-Waste Water	C3.10 DetailedUtilityPlan.pdf	submit a grease trap permit application		01/16/2018 10:15 AM	Grease Trap application included in this submittal

Appendix “D”

Application and Supporting Documents

PLAN REVIEW APPLICATION

OVERVIEW:

Project Name:	Tax Parcel Number:
Property Address:	
First Step Meeting Date:	GRU Project Meeting Date:

Proposed Uses/Type of Development (Check all that apply)

<input type="checkbox"/> Residential	Density	<input type="checkbox"/> Non-residential	
<input type="checkbox"/> Multi-family	Units/acre:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Office
Total Units:	Total bedrooms:	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other
		Gross floor area:	

PROJECT MANAGEMENT:

Owner(s) of Record (please print)		
Name:		
Mailing Address:		
Phone:	Fax:	E-Mail:

Applicant/Engineer of Record (please print)		
Name:		
Mailing Address:		
Phone:	Fax:	E-Mail:

jessicaj@chw-inc.com

FEES:

Level of Review (check one)				
MINOR	INTERMEDIATE	MAJOR	CONCEPT	MASTER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fees are determined at First Step Meeting or GRU Project Meeting and are based on level of review and EZ Zone. More information about EZ Zones can be found at http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf	
Plan Review Fee: \$	
GRU Fee: \$	GRU Business Acct No.:
Plan review fee will be paid by:	
Name:	E-Mail:
Phone:	

Applicant Signature: _____

Date: _____

THIS SECTION FOR OFFICE USE ONLY
Petition Number:

SUFFICIENCY CHECKLIST BELOW. PLEASE FILL OUT

Reviewer Comment	Met Y/N/NA	Sheet #
PLANNING: Wellfield exemption and protection permit provided		
PLANNING: Property owner authorization provided		
PLANNING: Neighborhood workshop information provided		
PLANNING: First Step Meeting held		
PLANNING: Stormwater Management Plan provided		
PLANNING: Signed Concurrency Exemption or Long Form provided		
PLANNING: Fire Flow Calculations provided		
PLANNING: Environmental mitigation plan for impacted environmental areas provided		
PLANNING: Photometric plan/ lighting plan provided		
PLANNING: Landscape plan provided		
PLANNING: Construction staging plan provided		
PLANNING: Boundary survey with a legal description provided		
PLANNING: Utility Plan provided		
PLANNING: Building elevations with basic floorplans provided		
PLANNING: Trip generation study provided		
PLANNING: Traffic study provided		
PLANNING: [Insert Comments]		
GRU GENERAL - Is this plan review 2 or greater? If yes, were all previous comments addressed?		
GRU GENERAL - Did you coordinate with Electric Engineer or tech and provide a layout on plan? If yes, provide name		
Include contact information, Owners name, project name, address and phase(s)		
GRU GENERAL - Clear and legible plans on 24" x 36" sheets		
GRU GENERAL - GRU Energy Delivery Electric System Design reflecting proposed W/WW utility design. Note on cover page/plans as "Electric Design Provided by GRU Energy Delivery".		
GRU GENERAL - ALL GRU standard utility notes must be shown on utility plans (see Section 1. III.C.21 of the GRU Water/Wastewater Design Standards)		
GRU GENERAL - Project location map with North Arrow		
GRU GENERAL - On utility master site plan show and label all existing & proposed utilities (note 'end of GRU maintenance')		
GRU GENERAL - Existing and proposed easements		
GRU GENERAL - Right-of-way lines		
GRU GENERAL - Parcels and/or lot numbers of site location and adjacent property		
GRU GENERAL - Street names		
GRU GENERAL - Proposed structures (i.e. buildings, walls fences, signs)		
GRU GENERAL - Proposed subdivision plat, if project is a subdivision		
GRU GENERAL - Signed & sealed boundary survey, including legal description and parcel number(s)		

GRU GENERAL - Proposed off-site utility extensions to the point of availability, showing the affected offsite parcels/properties/proposed easements		
GRU GENERAL - Landscape Plan reflecting all proposed Utility locations		
GRU GENERAL - Building minimum finished floor elevations		
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GRU GENERAL Utility Space Allocation cross sections for each different road section, alleys and PUEs including street and locations if roads or alleys are included in project		
GRU GENERAL Identify lot numbers and street names in some fashion (names may change prior to permit issuance)		
GRU W-WW - Application by engineer that W/WW/RCW system design is in accordance with GRU Design Standards. (note: Final plans shows valid P.E. license and reads "Professional Engineer")		
GRU W-WW - Potable and wastewater demand calculations		
GRU W-WW - AutoCAD Drawing file of Water and Wastewater Utilities with pipe sizes, fittings, and valves clearly labeled (this file will be used by GRU Strategic Planning to model the proposed water system)		
GRU W-WW - In all cases, signed and sealed NFPA 1 and ISO fire flow calculations See Appendix E of Water/Wastewater Standards for a copy of ISO 2008		
GRU W-WW - Copy of Development Master Plan including Phasing Schedule, unless plans include all potential future development		
GRU W-WW - Show temporary construction water source with reduced pressure back flow preventer (RPBFP)		
GRU W-WW - Indicate and label source of irrigation water if there is landscaping		
GRU W-WW - If water/wastewater infrastructure is illegible on Master Plan, provide on multiple sheets		
GRU W-WW - If WW service is provided, then plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1" = 30' max horizontal scale and 1" = 5' max vertical scale. (Exceptions accepted at GRU discretion)		
"GRU W-WW - All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances"		

"GRU W-WW - Show and label connections to existing utilities. Label existing facilities which cross or are adjacent to the property as well as elevations (manhole tops and inverts), pipe diameter and material of all existing W/WW, Electric, Gas, GruCom and Stormwater facilities which cross and/or are adjacent to the property"		
GRU W-WW - Existing and proposed site contours must be shown on utility plan		
"GRU W-WW - Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)"		
"GRU W-WW Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)"		
GRU ELECTRIC: All Proposed electric infrastructure shown to scale per EDSG		
GRU ELECTRIC Proposed meter/service delivery point shown		
"GRU ELECTRIC If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan. (Note: provide copy of waiver application that is submitted to the City)"		
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Owner(s) of Record (please print)		
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Mailing Address:		
Phone:	Fax:	E-Mail:

Applicant/Engineer of Record (please print)		
Name:		
Mailing Address:		
Phone:	Fax:	E-Mail:

jessicaj@chw-inc.com

FEES:

Level of Review (check one)				
MINOR	INTERMEDIATE	MAJOR	CONCEPT	MASTER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Plan Review Fee: \$	
GRU Fee: \$	GRU Business Acct No.:
Plan review fee will be paid by:	
Name:	E-Mail:
Phone:	

Applicant Signature: _____

Date: _____

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GRU GRUCom - Are you considering GRUCom services		



**APPLICATION FOR CONCURRENCY CERTIFICATION & TMPA REVIEW
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

**LONG FORM
(352) 334-5022**

OFFICE USE ONLY	
Petition No. _____	TMPA Zone [] A [] B [] C [] D [] E [] M

<u>TYPE OF CERTIFICATION REQUESTED:</u>
<input type="checkbox"/> Concurrency Determination (non-binding)
<input type="checkbox"/> Certificate of Preliminary Concurrency
<input checked="" type="checkbox"/> Certificate of Final Concurrency
<input type="checkbox"/> Certificate of Conditional Concurrency Reservation

Owner Name(s) (please print)
Name(s): Blakewood, LLC
3600 NW 43rd Street, Suite E-4
Gainesville, Florida 32606
E-Mail Address: Contact Agent
Phone: Contact Agent Fax:
(If additional owners, please include on separate sheet)

Agent(s) Name (please print)
Name: CHW
Mailing Address: 132 NW 76th Drive
Gainesville, Florida 32607
E-Mail Address: daniely@chw-inc.com
Phone: (352) 331-1976 Fax:
(Attach notarized authorization for agent to act on owner's behalf.)

PROJECT INFORMATION	
Project Name: Fueling Station - Old Archer Road	Phase: Total - 1
Location of Project (attach an 8 1/2" x 11" map showing location)	
1. Street address: 2372 SW Archer Road, Gainesville, Florida	
2. Legal description (may be attached): Attached	
3. Tax parcel number(s): 06764-000-000	4. Map number(s):
Existing Land Use Category: Mixed Use Low Intensity	Existing Zoning: Mixed Use Low Intensity (MU1)

Is there a proposal to change the zoning and/or land use associated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, indicate petition number(s) associated with change: PB-17-00048

PHASING			
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes, enumerate each phase, number of units or square footage in each phase and beginning/ completion date.			
Total Project: Residential units	SF	SFA	MF
Non-residential (square footage)			
Mixed-use (describe mix)			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	Phase	Number of units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Rooming houses or dormitories (beds)					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expected beginning date	Expected completion date
Fueling Station	Total - 1	+/- 6,000	+/-2.5	TBD	TBD

STOP HERE AND SIGN CERTIFICATION ON PAGE 3 IF YOU ARE REQUESTING ONLY A CONCURRENCY DETERMINATION

Required Information for Certificates of Preliminary, Final, and Conditional Concurrency Reservation & TMPA Review (Attach sheets to application.)

1. Attach a sheet with the average daily, and peak hour, peak direction trip generation for the project based on the latest edition of the ITE Trip Generation Manual. **(NOTE: The trip generation information MUST be attached to this application and shown on the development plan.)** In cases where the City and the applicant show differences in projected trips, the applicant’s calculations must be signed and sealed by the professional engineer registered in the State of Florida.

- 2. Is the proposed project within the Transportation Mobility Program Area (TMPA) (see attached map)? If yes, please be aware that special criteria apply in this area. Yes No
Zone A Zone B Zone C Zone D Zone E Zone M
- 3. Indicate whether the proposed project will be eliminating any existing recreation facilities. If yes, detail the number and type being eliminated. Yes No
- 4. Submit a complete stormwater management plan for water quantity and water quality review by the City's Public Works Department. (Do not submit with this application, submit with the development plan.)
- 5. Does this application involve demolition or re-use of any structure(s)? Yes No

If yes, what is the size of the structure(s) to be demolished or re-used? _____ (unit(s) or square footage)

What is the current use of the structure to be demolished or re-used?

Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?
 Yes No

If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations.)

□ □ □ □ □

Certification

The undersigned has read the above application and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 2 and 3 is/are the true and proper identification of the area for which the concurrency application is being submitted. Signatures of all owners or their agent are required on this form.

NOTE: The undersigned agrees that signing this application grants Planning staff the right to amend, for the sake of consistency, the square footage or number of units shown herein based on changes made to the development plan, subdivision, special use permit, or planned development during the review process.

Owner/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Alachua
Sworn to and subscribed before me this 26 day of October, 2017.



Shannon W Braddy
Signature - Notary Public

Personally Known OR Produced Identification _____

TRANSPORTATION MOBILITY ELEMENT

Transportation Mobility Program Area

Legend

Transportation Mobility Program Area Sub-Zones

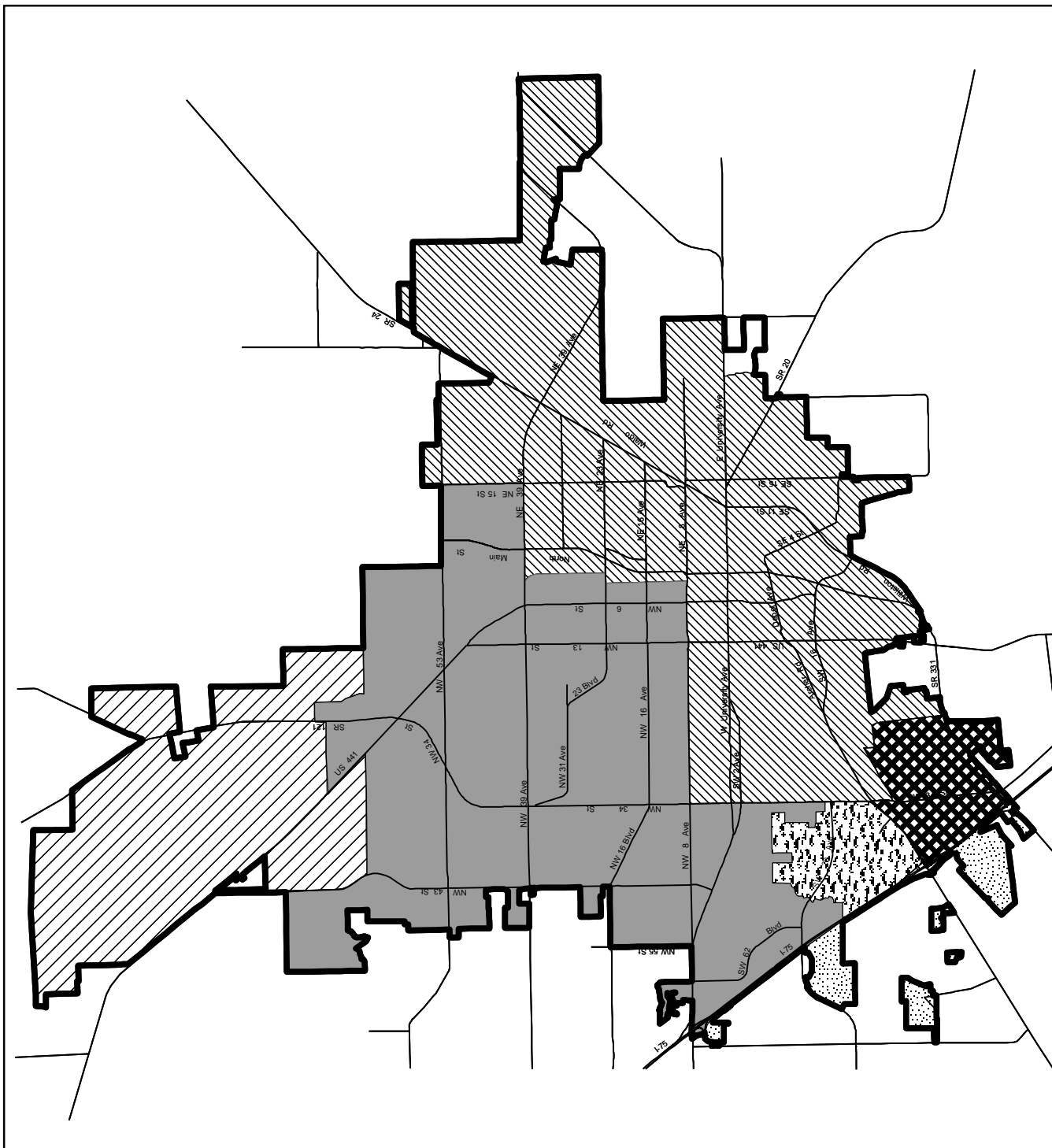
- Zone A
- Zone B
- Zone C
- Zone D
- Zone E
- Zone M

Gainesville City Limits

City of Gainesville
Gainesville, Florida

Prepared by Planning and Development Services
November 2012

0 1 2 Miles



STAFF USE ONLY

Estimated demand:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ added p.m. peak hour, peak direction trips

Stormwater	(See the Public Works Comment Sheet.)	Does the project meet water quality and water quantity LOS Standards, according to the Public Works Department?
------------	---------------------------------------	---

Recreation	_____	Does the project degrade the City's adopted LOS Standards for recreation?
------------	-------	---

Mass Transit	_____	Does the project impact any of the City's adopted LOS Standards for mass transit?
--------------	-------	---

Estimated credits for demolition/redevelopment/re-use:

Potable water (_____ units x 2.25) x 200 = _____ peak gallons per day (resid. only)

Water Supply _____ (see GRU)

Wastewater (_____ units x 2.25) x 113 = _____ average gallons per day (resid. only)

Solid Waste (_____ units x 2.25) x 3.6 = _____ pounds per day (resid. only)

Trip Generation _____ ADT; _____ peak p.m. hour, peak direction trips

Note: 2.25 = 2010 Census persons/household in Gainesville, FL

STAFF USE ONLY

This development meets all relevant Planning and Development Services Department LOS standards for concurrency and TMPA Review. Please see the Public Works comment sheet for information about Stormwater Management concurrency.

Signed _____

Date _____

Concurrency long form--nf
Revised: 10/24/13

OFFICE USE ONLY	
Petition No. _____	Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-4063	

CHECK ONE:

Basic Level 1 Level 2 Submittal: 1st 2nd 3rd

Basic Environmental Review – Submit general environmental assessment with application.
 Level 1 Environmental Review – Submit environmental studies with application.
 Level 2 Environmental Review – Submit mitigation and/or management plan.
 (Review fees are set in accordance with the most current fee schedule. The environmental review fee includes a maximum of three reviews within 2 years per project.)

Owner(s) of Record (please print)	Applicant(s)/Agent(s) (please print)
Name: _____	Name: _____
Address: _____	Address: _____
E-mail: _____	E-mail: _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____
<i>(If additional owners, please include on back)</i>	
PROJECT INFORMATION	
Project Name	_____
Check all regulated resources that apply to this development application:	
Regulated Surface Waters & Wetlands (LDC 30-300)	<input type="checkbox"/> Surface Waters and/or Wetlands
Regulated Parks & Conservation Areas (LDC 30-307)	<input type="checkbox"/> Nature Park and Public Conservation/Preservation Areas District
Regulated Natural & Archaeological Resources (LDC 30-310)	<input type="checkbox"/> Floridan Aquifer High Recharge Area
	<input type="checkbox"/> Significant Natural Communities
	<input type="checkbox"/> Listed Species
	<input type="checkbox"/> Strategic Ecosystems
	<input type="checkbox"/> Significant Archaeological Resources
	<input type="checkbox"/> Significant Geological Resource Features

I certify that the above statements are correct and true to the best of my knowledge.

Applicant's signature _____

Date _____

10/26/17




Certified Cashier's Receipt:

Current Planning
Planning Counter—158

Phone: 352-334-5023

Thomas Center B
306 NE 6th Avenue

PROPERTY OWNER AFFIDAVIT

Owner Name: Blakewood, LLC				
Address: 3600 NW 43 rd Street, Suite E-2 Gainesville, Florida 32606		Phone: (352) 244-0470		
Agent Name: CHW				
Address: 132 NW 76 th Drive Gainesville, Florida 32607		Phone: (352) 331-1976		
Parcel No.: 06764-000-000				
Acreage: 2.5		S: 12	T: 10	R: 19
Requested Action: To obtain approvals from the City of Gainesville, Gainesville Regional Utilities, Florida Department of Environmental Protection, St. John's River Water Management District, and Florida Department of Transportation.				
I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.				
Property owner signature: 				
Printed name: <u>Paul D'Alto for Blakewood, LLC</u>				
Date: <u>10/19/17</u>				
The foregoing affidavit is acknowledged before me this <u>19th</u> day of <u>October</u> , 20 <u>17</u> , by <u>Paul D'Alto</u> , who is/are personally known to me, or who has/have produced _____ as identification.				
NOTARY SEAL				
		Signature of Notary Public, State of <u>Florida</u>		
				

ANDREW M. COFFEY
Commissioner of the Superior Court
Expires April 15, 2021
Inventor: John F. McLaughlin 800-392-1414

MEMORANDUM

To: Fire Review
From: Daniel Young, P.E.
Date: December 22, 2017
RE: Fueling Station Old Archer Road, Gainesville, FL – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will be protected by an approved automatic fire sprinkler system.

NFPA Calculations:

Building: Convenience Store
Construction Type: V (000)
Fire Flow Area: 5,564 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,000 gpm

Conclusions

GRU Standards Section V.G.4, Fire Protection requires a minimum fire flow of 1,500 gpm

Minimum Required Fire Flow to be provided: 2,000 gpm

Available Fire Flow per Fire Hydrant Flow Test: 2,347 gpm

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	10/26/2017
Project:	16-0667 - Fueling Station - Old Archer Rd	Engineer:	Mitchell Mason
Location:	2372 SW Archer Road	Checked By:	Daniel Young P.E.
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction ▼ **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 5564 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9) : 5,564 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2013.990069

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) ▼ **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: ▼	Length of exposure wall: ▼
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall: ▼	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Back: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: ▼	Length of exposure wall: ▼
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall: ▼	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Left: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: ▼	Length of exposure wall: ▼
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall: ▼	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Right: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building: ▼	Length of exposure wall: ▼
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall: ▼	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):



Is communication open or enclosed?

Length of communication (in feet):



Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF = 2000 \times 1 \times [1 + (0 + 0)]$$

$$NFF = 2000 \text{ gpm}$$

$$NFF = 2000 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for l./min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

FIRE HYDRANT FLOW TEST

NAME: Old Archer Road Development

ADDRESS: 2373 SW Archer Road

MAP NO: 4146

REC NO

3919

HYDRANT ADDRESSES:

HYD

HYD NO	MAP NO
30350	4146

STATIC/RESIDUAL HYD 2373 SW Archer Road (HYD)

PITOT HYD:

#1 (4.5" NOZZLE)

#2 (2.5" NOZZLE)

#3 (2.5" NOZZLE)

2365 SW Archer Road

16250 4146

TEST DATE: 05/26/2017

TEST TIME: 2:34 PM

NOZZLE DIA (IN.)	"C" FACTOR	NO OF NOZZLES FLOWING	STATIC PSIG	RESIDUAL PSIG	PITOT PSIG	ACTUAL FLOW GPM	AVAIL. FLOW @ 20 PSIG GPM
#1 4.5"	0.9						
#2 2.5"	0.9	2	86	79	48.8	2347	7884
#3 2.5"	0.8						

TOTAL FLOW: 2347 GPM 7884 GPM

TESTED BY: A. Landry

VERIFIED BY: J. Worley






PETITION NO:

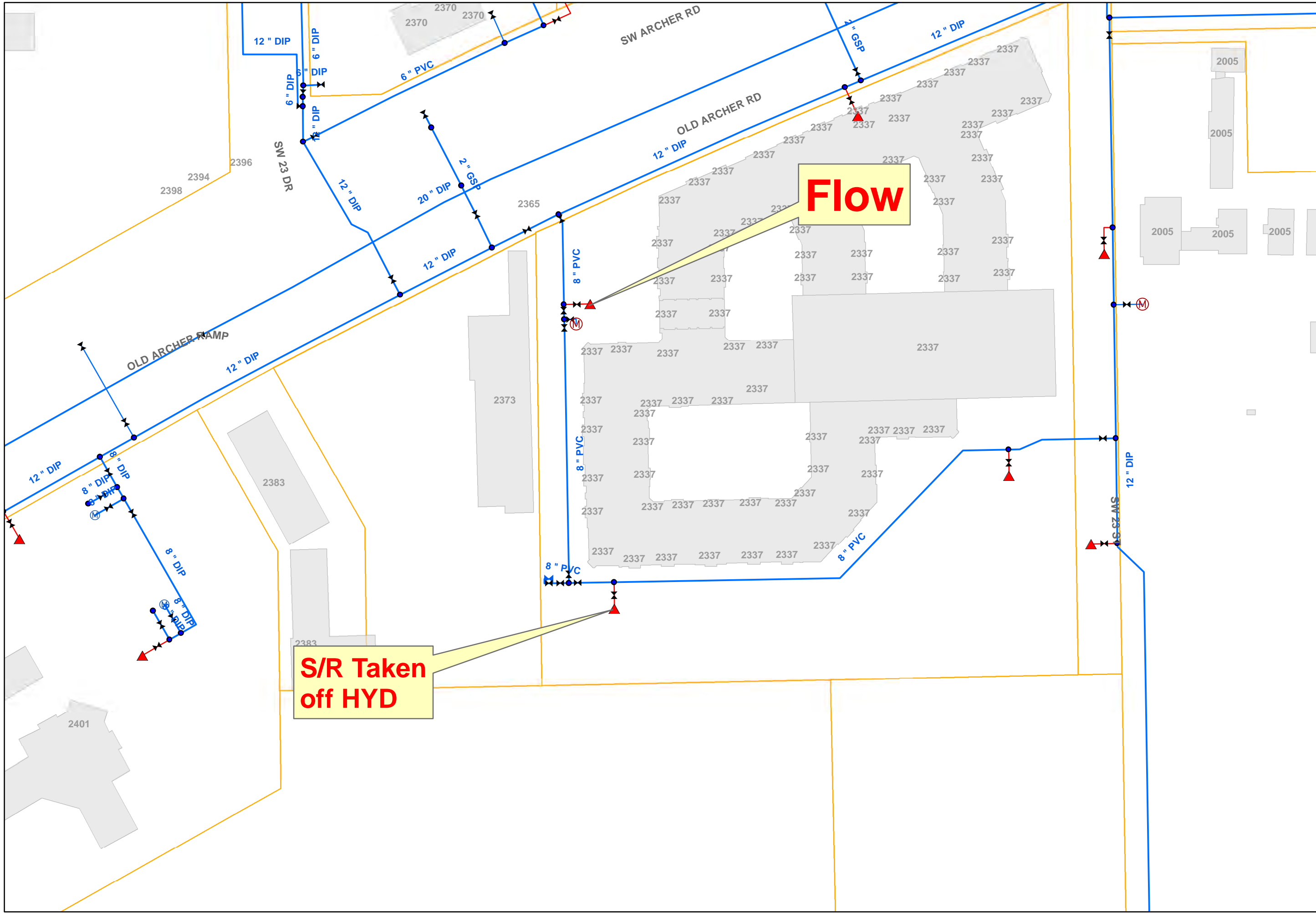
COMMENTS: The pressure drop between the static and residual pressures is less than 10 psi which affects accuracy of test results. S/R taken of HYD.

REQUESTED BY: Kristya Adkins, CHW, 352-331-1976, kristya@chw-inc.com

The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting the Water/Wastewater Engineering Division by calling (352) 393-1653.

Legend

-  Hydrant
- Water Main**
-  GRU - Active/Unknown
-  GRU - Abandoned/POS
-  Private System
- Owner - Description**
-  GRU - Hydrant - Active



Flow

S/R Taken off HYD

N

1 inch = 100 feet



More than Energy

Mailed Memorandum

MEMORANDUM

TO: Neighbors of 2372 SW Archer Road Area
FROM: Gerry Dedenbach, AICP, LEED AP
DATE: Wednesday, March 15, 2017
RE: Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL. Some of the uses permitted in this district include food stores, residential uses (12 to 30 dwelling units per acre), and miscellaneous retail. Please see the complete list permitted uses attached.

Date: Wednesday, March 29, 2017

Time: 6:00 p.m.

Place: Courtyard by Marriott Gainesville
Meeting Room A
3700 SW 42nd Street
Gainesville, FL 32608

Contact: Heather Hinson
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Permitted Uses

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	In accordance with article VI
	Compound uses	
	Eating places	
	Food trucks	In accordance with article VI
	Medical marijuana dispensaries	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	

	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential uses (12 to 30 dwelling units per acre)	Residential development shall conform to the requirements of the RMF-7 or RMF-8 zoning districts, the requirements of section 30-56 , and the additional requirements of this section. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	

GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-484	Cable and other pay television services	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	

MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI
GN-553	Auto and home supply stores	Garage and installation facilities, in accordance with the provisions for limited automotive services in article VI
GN-554	Gasoline service stations including the sales of alternative fuels for automobiles	In accordance with article VI
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding fuel dealers (IN-5983)
Div. H	Finance, insurance and real estate	Excluding cemetery subdivisions and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories, in accordance with article VI
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	

MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports (GN-794), and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	Excluding hospitals (GN-806) and including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding rehabilitation centers
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)

MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT:	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Recycling centers	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI

	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	
GN-702	Roominghouses and boardinghouses	In accordance with article VI
MG-79	Amusement and recreation services located outside of an enclosed structures	Excluding simulated gambling establishments. Must be in compliance with noise ordinance.

Mailing Labels

Neighborhood Workshop Notice

06765-050-502 Archer Road Wawa
ADAMO & ADAMO & ADAMO & ADAMO
317 N ROSCOE BLVD
PONTE VEDRA BEACH, FL 32082

Neighborhood Workshop Notice

06765-010-111 Archer Road Wawa
ADEL, LISA S
151 SW 136TH ST
NEWBERRY, FL 32669

Neighborhood Workshop Notice

06765-100-003 Archer Road Wawa
ADRIAN & ADRIAN
11187 NW 70TH CT
PARKLAND, FL 33075

Neighborhood Workshop Notice

06765-030-312 Archer Road Wawa
ALEXANDER & ALEXANDER
3730 TRANQUILITY DR
MELBOURNE, FL 32934

Neighborhood Workshop Notice

06765-060-602 Archer Road Wawa
ALLEN & SMITH ET UX
3228 NW 57TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06765-080-801 Archer Road Wawa
ALLISON, WILLIAM A II
800 S DAKOTA AVE APT 210
TAMPA, FL 33606-2855

Neighborhood Workshop Notice

06765-060-606 Archer Road Wawa
ALTMAN & ALTMAN
11512 TROTTLING DOWN DR
ODESSA, FL 33556-5902

Neighborhood Workshop Notice

06765-020-211 Archer Road Wawa
ANDERSON, EDDIE M & DONNA H
891 NW FAIRWAY DR
LAKE CITY, FL 32055

Neighborhood Workshop Notice

06765-080-806 Archer Road Wawa
ARFARAS & ARFARAS
2834 ANDERSON COURT
CLEARWATER, FL 33761

Neighborhood Workshop Notice

06765-110-112 Archer Road Wawa
ATRIA, GREGORY & BRENDA M
5950 SW 37TH TER
FORT LAUDERDALE, FL 33312

Neighborhood Workshop Notice

06765-010-105 Archer Road Wawa
AVILA & AVILA
8868 NW 108TH LN
HIALEAH GARDENS, FL 33018

Neighborhood Workshop Notice

06765-040-404 Archer Road Wawa
BAKER & JONES W/H
3 SANDSTONE CT
TAYLORS, SC 29687-6638

Neighborhood Workshop Notice

06765-070-712 Archer Road Wawa
BARICEVICH & BARICEVICH
704 JACANA WAY
NORTH PALM BEACH, FL 33408

Neighborhood Workshop Notice

06765-050-503 Archer Road Wawa
BENSON-SAPIENZA LLC
5814 SW 89TH TER
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-050-511 Archer Road Wawa
BETTERS, MARK J
425 TEMPLE RD
MONACA, PA 15061

Neighborhood Workshop Notice

06765-110-104 Archer Road Wawa
BLACK & BLACK
2360 SW ARCHER RD UNIT 1104
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06764-000-000 *** Archer Road Wawa
BLAKEWOOD LLC
3600 NW 43RD ST STE E-2
GAINESVILLE, FL 32606

Neighborhood Workshop Notice

06765-050-507 Archer Road Wawa
BOECHE & BOECHE
PO BOX 8309
SEMINOLE, FL 33775

Neighborhood Workshop Notice

06765-100-006 Archer Road Wawa
BOSSI III LLC
5542 NW 43RD ST
GAINESVILLE, FL 32653

Neighborhood Workshop Notice

06765-010-103 Archer Road Wawa
BOWERS & BOWERS
2360 SW ARCHER RD APT 103
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-030-310 Archer Road Wawa
BROWN & JENNINGS
2360 SW ARCHER RD UNIT 310
Gainesville, FL 32608

Neighborhood Workshop Notice

06765-030-311 Archer Road Wawa
BUCCIARELLI & BUCCIARELLI
10022 SW 48TH PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-070-724 Archer Road Wawa
BUCHANAN, GEORGE JR & FELOR
13710 NW 56TH AVE
GAINESVILLE, FL 32653-2557

Neighborhood Workshop Notice

06765-070-710 Archer Road Wawa
BURT & BURT
9090 SHOAL CREEK DR
TALLAHASSEE, FL 32312

Neighborhood Workshop Notice

06765-020-203 Archer Road Wawa
C & G ENTERPRISES LLC
4437 SW 91ST DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-090-913 Archer Road Wawa
CAMERON & CAMERON
2301 BENDELOW TRAIL
TAMPA, FL 33629

Neighborhood Workshop Notice

06765-030-305 Archer Road Wawa
CAMPBELL, LARRY P & KIMBERLY A
4402 ENDICOTT PLACE
TAMPA, FL 33624-2621

Neighborhood Workshop Notice

06765-060-604 Archer Road Wawa
CAPOZZA, FRANCIS R
7283 CRYSTAL SPRING RUN
SPRING HILL, FL 34607

Neighborhood Workshop Notice

06765-010-101 Archer Road Wawa
CARRERAS & CARRERAS
9271 SW 68TH ST
MIAMI, FL 33173

Neighborhood Workshop Notice

06765-020-207 Archer Road Wawa
CARROLL, NOLAN & JENNIFER
7163 AUGUSTA DR
FLEMING ISLAND, FL 32003-8755

Neighborhood Workshop Notice
06765-020-202 Archer Road Wawa
CHARPENTIER, VICTORIA
11376 NW 46TH LN
DORAL, FL 33178

Neighborhood Workshop Notice
06765-060-623 Archer Road Wawa
CLEMANS, KATHERINE H
187 PROSPECT ST
NORTHAMPTON, MA 01060-2138

Neighborhood Workshop Notice
06765-090-914 Archer Road Wawa
CLEMENS, ALAN B & JANE L
6241 BENBROOKE DR NW
ACWORTH, GA 30101-8485

Neighborhood Workshop Notice
06765-060-608 Archer Road Wawa
CLIFT & CLIFT
2888 WYNDHAM WAY
MELBOURNE, FL 32940-5972

Neighborhood Workshop Notice
06765-060-622 Archer Road Wawa
COOPER JR & COOPER SR
5510 HARBORAGE DR
FT MYERS, FL 32608

Neighborhood Workshop Notice
06765-100-012 Archer Road Wawa
COSTA JOSE & SONIA
1436 NW 117TH TER
GAINESVILLE, FL 32606

Neighborhood Workshop Notice
06765-050-505 Archer Road Wawa
DICOSIMO, THOMAS B
6115 MACARTHUR DR
HARRISBURG, PA 17112

Neighborhood Workshop Notice
06765-090-912 Archer Road Wawa
DISKIN, PATRICK KELLY
UNIT 2310 BOX 0073
DPO AE, AE 09816-0073

Neighborhood Workshop Notice
06765-050-504 Archer Road Wawa
DRAPER, CLIVE & MICHELLE
1631 NE 26TH TER
POMPANO BEACH, FL 33062

Neighborhood Workshop Notice
06765-060-617 Archer Road Wawa
DUMBROFF & DUMBROFF
149 GRANADA AVE
FT LAUDERDALE, FL 33326

Neighborhood Workshop Notice
06757-001-000 Archer Road Wawa
EDDY, VERNON TRUSTEE
2290 SW 23RD ST
GAINESVILLE, FL 32608-1410

Neighborhood Workshop Notice
06765-090-906 Archer Road Wawa
ENOGIERU & ENOGIERU
9811 BOSQUE LANE
MIRAMAR, FL 33025

Neighborhood Workshop Notice
06765-070-719 Archer Road Wawa
ESFANDIARY LIDA
2360 SW ARCHER RD UNTI 719
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-100-001 Archer Road Wawa
FEATHERY GROUP LLC
2190 CHINABERRY CIRCLE SE
PALM BAY, FL 32909

Neighborhood Workshop Notice
06765-050-512 Archer Road Wawa
FERGUSON & FERGUSON
2621 COBB WAY
PALM HARBOR, FL 34684

Neighborhood Workshop Notice
06765-070-708 Archer Road Wawa
FINNERTY, PATRICK W & RHONDA L
11220 NW 122ND TER
ALACHUA, FL 32615-6552

Neighborhood Workshop Notice
06766-000-000 Archer Road Wawa
FLORIDA CLINICAL PRACTICE, ASS
PO BOX 100354
GAINESVILLE, FL 32610

Neighborhood Workshop Notice
06765-100-004 Archer Road Wawa
GAINESVILLE 1004
344 RUGBY RD
CEDARHURST, NY 11516

Neighborhood Workshop Notice
06765-050-510 Archer Road Wawa
GALLREIN III & GALLREIN
3080 EMINENCE PIKE
SHELBYVILLE, KY 40065

Neighborhood Workshop Notice
06765-080-807 Archer Road Wawa
GAO & LI
8212 SW 51ST BLVD
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-060-621 Archer Road Wawa
GEE & GEE TRUSTEES
211 COBBLERS DR
COLD SPRINGS, KY 41076

Neighborhood Workshop Notice
06765-100-002 Archer Road Wawa
GOLIK & SW ARCHER RD LLC
11450 SW 84TH AVE
MIAMI, FL 33156

Neighborhood Workshop Notice
06765-070-711 Archer Road Wawa
GONZALEZ & GONZALEZ
1510 E OAK KNOLL CIRCLE
DAVIE, FL 33324-6420

Neighborhood Workshop Notice
06765-100-009 Archer Road Wawa
GOODMAN & GOODMAN
2360 SW ARCHER RD UNIT 1009
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-090-904 Archer Road Wawa
GRAVENSTEIN, GALEY HOOVER
7221 NW 18TH AVE
GAINESVILLE, FL 32605

Neighborhood Workshop Notice
06765-020-201 Archer Road Wawa
GROSSMAN & GROSSMAN
2401 NW 64TH ST
BOCA RATON, FL 33496

Neighborhood Workshop Notice
06765-010-104 Archer Road Wawa
GROVES & GROVES
2360 SW ARCHER RD #104
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-040-401 Archer Road Wawa
GUIDO & TRIPLETT
2316 DOVEWOOD ESTATES
VALRICO, FL 33594

Neighborhood Workshop Notice
06765-090-903 Archer Road Wawa
GV2360 LLC
2106 NE OCAPI CT
JENSEN BEACH, FL 34957

Neighborhood Workshop Notice
06765-030-302 Archer Road Wawa
HALL II & HALL
3107 S JULIA CIRCLE
TAMPA, FL 33629

Neighborhood Workshop Notice

06765-090-920 Archer Road Wawa
HAMRICK & HAMRICK
7501 SPYGLASS WAY
RALEIGH, NC 27615

Neighborhood Workshop Notice

06765-070-717 Archer Road Wawa
HANCOCK & HANCOCK
5317 HIGH PARK LN
ORLANDO, FL 32814-6762

Neighborhood Workshop Notice

06765-020-206 Archer Road Wawa
HARTIG & HARTIG
2057 67TH AVE NORTH
ST PETERSBURG, FL 33702

Neighborhood Workshop Notice

06765-110-111 Archer Road Wawa
HESTER, JOSEPH D & BECKY P
131 BAKER SAWMILL RD
LENOX, GA 31637

Neighborhood Workshop Notice

06765-060-616 Archer Road Wawa
HOCHMAN RICHARD D HEIRS
2360 SW ARCHER RD #616
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-050-509 Archer Road Wawa
HOGREFE & HOGREFE & HOGREFE
12580 PANASOFFKEE DR
FORT MYERS, FL 33903

Neighborhood Workshop Notice

06765-040-412 Archer Road Wawa
HREHA & HREHA
8 DUBEL RD
WAYNE, NJ 07470

Neighborhood Workshop Notice

06765-110-101 Archer Road Wawa
HUNT RUTH OLSSON LIFE ESTATE
2360 SW ARCHER RD APT 1101
GAINESVILLE, FL 32608-1050

Neighborhood Workshop Notice

06765-100-011 Archer Road Wawa
IITB REALTY LLC
1601 NORTH FLAMINGO DR STE 2
PEMBROKE PINES, FL 33028

Neighborhood Workshop Notice

06765-060-605 Archer Road Wawa
JAKOBSEN, HANS J & TOVE S
DUNHAMMERVEJ 4
VIBY J DK8260
DENMARK

Neighborhood Workshop Notice

06765-110-103 Archer Road Wawa
JEYAPPAUL & JEYAPPAUL
15870 CHANDELLE PL
WELLINGTON, FL 33414

Neighborhood Workshop Notice

06765-110-106 Archer Road Wawa
JOHNSTON TRUSTEE & JOHNSTON
2360 SW ARCHER RD #1106
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06764-001-000 Archer Road Wawa
KACS ENTERPRISES LLC
2625 N MAIN ST
GAINESVILLE, FL 32609

Neighborhood Workshop Notice

06765-090-902 Archer Road Wawa
KELLEY & KELLEY
2360 SW ARCHER RD UNIT 902
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-607 Archer Road Wawa
KING & PARKER W/H
9158 HECKSCHER DR
JACKSONVILLE, FL 32226

Neighborhood Workshop Notice

06765-020-212 Archer Road Wawa
KIRTANE & KIRTANE
1730 FIFESHIRE CT
LONGWOOD, FL 32779

Neighborhood Workshop Notice

06765-070-704 Archer Road Wawa
KLOET & KLOET
4221 SHERROD CT
PITTSBURGH, PA 15201

Neighborhood Workshop Notice

06765-090-917 Archer Road Wawa
KNIGHT, GERALD & PEGGY
PO BOX 30129
FORT LAUDERDALE, FL 33303-0129

Neighborhood Workshop Notice

06765-030-304 Archer Road Wawa
KRAS CLAUDIA A
2360 SW ARCHER RD UNIT 304
GAINESVILLE, FL 32608-1010

Neighborhood Workshop Notice

06765-080-802 Archer Road Wawa
KUHN, SCOTT L & LINDA
94 S RIVER RD
SEWALLS POINT, FL 34996

Neighborhood Workshop Notice

06765-060-601 Archer Road Wawa
LA SALA & LA SALA
1730 LAKESHORE DR
FORT LAUDERDALE, FL 33326

Neighborhood Workshop Notice

06765-070-701 Archer Road Wawa
LAKSHMINARASIMHAN, VENU
2839 TORRANCE DR
LAND O LAKES, FL 34638-7806

Neighborhood Workshop Notice

06765-020-204 Archer Road Wawa
LAWSON & MCCOMBIE
2360 SW ARCHER RD #204
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-603 Archer Road Wawa
LEVY & LEVY
2580 NW 28TH ST
BOCA RATON, FL 33434

Neighborhood Workshop Notice

06765-090-924 Archer Road Wawa
LI, SUHAN
14513 STONEBRIAR WAY
ORLANDO, FL 32826

Neighborhood Workshop Notice

06765-040-409 Archer Road Wawa
LIU & LIU
2360 SW ARCHER RD UNIT 409
MIAMI, FL 32608

Neighborhood Workshop Notice

06765-080-803 Archer Road Wawa
LIU ANDREW N
2360 SW ARCHER RD #803
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-614 Archer Road Wawa
LIU, ANNE
8822 PARADISE DR
TAMARAC, FL 33321-4120

Neighborhood Workshop Notice

06765-060-615 Archer Road Wawa
LIU, EDWARD & SUZANNE
10222 LONE STAR PL
DAVIE, FL 33328

Neighborhood Workshop Notice

06765-060-612 Archer Road Wawa
MANNE SIDNI PAIGE
1531 OAK FOREST DR
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice

06765-070-706 Archer Road Wawa
MARQUIS & MARQUIS
29 ORCHARD HILL DR
WEST KINGSTON, RI 02892

Neighborhood Workshop Notice

06765-090-908 Archer Road Wawa
MARTIN & VERNON
250 LAKEVIEW DR
MORGANTOWN, WV 26508

Neighborhood Workshop Notice

06765-010-102 Archer Road Wawa
MARTINEZ & MARTINEZ
2360 SW ARCHER RD UNIT 102
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-110-110 Archer Road Wawa
MASSIE, STEVEN A & DIANE L
858 PINE SHADOW DR
APOPKA, FL 32712

Neighborhood Workshop Notice

06765-070-722 Archer Road Wawa
MEHLER ALEX H
2360 SW ARCHER RD UNIT 722
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-060-624 Archer Road Wawa
MILLER MARK R & LISA M
3749 HELICON DR
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice

06765-020-209 Archer Road Wawa
MIR & MIR
74 MYRTLE ST UNIT #4
BOSTON, MA 02114

Neighborhood Workshop Notice

06765-001-000 Archer Road Wawa
MOUNT VERNON APARTMENTS
822 A1A NORTH
PONTE VEDRA, FL 32082-3260

Neighborhood Workshop Notice

06765-090-911 Archer Road Wawa
MURPHREE & MURPHREE & MURPHREE
2360 SW ARCHER RD UNIT 911
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-070-707 Archer Road Wawa
NGUYEN DAT VO
10905 AUSTRALIAN PINE DR
RIVERVIEW, FL 33579

Neighborhood Workshop Notice

06765-030-303 Archer Road Wawa
NORAT TRUSTEE & NORAT TRUSTEE
1057 HILLSBORO MILE APT 711
HILLSBORO BEACH, FL 33062-2131

Neighborhood Workshop Notice

06765-090-919 Archer Road Wawa
OELRICH IVAN A & AIMEE B
4226 SW 182ND DR
NEWBERRY, FL 32669-4751

Neighborhood Workshop Notice

06765-090-909 Archer Road Wawa
OSTEEN, JAMES R & CATHERINE I
532 NE BLVD
GAINESVILLE, FL 32601

Neighborhood Workshop Notice

06765-070-702 Archer Road Wawa
PABJAN & PABJAN
1783 W GROVELEAF AVE
PALM HARBOR, FL 34683-3930

Neighborhood Workshop Notice

06765-010-107 Archer Road Wawa
PARIS, PATRICK & PHYLLIS
9389 SW 94TH LOOP
OCALA, FL 34481-4638

Neighborhood Workshop Notice

06765-110-102 Archer Road Wawa
PARKER & PARKER TRUSTEE & PARKER
TRUSTEE
4900 SW 2ND TER
OCALA, FL 34471

Neighborhood Workshop Notice

06765-070-720 Archer Road Wawa
PASHUCK & PASHUCK
8520 SUMMERVILLE PL
ORLANDO, FL 32819

Neighborhood Workshop Notice

06765-010-108 Archer Road Wawa
PASQUARELLI, RONALD & AMY LIFE
ESTATE
8704 SW 95TH PL
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-080-805 Archer Road Wawa
PATEL, NIRANJAN R & RAJESVARI
17311 PREAKNESS PL
ODESSA, FL 33556

Neighborhood Workshop Notice

06765-060-609 Archer Road Wawa
PENARANDA, JORGE L & DILMA
12502 SW 78TH ST
MIAMI, FL 33183

Neighborhood Workshop Notice

06765-060-611 Archer Road Wawa
PHEN, BENJAMIN & HWAYIN
645 CHRISTINA LAKE DR
LAKELAND, FL 33813

Neighborhood Workshop Notice

06765-070-713 Archer Road Wawa
PILLARISETTY & PILLARISETTY
115 BRISTOL FOREST TRAIL
SANFORD, FL 32771

Neighborhood Workshop Notice

06765-060-620 Archer Road Wawa
POLVADORE ELTON I III
2360 SW ARCHER RD # 620
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-030-301 Archer Road Wawa
PORTNOW & PORTNOW
4841 HANGING MOSS LN
SARASOTA, FL 34238

Neighborhood Workshop Notice

06765-040-408 Archer Road Wawa
PRAWER & PRAWER
721 SWANNEE CT NE
ST PETERSBURG, FL 33702

Neighborhood Workshop Notice

06765-080-804 Archer Road Wawa
RABIONET & RABIONET & RABIONET
6677 NW 101ST TER
PARKLAND, FL 33076

Neighborhood Workshop Notice

06765-110-108 Archer Road Wawa
RAUSCH & RAUSCH TRUSTEES
17733 DEER ISLE CIR
WINTER GARDEN, FL 34787

Neighborhood Workshop Notice

06765-090-901 Archer Road Wawa
RBR INVESTMENT GROUP LLC
PO BOX 3308
VALDOSTA, GA 31604

Neighborhood Workshop Notice

06765-090-905 Archer Road Wawa
RBR INVESTMENTS GROUP LLC
PO BOX 3308
VALDOSTA, GA 31604

Neighborhood Workshop Notice

06765-030-308 Archer Road Wawa
REINHART, LILY
PO BOX 142122
GAINESVILLE, FL 32614-2122

Neighborhood Workshop Notice
06765-060-613 Archer Road Wawa
REZAIIE & REZAIIE
13815 SW 67TH PL
PALMETTO BAY VILLAGE, FL 33158

Neighborhood Workshop Notice
06765-090-916 Archer Road Wawa
ROBERTS & ROBERTS
19802 RHEA SEE DR
LUTZ, FL 33548

Neighborhood Workshop Notice
06765-070-703 Archer Road Wawa
RODRIGUEZ & RODRIGUEZ & SANCHEZ
2360 SW ARCHER RD APT 703
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-020-205 Archer Road Wawa
ROSIEJON LLC
23723 S STONEY LAKE DR
SUN LAKES, AZ 85248

Neighborhood Workshop Notice
06765-070-721 Archer Road Wawa
RUBINACCI, EVELYNE & ALESSANDR
13475 61ST ST N
WEST PALM BEACH, FL 33412-1916

Neighborhood Workshop Notice
06765-070-715 Archer Road Wawa
SALEM & SALEM & SALEM & SALEM
1789 BOLTON ABBEY DR
JACKSONVILLE, FL 32223

Neighborhood Workshop Notice
06765-110-105 Archer Road Wawa
SANTACOLOMA HERNANDO
2360 SW ARCHER RD UNIT 1105
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-010-112 Archer Road Wawa
SCHAEFER, LINDSAY EVAN
2360 SW ARCHER RD #112
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-030-306 Archer Road Wawa
SCHNEIDER, MELISSA
2887 SW 93RD DR
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-090-915 Archer Road Wawa
SCHWARTZ, CURTIS & RITA
9671 NW 67TH PL
PARKLAND, FL 33076

Neighborhood Workshop Notice
06765-070-716 Archer Road Wawa
SCURO & SCURO
9000 CHARLES E LIMPUS RD
ORLANDO, FL 32836

Neighborhood Workshop Notice
06765-080-808 Archer Road Wawa
SHANK & SHANK & SHANK
10035 SW 1ST CT
CORAL SPRINGS, FL 33071

Neighborhood Workshop Notice
06765-050-506 Archer Road Wawa
SHUMAKE AND WILCOX LLC
2504 NW 71ST PL
GAINESVILLE, FL 32653

Neighborhood Workshop Notice
06765-050-508 Archer Road Wawa
SIKES & SIKES
2080 MONTEREY DR
DELTONA, FL 32738

Neighborhood Workshop Notice
06765-060-610 Archer Road Wawa
SINIS PROPERTIES LLC
1830 NW 113TH AVE
PEMBROKE PINES, FL 33026

Neighborhood Workshop Notice
06765-070-718 Archer Road Wawa
ST JEAN HOLDINGS LLC
150 SAGE BRUSH TRAIL
ORMOND BEACH, FL 32174

Neighborhood Workshop Notice
06765-040-406 Archer Road Wawa
STAPLETON, SHAINA C
2360 ARCHER RD UNIT 406
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-100-010 Archer Road Wawa
STUBBS & STUBBS
1225 GREENRIDGE RD
JACKSONVILLE, FL 32207

Neighborhood Workshop Notice
06765-000-000 Archer Road Wawa
SUBURBAN PROPANE
1 SUBURBAN PLAZA 240 RR 10 W
WHIPPANY, NJ 07981

Neighborhood Workshop Notice
06765-100-005 Archer Road Wawa
SURRENCY & SURRENCY
5645 SW 88TH CT
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06759-000-000 Archer Road Wawa
THE BARTRAM LLC
600 BRICKELL AVE STE 1400
MIAMI, FL 33131-3068

Neighborhood Workshop Notice
06765-080-812 Archer Road Wawa
TIMOFEEV & TIMOFEEV
2315 TRIAD LANE
TAMPA, FL 33618

Neighborhood Workshop Notice
06765-050-501 Archer Road Wawa
TURNBULL & TURNBULL
9278 ABBEY WAY
DOWNS, IL 61736

Neighborhood Workshop Notice
06765-000-000 Archer Road Wawa
UF PLANNING, DESIGN &
CONSTRUCTION
PO BOX 115050
GAINESVILLE, FL 32611-5050

Neighborhood Workshop Notice
06765-110-107 Archer Road Wawa
VALENTI & VALENTI
2360 SW ARCHER RD #1107
GAINESVILLE, FL 32608

Neighborhood Workshop Notice
06765-040-410 Archer Road Wawa
VAN DOREN, MAUREEN
12 MCCOY CIRCLE
KEY WEST, FL 33139

Neighborhood Workshop Notice
06765-010-110 Archer Road Wawa
VAUGHAN, ALFRED M & EUDEENE P
7391 NW 38TH CT
LAUDERHILL, FL 33319

Neighborhood Workshop Notice
06765-040-405 Archer Road Wawa
WAHL & WAHL
BELAUSTR 21
70195
STUTTGART, -- GERMANY

Neighborhood Workshop Notice
06765-060-619 Archer Road Wawa
WAHL & WAHL
14707 JUNE WASHAM RD
DAVIDSON, NC 28036-7053

Neighborhood Workshop Notice
06765-060-618 Archer Road Wawa
WALTHER & WALTHER
6210 RIVERVIEW BLVD
BRADENTON, FL 34209-1345

Neighborhood Workshop Notice

06765-090-910 Archer Road Wawa
WANG & WANG
2360 SW ARCHER RD UNIT 910
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-070-714 Archer Road Wawa
WARNER CRAIG D
2360 SW ARCHER RD #714
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-090-923 Archer Road Wawa
WEAVER, GERALD K & ANNA
264 ST JOHNS GOLF DR
ST AUGUSTINE, FL 32092-1052

Neighborhood Workshop Notice

06765-110-109 Archer Road Wawa
WEAVER, ROBERT VINCENT
104 LACEY MILL CT
SAINT JOHNS, FL 32259-7245

Neighborhood Workshop Notice

06765-080-809 Archer Road Wawa
WEHRY, MARK ALBERT
6440 DUNLIETH PL
PENSACOLA, FL 32504-7818

Neighborhood Workshop Notice

06765-070-705 Archer Road Wawa
WESTERVELT, DAVID A & URSULA A
2360 SW ARCHER RD #705
GAINESVILLE, FL 32608

Neighborhood Workshop Notice

06765-030-307 Archer Road Wawa
WILLIAMS & WILLIAMS
11959 NICHOLSON DR #17205
BATON ROUGE, LA 70810

Neighborhood Workshop Notice

06765-080-811 Archer Road Wawa
WILLIAMS, ANTHONY K & JULIETTE
1250 SUMMIT CHASE DR
LAKELAND, FL 33813

Neighborhood Workshop Notice

06765-020-208 Archer Road Wawa
WILLIS, RODNEY DALE TRUSTEE
1805 4TH ST W
PALMETTO, FL 34221

Neighborhood Workshop Notice

06765-040-403 Archer Road Wawa
WINTERS, JACKY M
1511 W JULIA ST
PERRY, FL 32347

Neighborhood Workshop Notice

06765-020-210 Archer Road Wawa
WOODRUFF, RUSSELL E
275 HERONS RUN DR APT 725
SARASOTA, FL 34232-1769

Neighborhood Workshop Notice

06765-070-723 Archer Road Wawa
YEUNG FAMILY WYOMING LLC, (THE
24500 PARADISE RD
BONITA SPRING, FL 34135

Neighborhood Workshop Notice

06765-090-907 Archer Road Wawa
ZAMORA & ZAMORA
6800 SW 72ND CT
CORAL GABLES, FL 33143

Neighborhood Workshop Notice

06765-010-109 Archer Road Wawa
ZHU, DAN
7232 SW 17TH PL
GAINESVILLE, FL 32607

Newspaper Advertisement

SB 1238

Lawmakers could short-circuit FPL court rulings

By Dara Kam
The News Service of Florida

TALLAHASSEE — The state's largest electric utility is pushing two proposals — put on the fast track by Republican leaders — that amount to end-runs around recent court rulings, drawing outrage from consumer groups and large utility customers.

The Senate Communications, Energy and Public Utilities Committee unanimously approved both measures Tuesday, despite objections from AARP and proponents of alternative energy.

"It's not surprising because the big investors — owned utilities have traditionally gotten their way in the Florida Legislature," Susan Glickman, Florida director of the Southern Alliance for Clean Energy, told reporters after the meeting. "We don't capture energy efficiency in the state of Florida, and we're building power plants that we don't need, and consumers will pay for that for decades."

One of the measures approved Tuesday focuses on a long-standing dispute related to Florida Power & Light's proposal to build two nuclear reactors at its Turkey Point complex in Miami-Dade County.

A second, even-more divisive piece of legislation was spawned by a decision about a controversial plan by FPL to use ratepayers' money to invest in an Oklahoma natural-gas project. The Florida Supreme Court last year ruled against the utility and the state Public Service Commission in a lawsuit over the project.

The bill would allow state regulators to give permission to utilities like FPL to charge customers to recoup costs on exploratory natural-gas projects in other states, such as the Oklahoma fracking plan.

The measure (SB 1238), sponsored by Sen. Aaron Bean, R-Fernandina Beach, would essentially override the Supreme Court ruling that found utility regulators exceeded their authority in allowing FPL to invest in the drilling and production of natural gas in what is known as the Woodford Gas Reserves Project.

Opponents, including the state Office of Public Counsel, which represents consumers in utility issues, and the Florida Industrial Power Users Group, comprised of large commercial customers, appealed to the Supreme Court after unsuccessfully fighting the FPL plan at the Public Service Commission.

FPL uses massive amounts of natural gas to fuel power plants and argued that the project would provide a stable source of gas that, ultimately, would save money for customers. The project, however, led to losses in 2015, according to testimony in a separate case.

The investment was a departure from the typical practice of utilities buying natural gas and then passing along costs to customers.

State law allows the Public Service Commission to set the amounts of money that utilities can recover from customers for a variety of expenses, including "cost recovery" to compensate for expenses such as fuel.

However, the Supreme Court decided that allowing the utility to use the project as a hedge "would require FPL's ratepayers to guarantee the capital investment and operations of an oil and gas venture without the Florida Legislature's authority," said Sam Forrest, FPL vice president of energy marketing and trading, told the Senate committee on Tuesday that reversing the court decision will allow the power company to save money, which would help customers in the long run.

"We are always looking

for innovative ways to find solutions for our customers... to manage costs and reduce risk," Forrest said.

FPL already purchases all of its natural gas — which makes up more than two-thirds of the fuel used to power its plants — outside of Florida, Forrest said.

But critics maintained that customers — instead of shareholders — would bear all the risk of the out-of-state projects, while FPL could make a profit.

The utility's "core business" is "electricity providing, not oil and gas ventures," said Jon Moyle, an attorney and lobbyist who represents the Florida Industrial Power Users Group. "If they want to get into the oil and gas wildcatting business, wherever, as long as they're not doing it with ratepayer money, that probably would not draw the opposition that it has."

The proposal needs to get through one more committee before heading to the floor for a full Senate vote.

The other FPL-backed proposal (SB 1048) approved Tuesday centers on a lawsuit about whether the utility will be required to install underground transmission lines as part of a nuclear-power project in Miami-Dade County.

In 2014, Gov. Rick Scott and the Cabinet, acting as the state's power-plant "sitting board," signed off on the project.

But the 3rd District Court of Appeal sided with local governments and overturned the decision by Scott and the Cabinet. A key part of the ruling said Scott and Cabinet members erroneously determined they could not require underground transmission lines as a condition of the project approval.

Last month, the Florida Supreme Court refused to take up the case, a decision viewed as a victory for local governments, including the city of Miami, that have tangled with FPL about the transmission-line issue and local development regulations.

The proposed legislation, sponsored by Sen. Tom Lee, would give the Public Service Commission the exclusive authority to force utilities to bury lines underground — something that would have cost FPL nine times more than the above-ground lines, according to a legislative analysis of the bill.

The appellate court decision "flies in the face of decades" of interpretation of the law's intent, Lee, R-Thonotosassa, told

the committee Tuesday.

"If we don't clarify this statute, it is very, very difficult... for us to see any way you're going to be able to site the transmission lines to produce" the energy Florida will need in the future, Lee warned.

A similar measure will get its first House committee vetting Wednesday.

The Senate committee's overwhelming approval of the two bills came after a report by the Miami Herald/Tampa Bay Times Tallahassee Bureau about FPL last month paying nearly \$2,000 for committee Chairman Frank Artiles, R-Miami, to travel to Daytona Beach and Epcot Center. Artiles reported the contributions to his political committee late Monday, after being questioned by the Herald/Times. Artiles was photographed at the Daytona Beach 500 wearing a jacket bearing the insignia of Next Era, FPL's parent company.

Artiles told reporters after the meeting that he did nothing to assure the committee to support the proposals.

"It was a unanimous vote. I didn't influence the committee. I voted last. And at the end of the day, you know, the committee made a decision and passed this unanimously," he said.

WORKERS' COMP

Workers' comp bill passes first house test

By Jim Saunders
The News Service of Florida

TALLAHASSEE — After a fierce debate about attorney fees, a House panel Tuesday moved forward with a proposal that would make key changes in the workers' compensation insurance system.

Lawmakers are grappling with the issue after regulators last year approved a 14.5 percent insurance rate increase that started hitting businesses in December. That increase stemmed primarily from the Florida Supreme Court striking down two parts of the workers' compensation system, including strict limits on fees paid to attorneys for injured workers.

The House Insurance & Banking Subcommittee approved a 34-page bill that deals with a series of issues, such as the duration of benefits for some injured workers and the amounts of money hospitals and ambulatory surgical centers get paid to provide outpatient care to workers.

But almost all of the debate focused on attorney fees, which business groups blame for driving up costs in the workers' compensation system. The bill (PBS 17-01) would allow judges of compensation claims to approve fees up to \$250 an hour for workers' attorneys.

Subcommittee Chairman Danny Burgess, a Zephyrhills Republican who is shepherding the bill, said the proposal is aimed at complying with constitutional requirements, including a Supreme Court ruling in April that said the state's fee limits were unconstitutional. The Supreme Court ruling, in a case known as Marvin Castellanos v. Next Door Company, involved an attorney being awarded the equivalent of \$1.53 an hour in successfully pursuing a claim for benefits for a worker injured in Miami.

But many of the state's most-influential

business groups, including the Florida Chamber of Commerce, Associated Industries of Florida, the Florida Retail Federation and the National Federation of Independent Business, are fighting against the fee proposal in House bill.

That led to Rep. Jay Fant, R-Jacksonville, proposing an amendment Tuesday that would have eliminated the responsibility of insurers or businesses to pay the attorney fees of workers who prevail in disputes about workers' compensation benefits. Fant's proposal would have left it to each side in such a dispute to pay their own attorney fees.

Fant said the Supreme Court ruling in the Castellanos case had an "atomic bomb effect" that lawmakers are having to address.

"There's a sense of panic in the business community that this bill as drafted doesn't address this adequately," Fant said.

But critics of Fant's proposal questioned its constitutionality and whether it would prevent injured workers from having access to the court system and being able to challenge the decisions of insurers. Rep. Sean Shaw, D-Tampa, said state laws include attorney-fee awards because cases involve the "little guy against the big guy."

"Fees attach when you mess up," said Shaw, a former state insurance consumer advocate.

"Don't mess up, and you'll be all right."

After a lengthy debate, the committee voted 8-7 to reject the Fant amendment and later went on to approve the bill.

The vote came after weeks of discussions in Burgess' committee about the workers' compensation issue, which also is closely watched by legal groups, labor unions and medical providers. A Senate bill (SB 1582) has been filed by Sen. Rob Bradley, R-Fleming Island, but it has not been heard by committees.

HOUSES

Continued from B1

According to the county's growth management office, cottage neighborhoods provide opportunities for creative, diverse and high-quality infill development within an urban cluster; promote various housing types, sizes and costs to meet the needs of people of different ages, income and size of household and encourage the creation of more usable open space for residents.

Some of the suggested requirements of cottage neighborhoods include:

- Zoning for urban residential land use.
- Single homes being a maximum of 1,000 square feet.

- Homes may either be located on separately platted lots or part of a mixture of single-family, duplex or triplex design on a common lot.
- Four to 15 homes per neighborhood.

- Most homes must face a common green area.
- May be located on private driveway with access to a public street.

- Parking may be separated from units or attached to units if in an alley.

Cornell said developing the regulations and codes is an ongoing process.

"All of this will come back before the County Commission," he said. The meeting also featured Alachua County Sheriff Sade Darnell recognizing the retirement of

Major Charlie Lee, Alachua County jail director, and commissioners recognizing the retirement of Michael Fay, program manager for public works development.

Both Lee and Fay are retiring after working 35 years for the county.

Lee said he has seen the Sheriff's Office and the jail get better throughout the years.

"I've been very blessed over my career, and I have always seemed to be at the right place at the right time," Lee said. "The progress I have seen made since 1983 to now has been phenomenal."

Fay said he looks forward to retirement after working with eight county managers, 16 county commissioners and a host of others.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop will be held Wednesday, March 29, 2017 at 6:00 p.m. at the Courtyard by Marriott Gainesville in Meeting Room A, located at 3700 SW 42nd Street, Gainesville, FL 32608.

Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976

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Call for Appointment!

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Workshop Presentation



CHW
Professional Consultants

**Retail at
Old Archer Road**
Small-scale Comprehensive
Plan Amendment, Rezoning,
and Special Use Permit

Neighborhood Workshop
March 29, 2017

Meeting Purpose



The purpose of the neighborhood workshop:

- City of Gainesville requires applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission

Public Notification

MEMORANDUM

TO: Neighbors of 2372 SW Archer Road Area
FROM: Gerry Dedenbach, AICP, LEED AP
DATE: Wednesday, March 15, 2017
RE: Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL. Some of the uses permitted in this district include fast-food, residential uses (12 to 30 dwelling units per acre), and miscellaneous retail. Please see the complete list permitted uses attached.

Date: Wednesday, March 29, 2017
Time: 6:00 p.m.
Place: Courtyard by Marriott Gainesville
 Meeting Room A
 3700 SW 42nd Street
 Gainesville, FL 32608
Contact: Heather Hinson
 (352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Lawmakers could short-circuit FPL court rulings

Workers could bill power for better fuel

Smile... and your money!

350 FREE

CHW

50

LIQUID SUPPLY

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL.

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Contact:
 Gerry Dedenbach, AICP
Phone Number:
 (352) 331-1976

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Applications

- **Small-scale Comprehensive Plan Amendment**
 - **Mixed-Use Low-Intensity to Mixed-Use Medium-Intensity**
- **Rezoning**
 - **MU-1 to MU-2**
- **Special Use Permit**
 - **Allow six (6) additional fueling positions (Total of 12 fueling positions)**

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Review Process

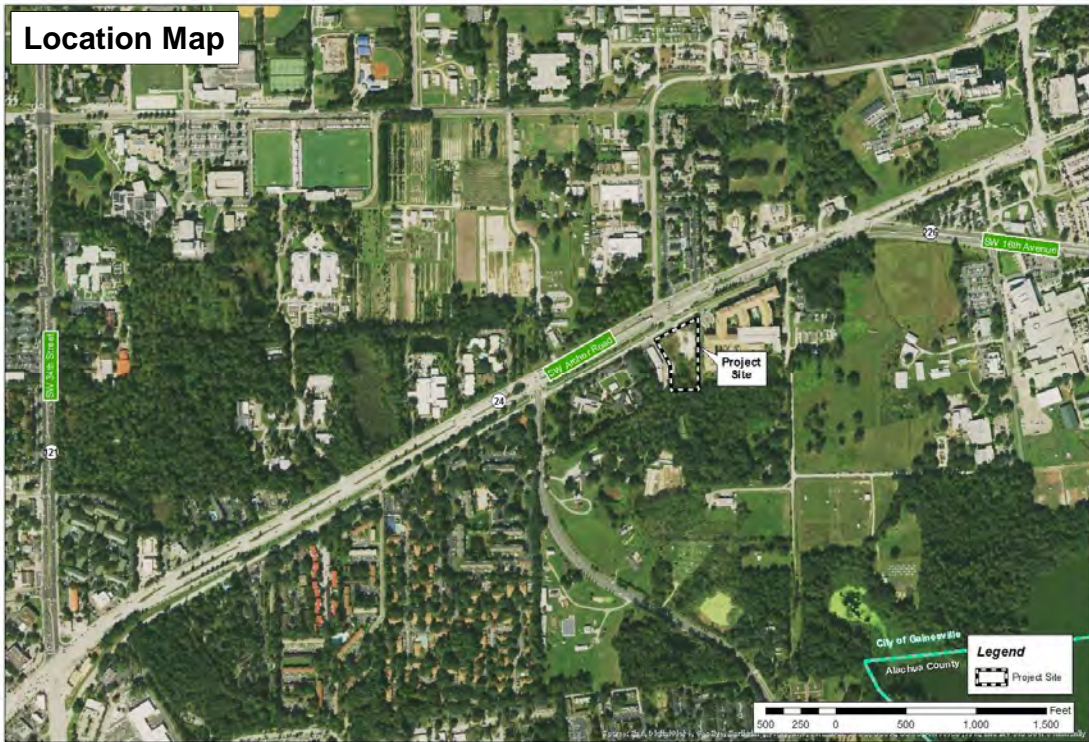


First-Step Meeting	February 20 th
Neighborhood Workshop	March 29 th
Submit Applications	April
City Plan Board Hearing for Ss-CPA and Rezoning	May
City Commission Meeting Public Hearing for Ss-CPA and Rezoning	June
City Commission Public Hearing / 1 st Reading	August
City Commission 2 nd Reading	August
Submit Development Plans	September
Development Review Board	December

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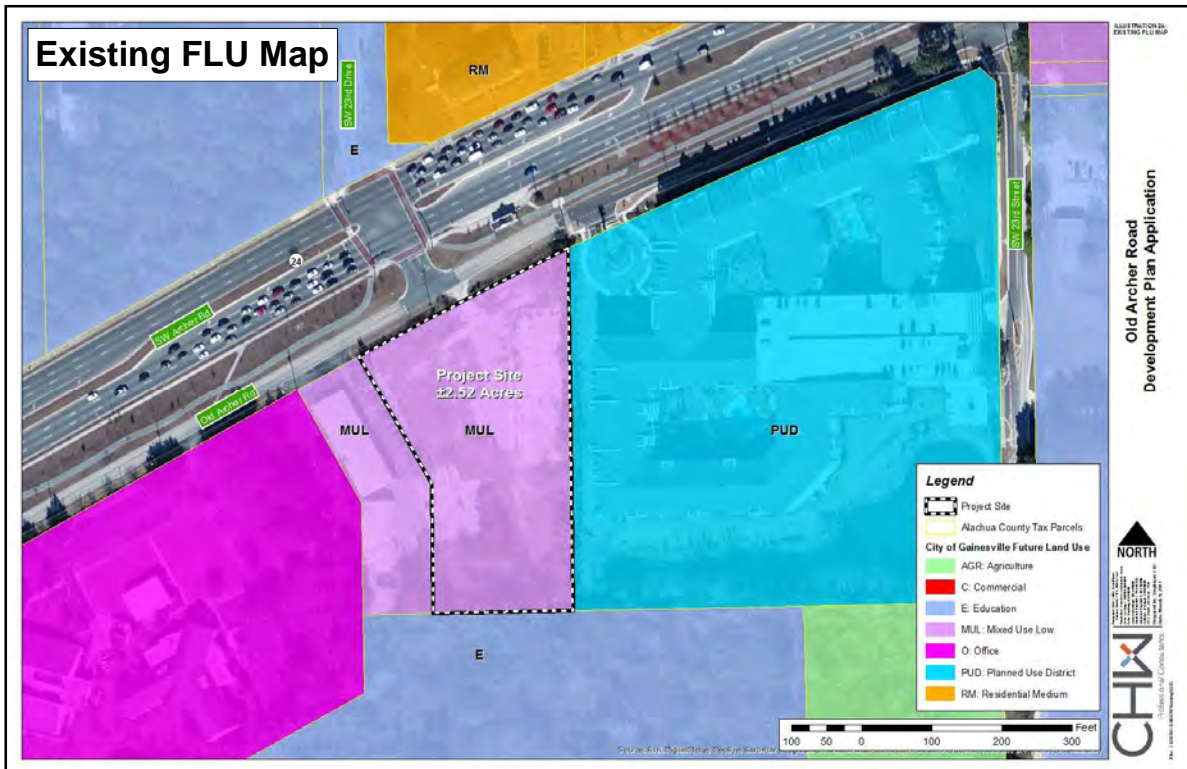
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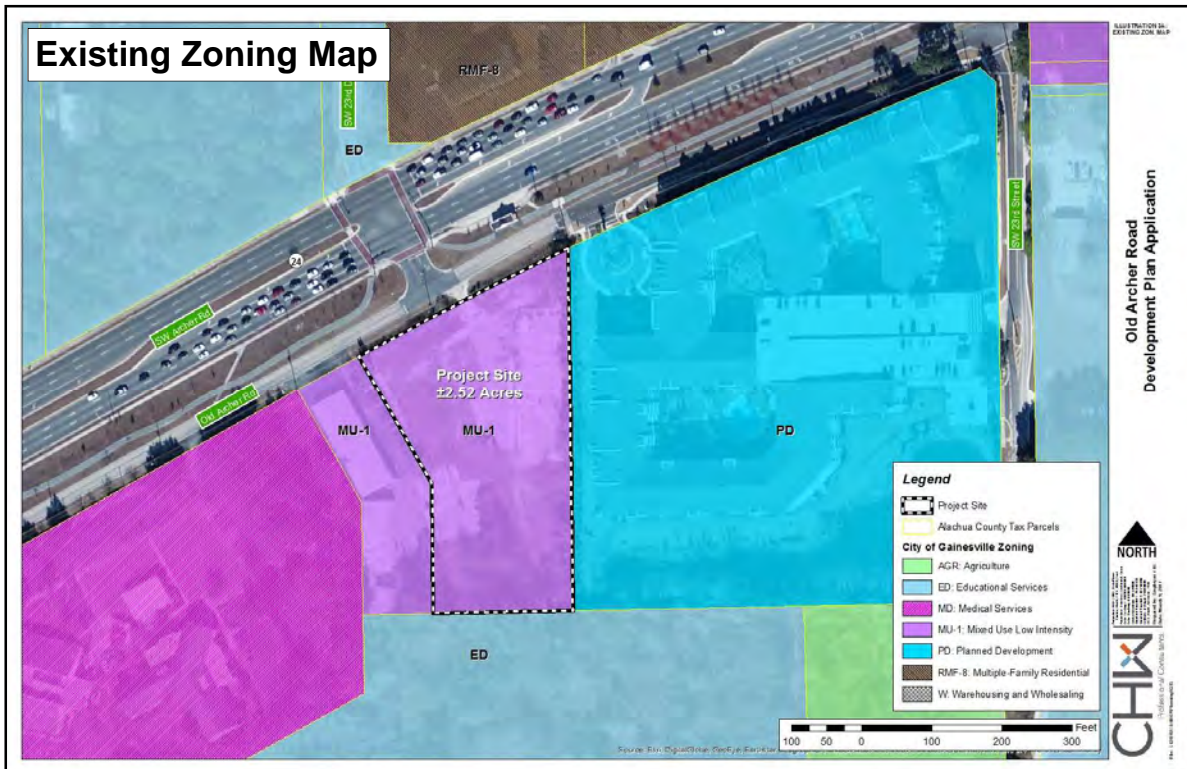
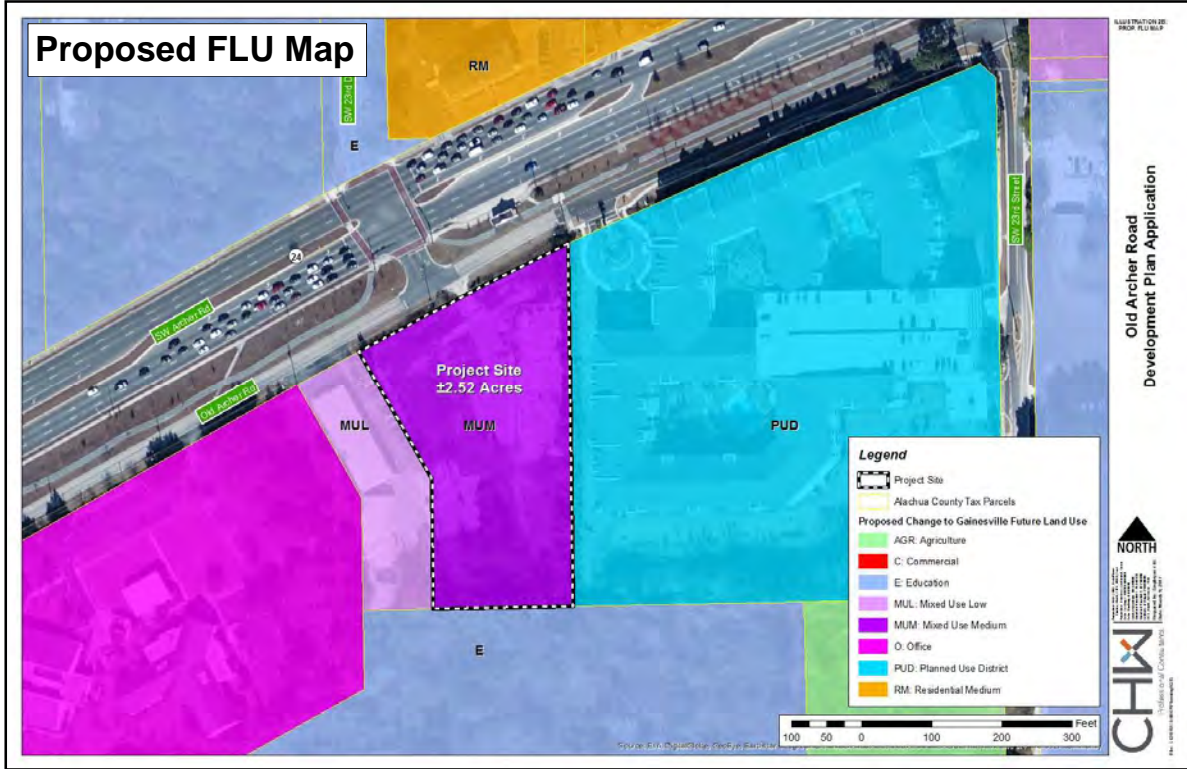
Location Map



Old Archer Road
Development Plan Application







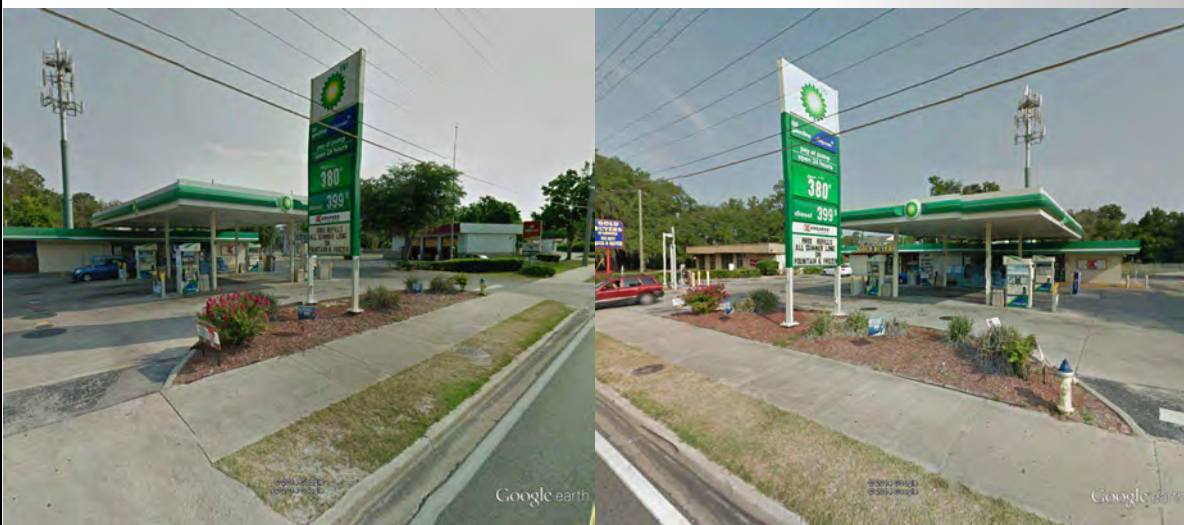
Current Conditions Site Photo



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Surrounding Non-Residential Development



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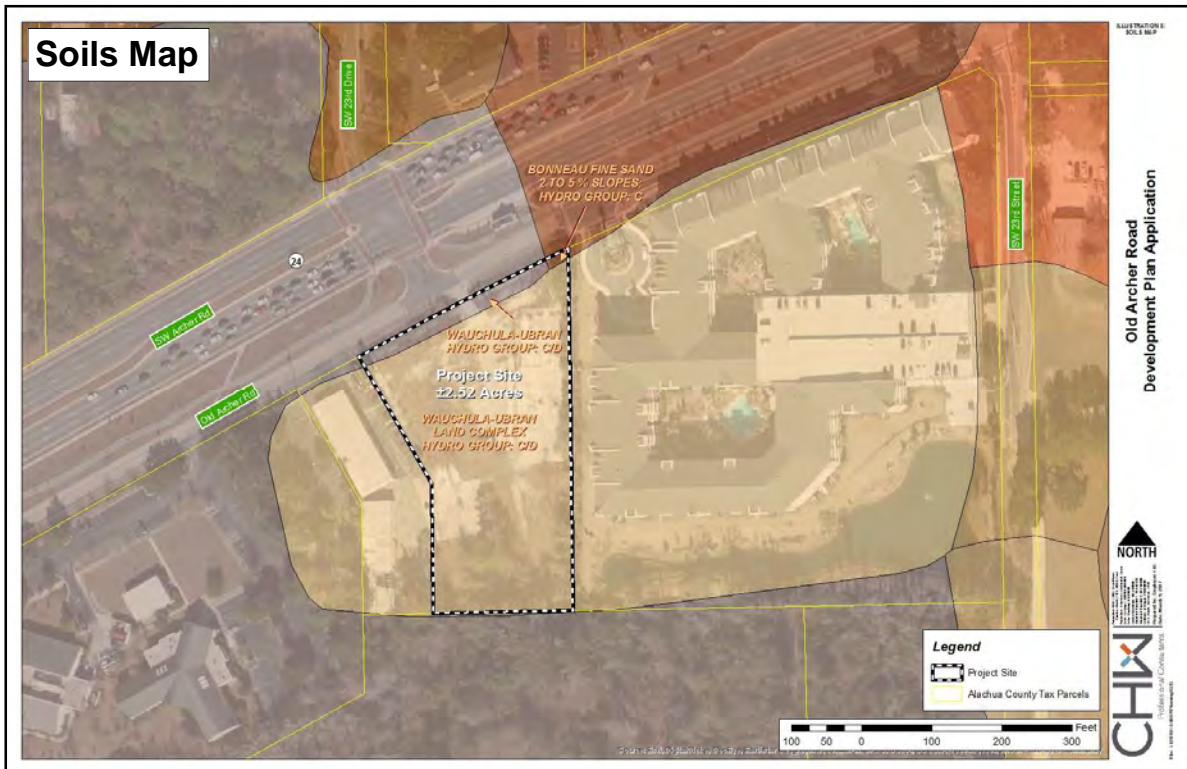
Surrounding Non-Residential Development

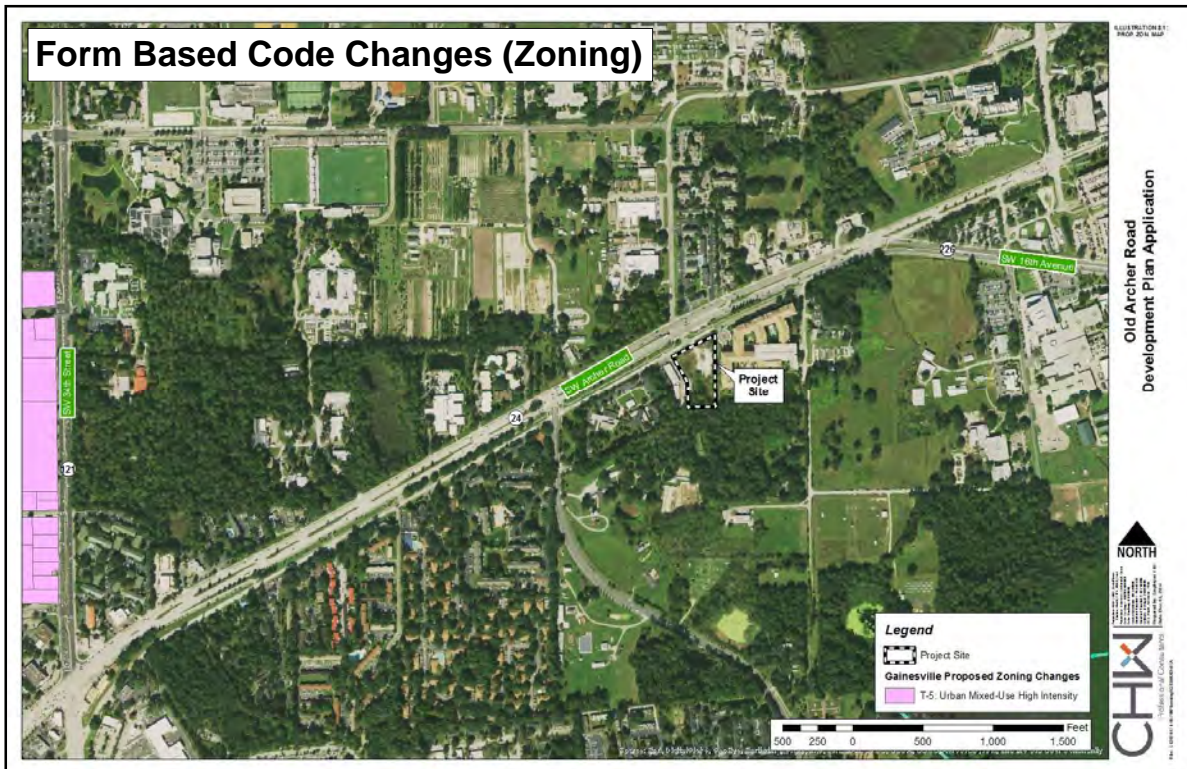
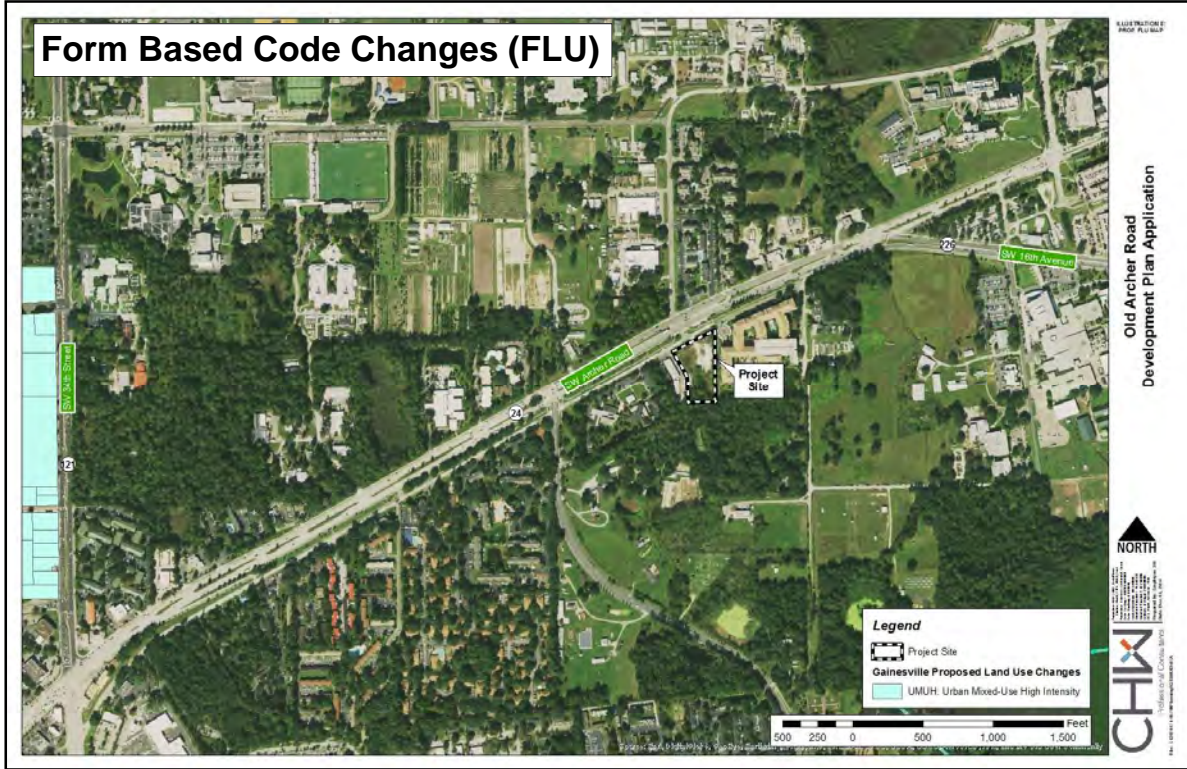


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Sign-in Sheet



SIGN-IN SHEET

Event: Neighborhood Workshop
Date/Time: March 29, 2017
Place: Courtyard by Marriott Gainesville
Re: Old Archer Road Ss-CPA, Rezoning, & Special Use Permit

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Troy Porter	2256 Musvem Road	Troy Porter
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MINUTES

RETAIL AT OLD ARCHER ROAD – Small-scale Comprehensive Plan Amendment, Rezoning, and Special Use Permit

MARCH 29, 2017 AT 6:00 PM

COURTYARD MARRIOTT IN GAINESVILLE (MEETING ROOM A)

Recorded and transcribed by CHW staff.

CHW Attendees – Gerry Dedenbach; Heather Hinson

Citizen(s) in Attendance – Troy Porter

Gerry Dedenbach gave an informational PowerPoint presentation that outlined the purpose of the workshop, the Small-scale Comprehensive Plan Amendment, Rezoning, and Special Use Permit timeline, the City's review process, and the project site's location and current condition. One private citizen attended the meeting. Questions were asked following the presentation. The following is a summary of attendee's questions and comments, including CHW staff responses:

Question: What is the development? Fueling positions?

Response (GD): The development will be a gas station. Fueling positions are the stations that house the fuel pumps. There are 6 fueling stations with a total of 12 fuel positions.

Question: How will this development differ from the BP across the street from the project site?

Response (GD): The BP is an older style of convenient store. The City of Gainesville no longer allows the canopy to face the street. The building will be a 6,000 sf site-built building with patio dining with restaurants along the perimeter.

Question: What is the last step before construction begins?

Response (GD): The project will go to the Plan Board around December for approval, then we expect groundbreaking to occur somewhere around January 2018. This will be a 3-4 month build, and should be open by April or May of 2018.

DESCRIPTION

DATE: October 26, 2017
SUBMITTED TO: City of Gainesville
PROJECT NAME: Fueling Station – Old Archer Road
PROJECT NO: 16-0667




**ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF**

Description: (PER FURNISHED TITLE COMMITMENT)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 660 FEET, THENCE RUN NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 660 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 300 FEET, THENCE RUN NORTH 00 DEGREES 29 MINUTES, 45 SECONDS EAST, 150.87 FEET, THENCE RUN NORTH 27 DEGREES, 59 MINUTES, 15 SECONDS WEST, 191.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. S-23-A (56 FOOT RIGHT OF WAY AS MAINTAINED BY S.R.D) THENCE RUN NORTH 62 DEGREES, 00 MINUTES, 45 SECONDS EAST ALONG SAID RIGHT OF WAY 445.21 FEET, THENCE RUN SOUTH 00 DEGREES, 29 MINUTES, 45 SECONDS WEST, 530.79 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

LESS & EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 659.32 FEET; THENCE RUN NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 863.79 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 100 FEET; THENCE RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 150.87 FEET; THENCE RUN NORTH 27 DEGREES, 59 MINUTES, 15 SECONDS WEST, 190.76 FEET TO MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD NO. S-23A; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE, NORTH 62 DEGREES, 00 MINUTES, 45 SECONDS EAST, 100 FEET; THENCE RUN SOUTH 27 DEGREES, 59 MINUTES, 15 SECONDS EAST, 216.14 FEET; THENCE RUN SOUTH 00 DEGREES 29 MINUTES, 45 SECONDS WEST, 175.86 FEET TO THE POINT OF BEGINNING.

PROPERTY OWNER AFFIDAVIT

Owner Name: Blakewood, LLC				
Address: 3600 NW 43 rd Street, Suite E-2 Gainesville, Florida 32606		Phone: (352) 244-0470		
Agent Name: CHW				
Address: 132 NW 76 th Drive Gainesville, Florida 32607		Phone: (352) 331-1976		
Parcel No.: 06764-000-000				
Acreage: 2.5		S: 12	T: 10	R: 19
Requested Action: To obtain approvals from the City of Gainesville, Gainesville Regional Utilities, Florida Department of Environmental Protection, St. John's River Water Management District, and Florida Department of Transportation.				
I hereby certify that: I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.				
Property owner signature: 				
Printed name: <u>Paul D'Alto for Blakewood, LLC</u>				
Date: <u>10/19/17</u>				
The foregoing affidavit is acknowledged before me this <u>19th</u> day of <u>October</u> , 20 <u>17</u> , by <u>Paul D'Alto</u> , who is/are personally known to me, or who has/have produced _____ as identification.				
NOTARY SEAL				
		Signature of Notary Public, State of <u>Florida</u>		
				

ANDREW M. COFFEY
Commissioner of the Superior Court
Expires April 15, 2021
Inventor: John F. McLaughlin 800-392-1414

Mailed Memorandum

PLAN REVIEW APPLICATION

OVERVIEW:

Project Name:	Tax Parcel Number:
Property Address:	
First Step Meeting Date:	GRU Project Meeting Date:

Proposed Uses/Type of Development (Check all that apply)

<input type="checkbox"/> Residential	Density	<input type="checkbox"/> Non-residential	
<input type="checkbox"/> Multi-family	Units/acre:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Office
Total Units:	Total bedrooms:	<input type="checkbox"/> Industrial	<input type="checkbox"/> Other
		Gross floor area:	

PROJECT MANAGEMENT:

Owner(s) of Record (please print)		
Name:		
Mailing Address:		
Phone:	Fax:	E-Mail:

Applicant/Engineer of Record (please print)		
Name:		
Mailing Address:		
Phone:	Fax:	E-Mail:

jessicaj@chw-inc.com

FEES:

Level of Review (check one)				
MINOR	INTERMEDIATE	MAJOR	CONCEPT	MASTER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fees are determined at First Step Meeting or GRU Project Meeting and are based on level of review and EZ Zone. More information about EZ Zones can be found at http://cityofgainesville.org/Portals/0/plan/2015%20Web%20Docs/landdevfees151001.pdf	
Plan Review Fee: \$	
GRU Fee: \$	GRU Business Acct No.:
Plan review fee will be paid by:	
Name:	E-Mail:
Phone:	

Applicant Signature: _____

Date: _____

THIS SECTION FOR OFFICE USE ONLY
Petition Number:

SUFFICIENCY CHECKLIST BELOW. PLEASE FILL OUT

Reviewer Comment	Met Y/N/NA	Sheet #
PLANNING: Wellfield exemption and protection permit provided		
PLANNING: Property owner authorization provided		
PLANNING: Neighborhood workshop information provided		
PLANNING: First Step Meeting held		
PLANNING: Stormwater Management Plan provided		
PLANNING: Signed Concurrency Exemption or Long Form provided		
PLANNING: Fire Flow Calculations provided		
PLANNING: Environmental mitigation plan for impacted environmental areas provided		
PLANNING: Photometric plan/ lighting plan provided		
PLANNING: Landscape plan provided		
PLANNING: Construction staging plan provided		
PLANNING: Boundary survey with a legal description provided		
PLANNING: Utility Plan provided		
PLANNING: Building elevations with basic floorplans provided		
PLANNING: Trip generation study provided		
PLANNING: Traffic study provided		
PLANNING: [Insert Comments]		
GRU GENERAL - Is this plan review 2 or greater? If yes, were all previous comments addressed?		
GRU GENERAL - Did you coordinate with Electric Engineer or tech and provide a layout on plan? If yes, provide name		
Include contact information, Owners name, project name, address and phase(s)		
GRU GENERAL - Clear and legible plans on 24" x 36" sheets		
GRU GENERAL - GRU Energy Delivery Electric System Design reflecting proposed W/WW utility design. Note on cover page/plans as "Electric Design Provided by GRU Energy Delivery".		
GRU GENERAL - ALL GRU standard utility notes must be shown on utility plans (see Section 1. III.C.21 of the GRU Water/Wastewater Design Standards)		
GRU GENERAL - Project location map with North Arrow		
GRU GENERAL - On utility master site plan show and label all existing & proposed utilities (note 'end of GRU maintenance')		
GRU GENERAL - Existing and proposed easements		
GRU GENERAL - Right-of-way lines		
GRU GENERAL - Parcels and/or lot numbers of site location and adjacent property		
GRU GENERAL - Street names		
GRU GENERAL - Proposed structures (i.e. buildings, walls fences, signs)		
GRU GENERAL - Proposed subdivision plat, if project is a subdivision		
GRU GENERAL - Signed & sealed boundary survey, including legal description and parcel number(s)		

GRU GENERAL - Proposed off-site utility extensions to the point of availability, showing the affected offsite parcels/properties/proposed easements		
GRU GENERAL - Landscape Plan reflecting all proposed Utility locations		
GRU GENERAL - Building minimum finished floor elevations		
GRU GENERAL -Building footprints (for commercial projects), labeled building setback lines and build-to lines, decorative masonry walls, fences, signs and landscaped buffer areas		
GRU GENERAL Utility Space Allocation cross sections for each different road section, alleys and PUEs including street and locations if roads or alleys are included in project		
GRU GENERAL Identify lot numbers and street names in some fashion (names may change prior to permit issuance)		
GRU W-WW - Application by engineer that W/WW/RCW system design is in accordance with GRU Design Standards. (note: Final plans shows valid P.E. license and reads "Professional Engineer")		
GRU W-WW - Potable and wastewater demand calculations		
GRU W-WW - AutoCAD Drawing file of Water and Wastewater Utilities with pipe sizes, fittings, and valves clearly labeled (this file will be used by GRU Strategic Planning to model the proposed water system)		
GRU W-WW - In all cases, signed and sealed NFPA 1 and ISO fire flow calculations See Appendix E of Water/Wastewater Standards for a copy of ISO 2008		
GRU W-WW - Copy of Development Master Plan including Phasing Schedule, unless plans include all potential future development		
GRU W-WW - Show temporary construction water source with reduced pressure back flow preventer (RPBFP)		
GRU W-WW - Indicate and label source of irrigation water if there is landscaping		
GRU W-WW - If water/wastewater infrastructure is illegible on Master Plan, provide on multiple sheets		
GRU W-WW - If WW service is provided, then plan and profile views are required for gravity sewer and force mains. All WW system plan and profile sheets at 1" = 30' max horizontal scale and 1" = 5' max vertical scale. (Exceptions accepted at GRU discretion)		
"GRU W-WW - All materials clearly labeled (pipe including diameter, material and slope, valves, fire hydrants, fire sprinkler lines, water meters, RPBFP, fittings, manholes including elevations, services, clean outs with top and invert elevations, sizes, types, slopes and associated appurtenances"		

"GRU W-WW - Show and label connections to existing utilities. Label existing facilities which cross or are adjacent to the property as well as elevations (manhole tops and inverts), pipe diameter and material of all existing W/WW, Electric, Gas, GruCom and Stormwater facilities which cross and/or are adjacent to the property"		
GRU W-WW - Existing and proposed site contours must be shown on utility plan		
"GRU W-WW - Master paving and drainage plan reflecting all stormwater facilities, retention or detention ponds with elevations (clearly indicate design high water level and 100 year flood elevations)"		
"GRU W-WW Standard WW Pump Station design drawings for GRU O&M stations (Private O&M WW pump stations shall include signed and sealed design calculations, i.e. system head curve, pump curve/specs, If lift station is included in project)"		
GRU ELECTRIC: All Proposed electric infrastructure shown to scale per EDSG		
GRU ELECTRIC Proposed meter/service delivery point shown		
"GRU ELECTRIC If using GRU Rental Lights, GRU will provide conduit layout. Owner to provide photometric plan. (Note: provide copy of waiver application that is submitted to the City)"		
"GRU ELECTRIC - All electric equipment, cable/conduits must be contained within a PUE ũ coordinate with GRU Real Estate "		
GRU ELECTRIC - Provide proper clearances around all electric structures and equipment as per EDSG		
GRU ELECTRIC - Provide required voltage (single phase or three phase)and any load information that you have		
GRU GAS - Gas shown on plans		
GRU GAS - Gas usage statement: include notes on items contractor will provide to mitigate aid in construction costs and whether there will be natural gas generator on-site		
GRU GAS - Gas meter location		
GRU GAS - Acceptable service delivery point		
"GRU GAS - Include gas department notification statements, one week for demolition services, 72 hours prior to casing installations, one week for gas main installations and 72 hours for meter se"		
GRU GRUCom - Are you considering GRUCom services		

MEMORANDUM

TO: Neighbors of 2372 SW Archer Road Area
FROM: Gerry Dedenbach, AICP, LEED AP
DATE: Wednesday, March 15, 2017
RE: Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL. Some of the uses permitted in this district include food stores, residential uses (12 to 30 dwelling units per acre), and miscellaneous retail. Please see the complete list permitted uses attached.

Date: Wednesday, March 29, 2017

Time: 6:00 p.m.

Place: Courtyard by Marriott Gainesville
Meeting Room A
3700 SW 42nd Street
Gainesville, FL 32608

Contact: Heather Hinson
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Permitted Uses

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	In accordance with article VI
	Compound uses	
	Eating places	
	Food trucks	In accordance with article VI
	Medical marijuana dispensaries	
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales of prosthetic or orthopedic appliances	

	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential uses (12 to 30 dwelling units per acre)	Residential development shall conform to the requirements of the RMF-7 or RMF-8 zoning districts, the requirements of section 30-56 , and the additional requirements of this section. Lots that existed on November 13, 1991 as recorded in the planning and development services department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	

GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-484	Cable and other pay television services	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	

MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI
GN-553	Auto and home supply stores	Garage and installation facilities, in accordance with the provisions for limited automotive services in article VI
GN-554	Gasoline service stations including the sales of alternative fuels for automobiles	In accordance with article VI
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding fuel dealers (IN-5983)
Div. H	Finance, insurance and real estate	Excluding cemetery subdivisions and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories, in accordance with article VI
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	

MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities
MG-79	Amusement and recreation services	Excluding go-cart rental and raceway operations, commercial sports (GN-794), and simulated gambling establishments. Must be located within enclosed structures.
MG-80	Health services	Excluding hospitals (GN-806) and including nursing and personal care facilities (GN-805) in accordance with article VI, and excluding rehabilitation centers
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)

MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT:	
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Recycling centers	In accordance with article VI
	Rehabilitation centers	In accordance with article VI
	Residences for destitute people	In accordance with article VI

	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	
GN-702	Roominghouses and boardinghouses	In accordance with article VI
MG-79	Amusement and recreation services located outside of an enclosed structures	Excluding simulated gambling establishments. Must be in compliance with noise ordinance.

Newspaper Advertisement

SB 1238

Lawmakers could short-circuit FPL court rulings

By Dara Kam
The News Service of Florida

TALLAHASSEE — The state's largest electric utility is pushing two proposals — put on the fast track by Republican leaders — that amount to end-runs around recent court rulings, drawing outrage from consumer groups and large utility customers.

The Senate Communications, Energy and Public Utilities Committee unanimously approved both measures Tuesday, despite objections from AARP and proponents of alternative energy.

"It's not surprising because the big investors — owned utilities have traditionally gotten their way in the Florida Legislature," Susan Glickman, Florida director of the Southern Alliance for Clean Energy, told reporters after the meeting. "We don't capture energy efficiency in the state of Florida, and we're building power plants that we don't need, and consumers will pay for that for decades."

One of the measures approved Tuesday focuses on a long-standing dispute related to Florida Power & Light's proposal to build two nuclear reactors at its Turkey Point complex in Miami-Dade County.

A second, even-more divisive piece of legislation was spawned by a decision about a controversial plan by FPL to use ratepayers' money to invest in an Oklahoma natural-gas project. The Florida Supreme Court last year ruled against the utility and the state Public Service Commission in a lawsuit over the project.

The bill would allow state regulators to give permission to utilities like FPL to charge customers to recoup costs on exploratory natural-gas projects in other states, such as the Oklahoma fracking plan.

The measure (SB 1238), sponsored by Sen. Aaron Bean, R-Fernandina Beach, would essentially override the Supreme Court ruling that found utility regulators exceeded their authority in allowing FPL to invest in the drilling and production of natural gas in what is known as the Woodford Gas Reserves Project.

Opponents, including the state Office of Public Counsel, which represents consumers in utility issues, and the Florida Industrial Power Users Group, comprised of large commercial customers, appealed to the Supreme Court after unsuccessfully fighting the FPL plan at the Public Service Commission.

FPL uses massive amounts of natural gas to fuel power plants and argued that the project would provide a stable source of gas that, ultimately, would save money for customers. The project, however, led to losses in 2015, according to testimony in a separate case.

The investment was a departure from the typical practice of utilities buying natural gas and then passing along costs to customers.

State law allows the Public Service Commission to set the amounts of money that utilities can recover from customers for a variety of expenses, including "cost recovery" to compensate for expenses such as fuel.

However, the Supreme Court decided that allowing the utility to use the project as a hedge "would require FPL's ratepayers to guarantee the capital investment and operations of an oil and gas venture without the Florida Legislature's authority," said Sam Forrest, FPL vice president of energy marketing and trading, told the Senate committee on Tuesday that reversing the court decision will allow the power company to save money, which would help customers in the long run.

"We are always looking

for innovative ways to find solutions for our customers... to manage costs and reduce risk," Forrest said.

FPL already purchases all of its natural gas — which makes up more than two-thirds of the fuel used to power its plants — outside of Florida, Forrest said.

But critics maintained that customers — instead of shareholders — would bear all the risk of the out-of-state projects, while FPL could make a profit.

The utility's "core business" is "electricity providing, not oil and gas ventures," said Jon Moyle, an attorney and lobbyist who represents the Florida Industrial Power Users Group. "If they want to get into the oil and gas wildcatting business, wherever, as long as they're not doing it with ratepayer money, that probably would not draw the opposition that it has."

The proposal needs to get through one more committee before heading to the floor for a full Senate vote.

The other FPL-backed proposal (SB 1048) approved Tuesday centers on a lawsuit about whether the utility will be required to install underground transmission lines as part of a nuclear-power project in Miami-Dade County.

In 2014, Gov. Rick Scott and the Cabinet, acting as the state's power-plant "sitting board," signed off on the project.

But the 3rd District Court of Appeal sided with local governments and overturned the decision by Scott and the Cabinet. A key part of the ruling said Scott and Cabinet members erroneously determined they could not require underground transmission lines as a condition of the project approval.

Last month, the Florida Supreme Court refused to take up the case, a decision viewed as a victory for local governments, including the city of Miami, that have tangled with FPL about the transmission-line issue and local development regulations.

The proposed legislation, sponsored by Sen. Tom Lee, would give the Public Service Commission the exclusive authority to force utilities to bury lines underground — something that would have cost FPL nine times more than the above-ground lines, according to a legislative analysis of the bill.

The appellate court decision "flies in the face of decades" of interpretation of the law's intent, Lee, R-Thonotosassa, told

the committee Tuesday.

"If we don't clarify this statute, it is very, very difficult... for us to see any way you're going to be able to site the transmission lines to produce" the energy Florida will need in the future, Lee warned.

A similar measure will get its first House committee vetting Wednesday.

The Senate committee's overwhelming approval of the two bills came after a report by the Miami Herald/Tampa Bay Times Tallahassee Bureau about FPL last month paying nearly \$2,000 for committee Chairman Frank Artiles, R-Miami, to travel to Daytona Beach and Epcot Center. Artiles reported the contributions to his political committee late Monday, after being questioned by the Herald/Times. Artiles was photographed at the Daytona Beach 500 wearing a jacket bearing the insignia of Next Era, FPL's parent company.

Artiles told reporters after the meeting that he did nothing to assure the committee to support the proposals.

"It was a unanimous vote. I didn't influence the committee. I voted last. And at the end of the day, you know, the committee made a decision and passed this unanimously," he said.

WORKERS' COMP

Workers' comp bill passes first house test

By Jim Saunders
The News Service of Florida

TALLAHASSEE — After a fierce debate about attorney fees, a House panel Tuesday moved forward with a proposal that would make key changes in the workers' compensation insurance system.

Lawmakers are grappling with the issue after regulators last year approved a 14.5 percent insurance rate increase that started hitting businesses in December. That increase stemmed primarily from the Florida Supreme Court striking down two parts of the workers' compensation system, including strict limits on fees paid to attorneys for injured workers.

The House Insurance & Banking Subcommittee approved a 34-page bill that deals with a series of issues, such as the duration of benefits for some injured workers and the amounts of money hospitals and ambulatory surgical centers get paid to provide outpatient care to workers.

But almost all of the debate focused on attorney fees, which business groups blame for driving up costs in the workers' compensation system. The bill (PBS 17-01) would allow judges of compensation claims to approve fees up to \$250 an hour for workers' attorneys.

Subcommittee Chairman Danny Burgess, a Zephyrhills Republican who is shepherding the bill, said the proposal is aimed at complying with constitutional requirements, including a Supreme Court ruling in April that said the state's fee limits were unconstitutional. The Supreme Court ruling, in a case known as Marvin Castellanos v. Next Door Company, involved an attorney being awarded the equivalent of \$1.53 an hour in successfully pursuing a claim for benefits for a worker injured in Miami.

But many of the state's most-influential

business groups, including the Florida Chamber of Commerce, Associated Industries of Florida, the Florida Retail Federation and the National Federation of Independent Business, are fighting against the fee proposal in House bill.

That led to Rep. Jay Fant, R-Jacksonville, proposing an amendment Tuesday that would have eliminated the responsibility of insurers or businesses to pay the attorney fees of workers who prevail in disputes about workers' compensation benefits. Fant's proposal would have left it to each side in such a dispute to pay their own attorney fees.

Fant said the Supreme Court ruling in the Castellanos case had an "atomic bomb effect" that lawmakers are having to address.

"There's a sense of panic in the business community that this bill as drafted doesn't address this adequately," Fant said.

But critics of Fant's proposal questioned its constitutionality and whether it would prevent injured workers from having access to the court system and being able to challenge the decisions of insurers. Rep. Sean Shaw, D-Tampa, said state laws include attorney-fee awards because cases involve the "little guy against the big guy."

"Fees attach when you mess up," said Shaw, a former state insurance consumer advocate.

"Don't mess up, and you'll be all right."

After a lengthy debate, the committee voted 8-7 to reject the Fant amendment and later went on to approve the bill.

The vote came after weeks of discussions in Burgess' committee about the workers' compensation issue, which also is closely watched by legal groups, labor unions and medical providers. A Senate bill (SB 1582) has been filed by Sen. Rob Bradley, R-Fleming Island, but it has not been heard by committees.

HOUSES

Continued from B1

According to the county's growth management office, cottage neighborhoods provide opportunities for creative, diverse and high-quality infill development within an urban cluster; promote various housing types, sizes and costs to meet the needs of people of different ages, income and size of household and encourage the creation of more usable open space for residents.

Some of the suggested requirements of cottage neighborhoods include:

- Zoning for urban residential land use.
- Single homes being a maximum of 1,000 square feet.

- Homes may either be located on separately platted lots or part of a mixture of single-family, duplex or triplex design on a common lot.
- Four to 15 homes per neighborhood.

- Most homes must face a common green area.
- May be located on private driveway with access to a public street.

- Parking may be separated from units or attached to units if in an alley.

Cornell said developing the regulations and codes is an ongoing process.

"All of this will come back before the County Commission," he said.

The meeting also featured Alachua County Sheriff Sade Darnell recognizing the retirement of

Major Charlie Lee, Alachua County jail director, and commissioners recognizing the retirement of Michael Fay, program manager for public works development.

Both Lee and Fay are retiring after working 35 years for the county.

Lee said he has seen the Sheriff's Office and the jail get better throughout the years.

"I've been very blessed over my career, and I have always seemed to be at the right place at the right time," Lee said. "The progress I have seen made since 1983 to now has been phenomenal."

Fay said he looks forward to retirement after working with eight county managers, 16 county commissioners and a host of others.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL.

This is not a public hearing. The workshop's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop will be held Wednesday, March 29, 2017 at 6:00 p.m. at the Courtyard by Marriott Gainesville in Meeting Room A, located at 3700 SW 42nd Street, Gainesville, FL 32608.

Contact: Gerry Dedenbach, AICP
Phone Number: (352) 331-1976

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THE PATIENT AND ANY OTHER PERSON RESPONSIBLE FOR PAYMENT HAS THE RIGHT TO REFUSE TO PAY CANCELL PAYMENT OR TO REQUEST FOR PAYMENT FOR ANY OTHER SERVICE, EXAMINATION OR TREATMENT THAT IS PERFORMED AS A RESULT OF AND WITHIN 72 HOURS OF RESPONDING TO THE ADVERTISEMENT FOR THE FREE, DISCOUNTED FEE OR REDUCED FEE SERVICE, EXAMINATION OR TREATMENT.

Call for Appointment!

352-376-8229

Workshop Presentation



CHW
Professional Consultants

**Retail at
Old Archer Road**
Small-scale Comprehensive
Plan Amendment, Rezoning,
and Special Use Permit

Neighborhood Workshop
March 29, 2017

Meeting Purpose



The purpose of the neighborhood workshop:

- City of Gainesville requires applicants to host a neighborhood workshop
- The workshop's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission

Public Notification

MEMORANDUM

TO: Neighbors of 2372 SW Archer Road Area
FROM: Gerry Dedenbach, AICP, LEED AP
DATE: Wednesday, March 15, 2017
RE: Neighborhood Workshop Notice

A neighborhood workshop will be held to discuss a Small-scale Comprehensive Plan Amendment, Rezoning to the Mixed Use Medium Intensity (MU-2) district, Special Use Permit, and proposed development plan for a new ±6,000 sf building with 12 fueling positions and associated use, located on Alachua County Tax Parcel 06764-000-000. The site is located at 2372 SW Archer Road, Gainesville, FL. Some of the uses permitted in this district include fast-food stores, residential uses (12 to 30 dwelling units per acre), and miscellaneous retail. Please see the complete list permitted uses attached.

Date: Wednesday, March 29, 2017
Time: 6:00 p.m.
Place: Courtyard by Marriott Gainesville
 Meeting Room A
 3700 SW 42nd Street
 Gainesville, FL 32608
Contact: Heather Hinson
 (352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

Lawmakers could short-circuit FPL court rulings

Workers' comp bill passes first house test

Smile... and your mission is... FREE... \$350... 50%... CHW... \$25... \$50... \$100... \$150... \$200... \$250... \$300... \$350... \$400... \$450... \$500... \$550... \$600... \$650... \$700... \$750... \$800... \$850... \$900... \$950... \$1000...

PUBLIC NOTICE

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Contact:
 Gerry Dedenbach, AICP
Phone Number:
 (352) 331-1976

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Applications

- **Small-scale Comprehensive Plan Amendment**
 - **Mixed-Use Low-Intensity to Mixed-Use Medium-Intensity**
- **Rezoning**
 - **MU-1 to MU-2**
- **Special Use Permit**
 - **Allow six (6) additional fueling positions (Total of 12 fueling positions)**

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Review Process

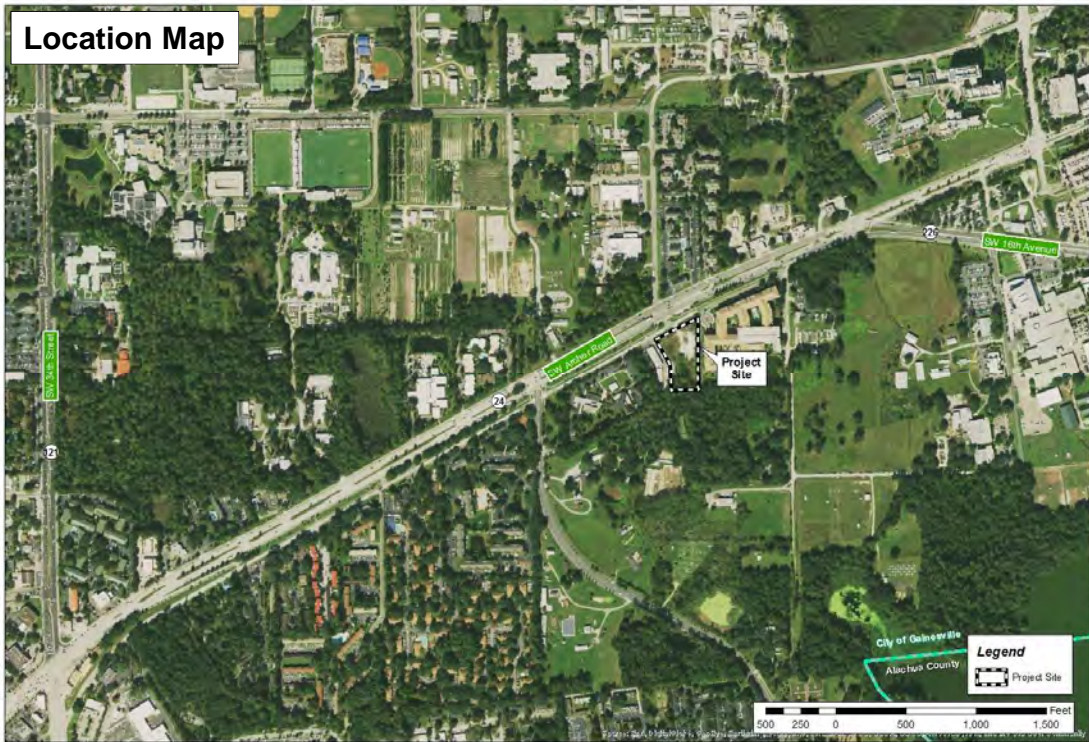


First-Step Meeting	February 20 th
Neighborhood Workshop	March 29 th
Submit Applications	April
City Plan Board Hearing for Ss-CPA and Rezoning	May
City Commission Meeting Public Hearing for Ss-CPA and Rezoning	June
City Commission Public Hearing / 1 st Reading	August
City Commission 2 nd Reading	August
Submit Development Plans	September
Development Review Board	December

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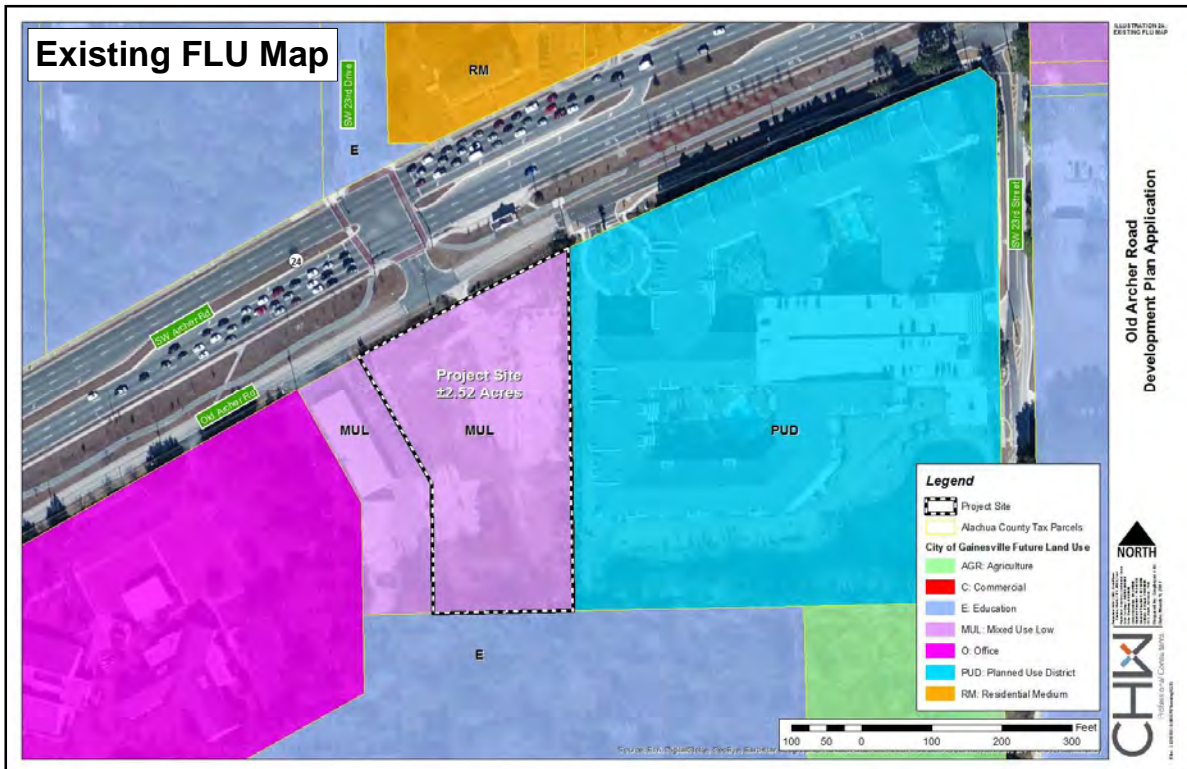
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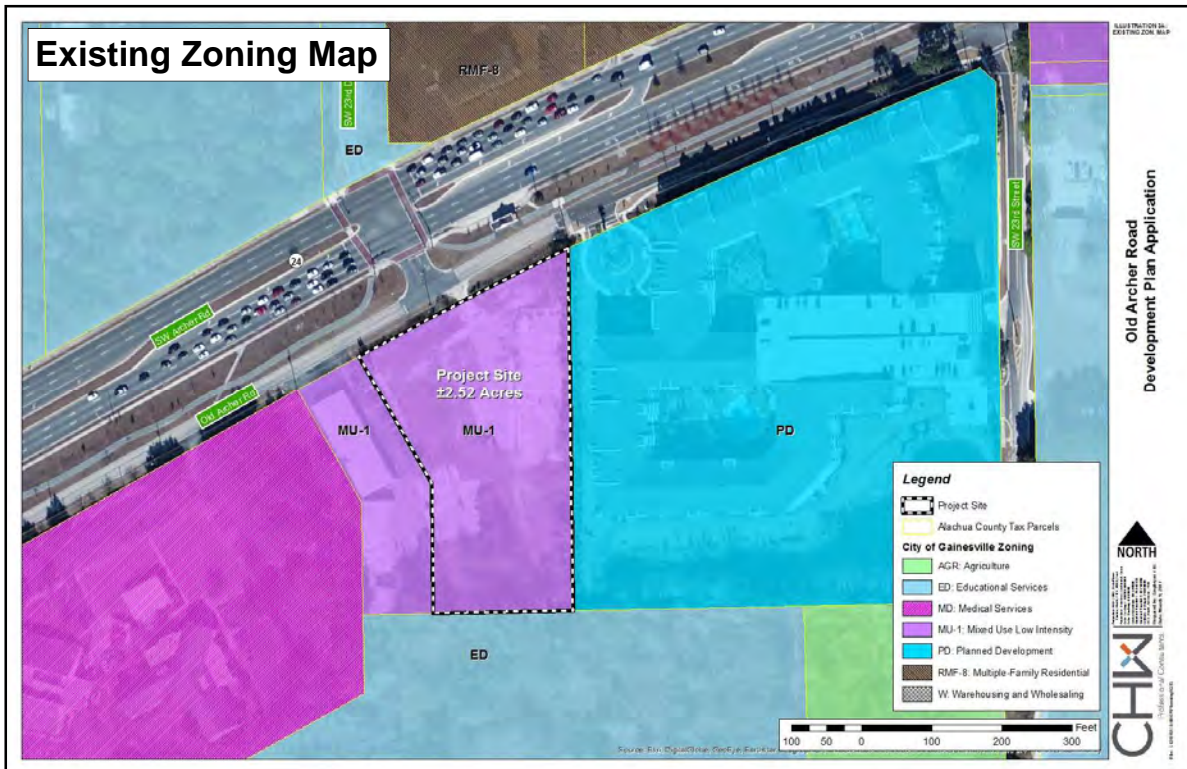
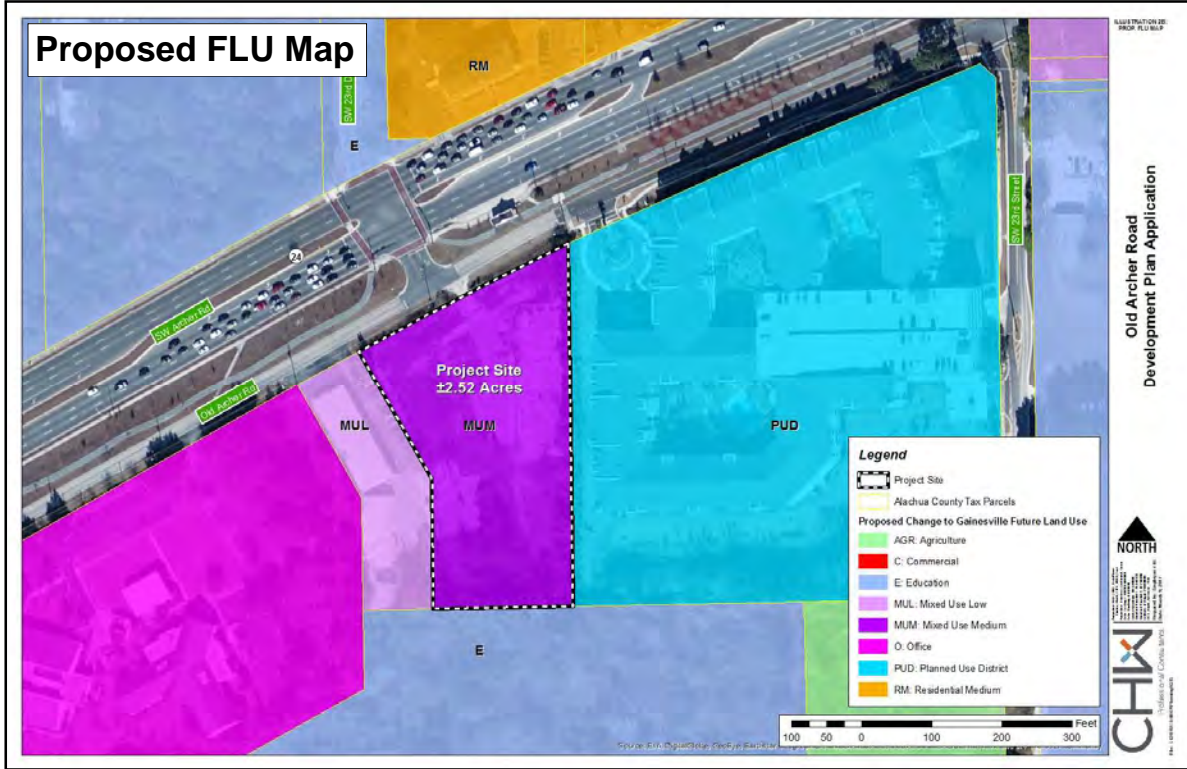
Location Map



Old Archer Road
Development Plan Application







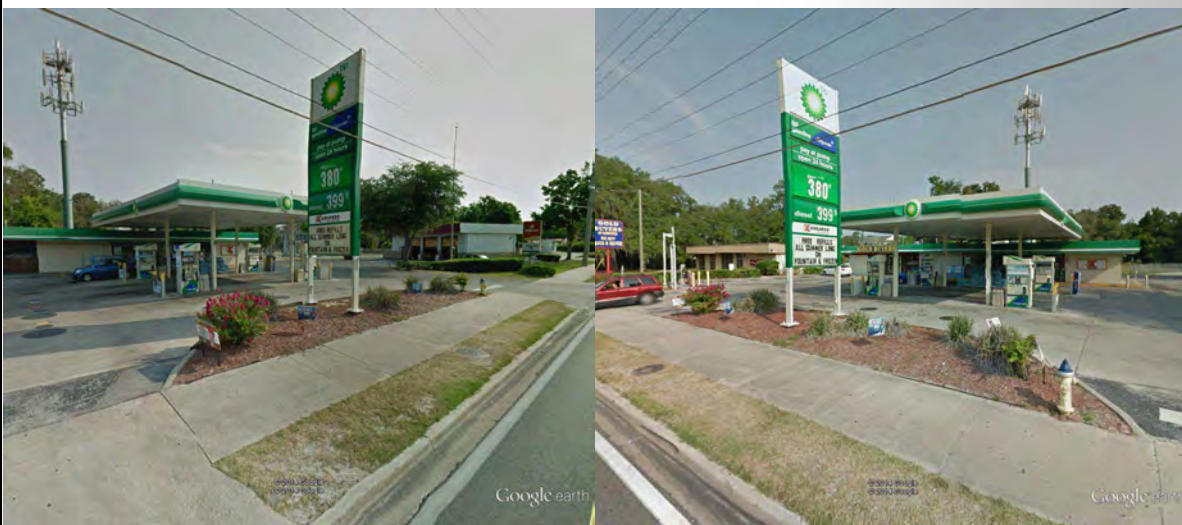
Current Conditions Site Photo



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Surrounding Non-Residential Development



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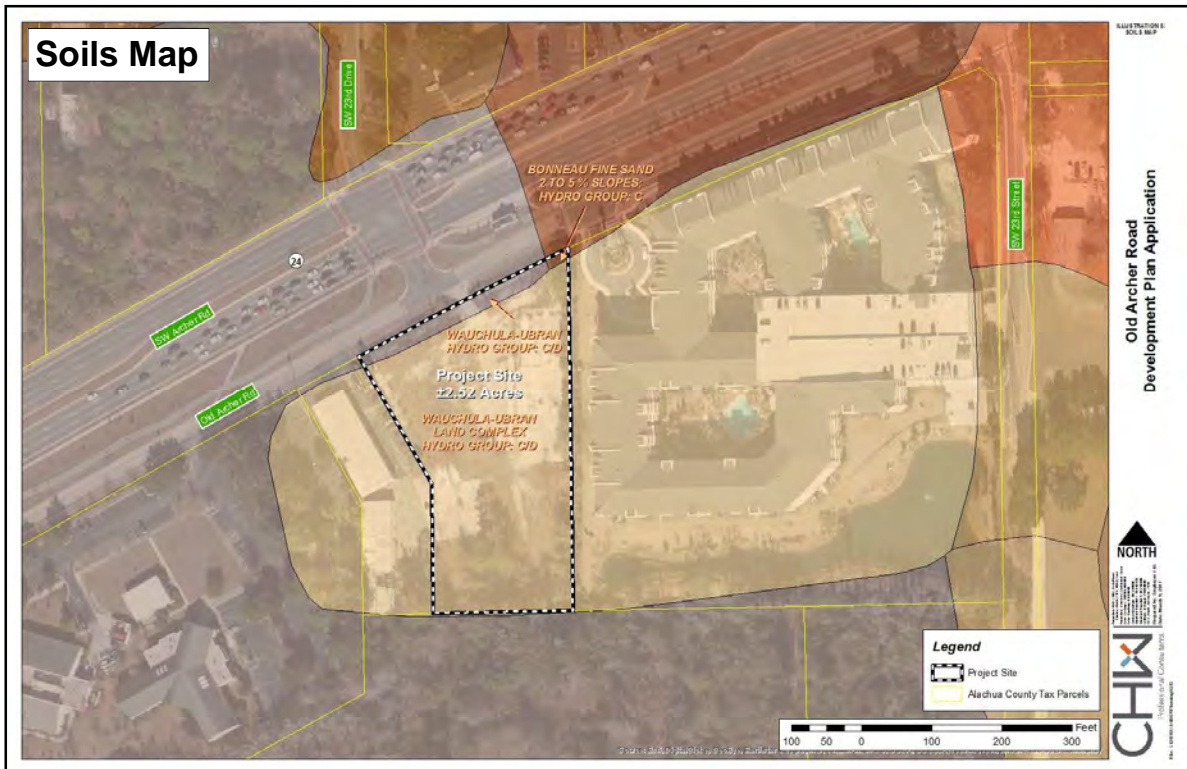
Surrounding Non-Residential Development

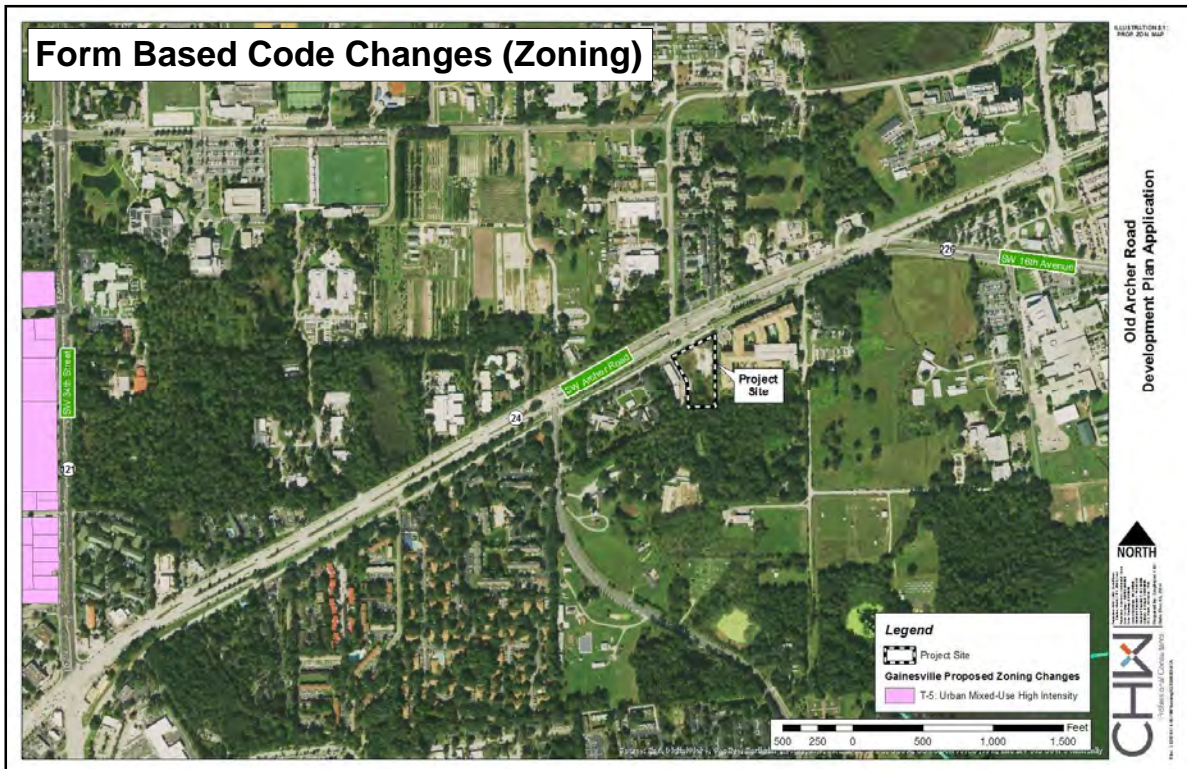
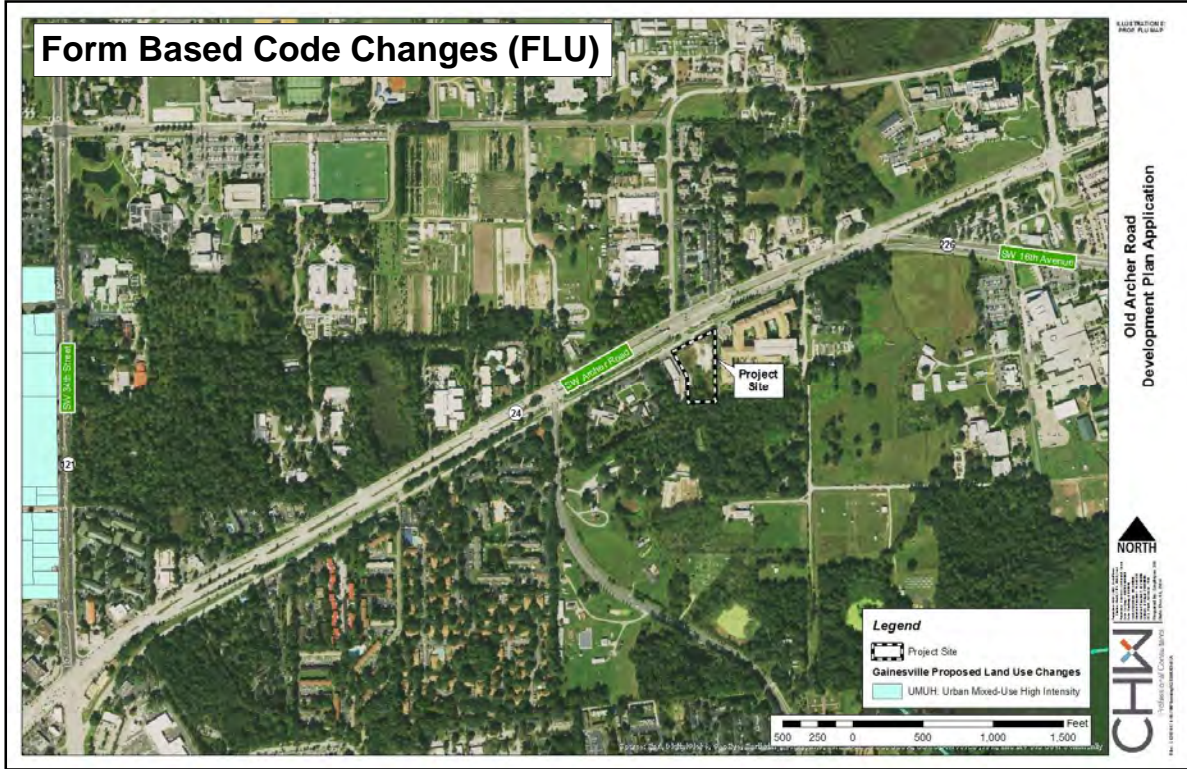


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Sign-in Sheet

SIGN-IN SHEET

Event: Neighborhood Workshop
Date/Time: March 29, 2017
Place: Courtyard by Marriott Gainesville
Re: Old Archer Road Ss-CPA, Rezoning, & Special Use Permit

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Troy Porter	2256 Musvem Road	<i>Troy Porter</i>
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Workshop Minutes

NEIGHBORHOOD WORKSHOP MINUTES

**RETAIL AT OLD ARCHER ROAD – Small-scale Comprehensive Plan Amendment,
Rezoning, and Special Use Permit**

MARCH 29, 2017 AT 6:00 PM

COURTYARD MARRIOTT IN GAINESVILLE (MEETING ROOM A)

Recorded and transcribed by CHW staff.

CHW Attendees – Gerry Dedenbach; Heather Hinson

Citizen(s) in Attendance – Troy Porter

Gerry Dedenbach gave an informational PowerPoint presentation that outlined the purpose of the workshop, the Small-scale Comprehensive Plan Amendment, Rezoning, and Special Use Permit timeline, the City's review process, and the project site's location and current condition. One private citizen attended the meeting. Questions were asked following the presentation. The following is a summary of attendee's questions and comments, including CHW staff responses:

Question: What is the development? Fueling positions?

Response (GD): The development will be a gas station. Fueling positions are the stations that house the fuel pumps. There are 6 fueling stations with a total of 12 fuel positions.

Question: How will this development differ from the BP across the street from the project site?

Response (GD): The BP is an older style of convenient store. The City of Gainesville no longer allows the canopy to face the street. The building will be a 6,000 sf site-built building with patio dining with restaurants along the perimeter.

Question: What is the last step before construction begins?

Response (GD): The project will go to the Plan Board around December for approval, then we expect groundbreaking to occur somewhere around January 2018. This will be a 3-4 month build, and should be open by April or May of 2018.

MEMORANDUM

To: Fire Review
From: Daniel Young, P.E.
Date: December 22, 2017
RE: Fueling Station Old Archer Road, Gainesville, FL – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will be protected by an approved automatic fire sprinkler system.

NFPA Calculations:

Building: Convenience Store
Construction Type: V (000)
Fire Flow Area: 5,564 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,000 gpm

Conclusions

GRU Standards Section V.G.4, Fire Protection requires a minimum fire flow of 1,500 gpm

Minimum Required Fire Flow to be provided: 2,000 gpm

Available Fire Flow per Fire Hydrant Flow Test: 2,347 gpm

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:		Date:	10/26/2017
Project:	16-0667 - Fueling Station - Old Archer Rd	Engineer:	Mitchell Mason
Location:	2372 SW Archer Road	Checked By:	Daniel Young P.E.
	Gainesville, FL		

Subject Building

Construction Class (p. 4): Wood Frame Construction ▼ **construction coefficient (F) (p. 2):** 1.5

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 5564 sq.ft.

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 sq. ft.

Effective Area (A_i) (p. 9) : 5,564 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2013.990069

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Combustible (C-3) ▼ **Occupancy Factor (O_i) (p. 11):** 1

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building:	Length of exposure wall:
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall:	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Back: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building:	Length of exposure wall:
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall:	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Left: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building:	Length of exposure wall:
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall:	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Right: construction of facing wall of exposure building (p. 4):

Distance (ft.) to the exposure building:	Length of exposure wall:
Number of stories of exposure wall: 1	Length x number of stories: 0
Opening Protection in exposure wall:	
Factor for exposure (X _i) from Table 330.A (p. 17): 0	

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):



Is communication open or enclosed?



Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$$NFF= 2000 \quad \times \quad 1 \quad \times \quad [1 + (0 + 0)$$

$$NFF= 2000 \quad \text{gpm}$$

$$NFF= 2000 \quad \text{gpm (rounded to nearest 250 gpm per ISO requirements)}$$

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm ¹ (× 3.785 for l./min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0-22,700	0-12,700	0-8200	0-5900	0-3600	1500	2
22,701-30,200	12,701-17,000	8201-10,900	5901-7900	3601-4800	1750	
30,201-38,700	17,001-21,800	10,901-12,900	7901-9800	4801-6200	2000	
38,701-48,300	21,801-24,200	12,901-17,400	9801-12,600	6201-7700	2250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7701-9400	2500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9401-11,300	2750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5750	
Greater than 295,900	Greater than 166,500	106,501-115,800	77,001-83,700	47,401-51,500	6000	
		115,801-125,500	83,701-90,600	51,501-55,700	6250	
		125,501-135,500	90,601-97,900	55,701-60,200	6500	
		135,501-145,800	97,901-106,800	60,201-64,800	6750	
		145,801-156,700	106,801-113,200	64,801-69,600	7000	
		156,701-167,900	113,201-121,300	69,601-74,600	7250	
		167,901-179,400	121,301-129,600	74,601-79,800	7500	
		179,401-191,400	129,601-138,300	79,801-85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

¹Measured at 20 psi (139.9 kPa).

FIRE HYDRANT FLOW TEST

NAME: Old Archer Road Development

ADDRESS: 2373 SW Archer Road

MAP NO: 4146

REC NO

3919

HYDRANT ADDRESSES:

HYD

HYD NO	MAP NO
30350	4146

STATIC/RESIDUAL HYD 2373 SW Archer Road (HYD)

PITOT HYD:

#1 (4.5" NOZZLE)

#2 (2.5" NOZZLE) 2365

SW Archer Road

16250 4146

#3 (2.5" NOZZLE)

TEST DATE: 05/26/2017

TEST TIME: 2:34 PM

NOZZLE DIA (IN.)	"C" FACTOR	NO OF NOZZLES FLOWING	STATIC PSIG	RESIDUAL PSIG	PITOT PSIG	ACTUAL FLOW GPM	AVAIL. FLOW @ 20 PSIG GPM
#1 4.5"	0.9						
#2 2.5"	0.9	2	86	79	48.8	2347	7884
#3 2.5"	0.8						

TOTAL FLOW: 2347 GPM 7884 GPM

TESTED BY: A. Landry

VERIFIED BY: J. Worley






PETITION NO:

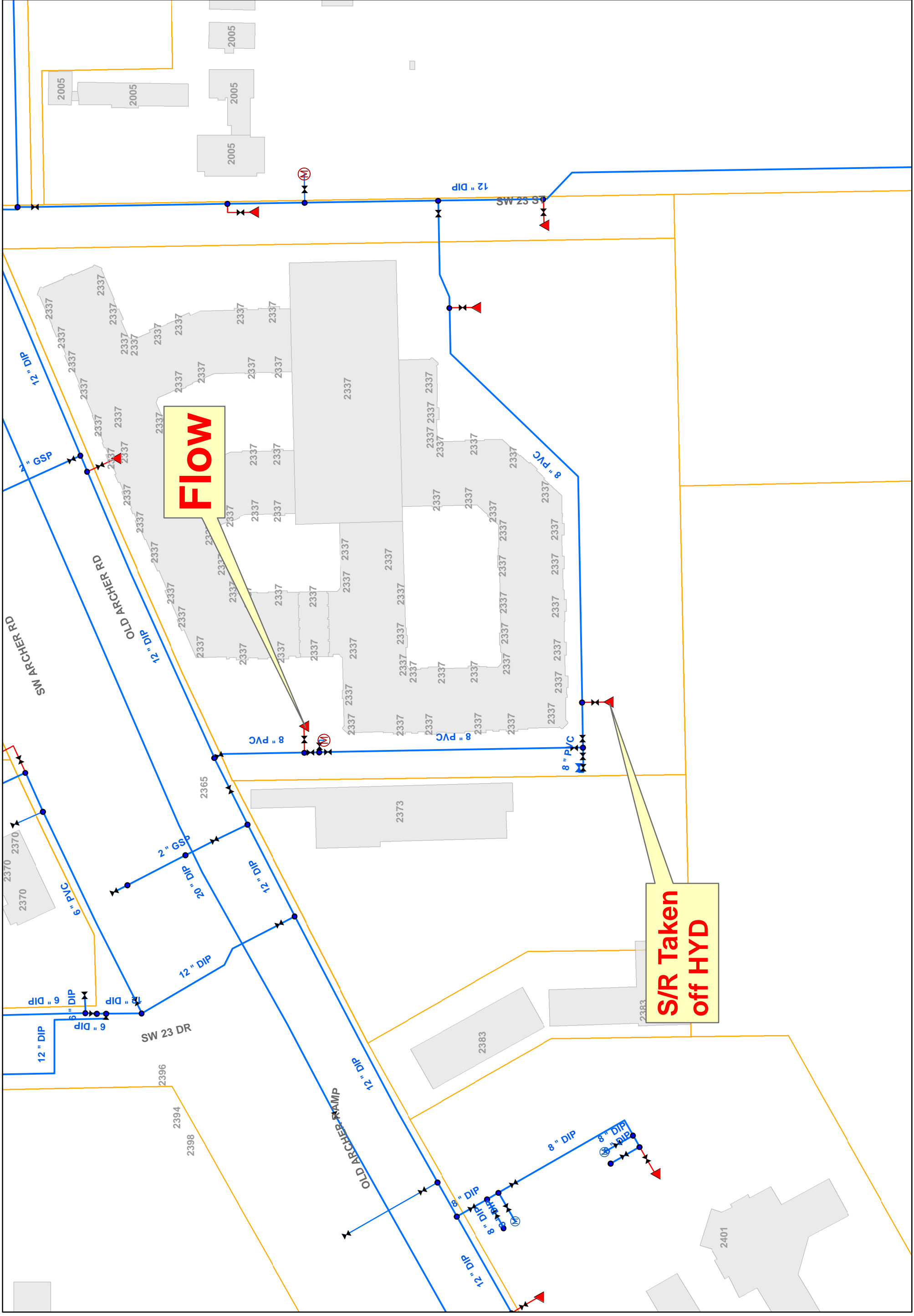
COMMENTS: The pressure drop between the static and residual pressures is less than 10 psi which affects accuracy of test results. S/R taken of HYD.

REQUESTED BY: Kristya Adkins, CHW, 352-331-1976, kristya@chw-inc.com

The data depicted on this map has been prepared exclusively for the internal use of The City of Gainesville, Gainesville Regional Utilities, which assumes no liability for errors, or omissions in the information on the map. No other person may rely upon its accuracy for any purpose, nor should any person use the information displayed in lieu of strict compliance with applicable provisions of Chapter 556, Florida Statutes. Further information may be obtained by contacting the Water/Wastewater Engineering Division by calling (352) 393-1653.

Legend

-  Hydrant
- Water Main**
-  GRU - Active/Unknown
-  GRU - Abandoned/POS
-  Private System
- Owner - STATUS**
-  GRU - Hydrant - Active



Appendix “E”

Development Plan Drawings

PRELIMINARY/FINAL DEVELOPMENT PLANS

FOR:

FUELING STATION OLD ARCHER ROAD GAINESVILLE, FLORIDA

SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST

SUBMITTED TO:

CITY OF GAINESVILLE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
GAINESVILLE REGIONAL UTILITIES
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

OWNER

BLAKEWOOD, LLC.
3600 NW 43RD ST. SUITE E-4
GAINESVILLE, FL. 32606-6134

CIVIL ENGINEER

DANIEL H. YOUNG, P.E.
CHW
132 N.W. 76th DRIVE
GAINESVILLE, FLORIDA 32607
(352) 331-1976
DanielY@chw-inc.com

LANDSCAPE ARCHITECT

CAELI E. TOLAR, PLA
CHW
132 N.W. 76th DRIVE
GAINESVILLE, FLORIDA 32607
(352) 331-1976
Caelt@chw-inc.com

DEVELOPER

MR. BOBBY EGGLESTON, CFO
RMC PROPERTY GROUP
8902 N. DALE MABRY HWY
TAMPA, FL 33614

ARCHITECT

CUHACI & PETERSON
ORLANDO CORPORATE HEADQUARTERS
1925 PROSPECT AVENUE
ORLANDO, FL 32814
(407) 661-9100

PHOTOMETRIC CONSULTANT

RED LEONARD ASSOCIATES
1340 KEMPER MEADOW DR.
CINCINNATI, OH 45240
(513) 574-9500

GENERAL NOTES

1. DEVELOPMENT DATA: PROPOSED DEVELOPMENT

TOTAL AREA=	109,728 S.F.	100.0%	2.52 ACRES
PROP. BUILDING AREA=	5,564 S.F.	5.1%	
CONC./PAVEMENT AREA=	64,304 S.F.	58.6%	
TOTAL IMPERVIOUS AREA=	69,868 S.F.	63.7%	
OPEN AREA=	39,860 S.F.	36.3%	

DESCRIPTION: THE PROJECT CONSIST OF A FUELING STATION WITH A 5,564 SF BUILDING AND 12 FUELING PUMPS.

2. SITE ZONING: MU-1: MIXED USE LOW INTENSITY
LAND USE: MUL: MIXED USE LOW

BUFFERS:
FRONT SETBACK: 10'; HOWEVER PUMPS AND ISLANDS MIN. 15'
SIDE/REAR SETBACK: 15'
SIDE YARD BUFFER: 9'
REAR YARD BUFFER: 9'

3. PARKING:
REQUIRED:
CAR: CONVENIENCE STORE: 1/200 SF (5,564 SF / 200) = 28 SPACES
RESTAURANT: 3 PLUS 1:3 SEATS (3 + 27 SEATS / 3) = 12 SPACES
PARKING SUBTOTAL: 40 SPACES
OVERAGE PERMITTED BY LDC §30-7.5.A.1.b: 50 SPACES

BIKE: 2
MOTORCYCLE: 0

PROVIDED:
47 REGULAR & 3 HANDICAP SPACES = 50 PROVIDED SPACES; 5 BIKE SPACES, 0 MOTORCYCLE SPACES

4. UTILITIES:
ALL UTILITY SERVICES SHALL BE INSTALLED BELOW GRADE PER LDC SECTION 30-34.5.
WATER: - SHALL BE PROVIDED VIA EXISTING 12" DIP WATER MAIN WITHIN OLD ARCHER ROAD ROW
WASTEWATER: - SHALL BE PROVIDED VIA AN EXISTING SEWER MAIN WITHIN OLD ARCHER ROAD ROW
ELECTRIC: - SHALL BE PROVIDED VIA AN EXISTING POLE (NORTH) WITHIN OLD ARCHER ROAD ROW AND A PAD MOUNTED TRANSFORMER ON SITE.
GAS: - GAS IS NOT REQUIRED FOR THIS PROJECT

5. STORMWATER MANAGEMENT UTILITY DATA:

BASIN ID	LOWEST DISCHARGE ELEVATION (FT)	RETENTION VOL. BELOW LOWEST DISCHARGE EL. (CF)	RETENTION AREA AT LOWEST DISCHARGE EL. (SF)
SMF-1 (WET DETENTION)	88.25	0	8,738

THE PROJECT MUST COMPLY WITH ALL NPDES CRITERIA BOTH DURING AND AFTER CONSTRUCTION.

- REFUSE COLLECTION: ON-SITE DUMPSTER WITHIN SCREENED ENCLOSURE (SEE C1.10 FOR LOCATION)
- PARKING LOT LIGHTING IS PROVIDED THROUGH A PRIVATELY OWNED AND MAINTAINED LIGHTING SYSTEM. THE LIGHT LOCATIONS PROVIDE FULL CUTOFF LUMINARIES AND COMPLIES WITH ARTICLE IX OF THE LAND DEVELOPMENT CODE.
- ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FLORIDA D.O.T. STANDARDS.
- FIRE PROTECTION: THE BUILDING SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. FIRE PROTECTION SYSTEMS PROVIDED IN THE STRUCTURES SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE APPROPRIATE FIRE PROTECTION AND BUILDING CONSTRUCTION STANDARDS. ALL STABILIZED SURFACES MUST BE IN PLACE PRIOR TO ANY ACCUMULATION OF COMBUSTIBLES ON SITE. THE BUILDING IS NOT SPRINKLED. IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ. IT IS HIGHLY RECOMMENDED THAT DEVELOPERS EVALUATE AND ADDRESS THE POTENTIAL NEED FOR IBPES IN THE EARLY STAGES OF PROJECT PLANNING. FOR ADDITIONAL SPECIFIC REQUIREMENTS PERTAINING TO SIGNAL STRENGTH, COVERAGE, MAINTENANCE AND TESTING REFER TO NFPA 72-14.4.12 AND 24.5.2. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-11.10)]
- IN-BUILDING PUBLIC SAFETY RADIO ENHANCEMENT SYSTEMS SHALL BE PROVIDED IN ALL BUILDINGS WHERE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT ACHIEVED AT A LEVEL DETERMINED BY THE AHJ. IT IS HIGHLY RECOMMENDED THAT DEVELOPERS EVALUATE AND ADDRESS THE POTENTIAL NEED FOR IBPES IN THE EARLY STAGES OF PROJECT PLANNING. FOR ADDITIONAL SPECIFIC REQUIREMENTS PERTAINING TO SIGNAL STRENGTH, COVERAGE, MAINTENANCE AND TESTING REFER TO NFPA 72-14.4.12 AND 24.5.2. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-11.10)].

- THE OWNER OR OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTS FOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION. AS SPECIFIED IN THE FLORIDA FIRE PREVENTION CODE, INCLUDING NFPA 241, THE FIRE SAFETY PROGRAM SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, AS WELL AS IDENTIFYING FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, TEMPORARY AND PERMANENT WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES, AND FIRE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE. [GAINESVILLE FIRE PREVENTION AND PROTECTION CODE SECTION 10-9 (NFPA 1-16)].
- NO GENERAL HAZARDS ARE PROPOSED FOR THIS PROJECT EXCEPT THAT THE PROPOSED PROJECT IS A FUELING STATION WITH UNDERGROUND FUEL TANKS.
- THERE ARE NO KNOWN SPECIAL FIRE PROTECTION CONCERNS EXCEPT THAT THE PROPOSED PROJECT IS A FUELING STATION WITH UNDERGROUND FUEL TANKS.
- THE SITE IS NOT IN THE HISTORICAL PRESERVATION DISTRICT.
- THE SITE IS NOT IN A FLOOD PLAIN DISTRICT.
- THE SITE IS NOT AFFECTED BY WETLANDS REGULATIONS.
- THE SITE IS NOT LOCATED ON A NATURE PARK, GREENWAY, OR GATEWAY DISTRICT.
- THE SITE IS NOT LOCATED WITHIN THE WELLFIELDS PROTECTION DISTRICT.
- THE MAXIMUM HEIGHT OF THE PROPOSED STRUCTURE IS LESS THAN 34 FEET. PER APPENDIX F SECTION II.A.2.b. THIS STRUCTURE IS WITHIN SUBZONE 2, IT IS LESS THAN 200 FEET TALL, AND IS THEREFORE NOT TO BE CONSIDERED A "POTENTIAL AIRPORT OBSTRUCTION".
- THE SITE COMPLIES WITH THE 2017 FLORIDA BUILDING CODE, 6TH EDITION, AND ALL RELATED CODES AND FLORIDA HANDICAPPED ACCESSIBILITY CODES AND STANDARDS INCLUDING THE FOLLOWING:
FLORIDA BUILDING CODE - BUILDING 2017 EDITION
FLORIDA BUILDING CODE - EXISTING 2017 EDITION
FLORIDA BUILDING CODE - RESIDENTIAL 2017 EDITION
FLORIDA BUILDING CODE - PLUMBING 2017 EDITION
FLORIDA BUILDING CODE - FUEL GAS 2017 EDITION
FLORIDA BUILDING CODE - MECHANICAL 2017 EDITION
FLORIDA BUILDING CODE - ENERGY CONSERVATION 2017 EDITION
FLORIDA BUILDING CODE - ACCESSIBILITY 2017 EDITION
NATIONAL ELECTRICAL CODE 2017 EDITION
NFPA 101 LIFE SAFETY CODE W/ FLORIDA MODIFICATIONS 2015 EDITION
FLORIDA FIRE PREVENTION CODE 2014 EDITION.

21. TRAFFIC STATEMENT:
THE FDOT REPORT, "TRIP GENERATION RECOMMENDATIONS REPORT - OCTOBER 2014 (2104 REPORT) PREPARED BY KIMLEY HORN WAS USED TO ESTIMATE THE TRIP GENERATION RATES AND PASS-BY RATE.

PROPOSED LAND USE	GFA (SF)	FUELING POSITIONS	ADT	AM PEAK HR	PM PEAK HR
CONVENIENCE MARKET - WITH GASOLINE PUMPS	5564	12	2,276	187	234
PASS-BY (78%)			1,775	146	183
TOTAL			501	41	51

NOTE: THIS DEVELOPMENT IS WITHIN ZONE A OF THE TRANSPORTATION MOBILITY PROGRAM AREA. THIS DEVELOPMENT WILL COMPLY WITH POLICY 10.1.4 OF THE TRANSPORTATION MOBILITY ELEMENT.

22. PARCEL INFORMATION:
TAX PARCEL # 06764-000-000
23. BUILDING OCCUPANCY CLASS: PER FBC: M (MERCANTILE)
24. BUILDING CONSTRUCTION TYPE: PER FBC: TYPE V-B
25. BUILDING AREA TABULATION: PER LDC: 5,564 SF
26. BUILDING HEIGHT: PER FBC - 29'-5"
27. PROPOSED USE:
THE ON-SITE BUILDING WILL BE A CONVENIENCE STORE.
28. CONSTRUCTION TO BEGIN BY FEBRUARY 2018 AND TO BE COMPLETED BY FEBRUARY 2019.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.20	SMF #1 PLAN AND DETAILS
C2.30 - C2.31	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
LS-1	LANDSCAPE PLAN
3,7 OF 8	PHOTOMETRIC PLAN
1-2 OF 2	ARCHITECTURAL FLOOR PLAN/ELEVATION

FOR REVIEW ONLY GRU CERTIFICATION

THE WATER & WASTEWATER SYSTEM DESIGN IS IN ACCORDANCE WITH CURRENT GRU DESIGN STANDARDS.

DANIEL H. YOUNG
FL PE No. 70780

DATE: _____

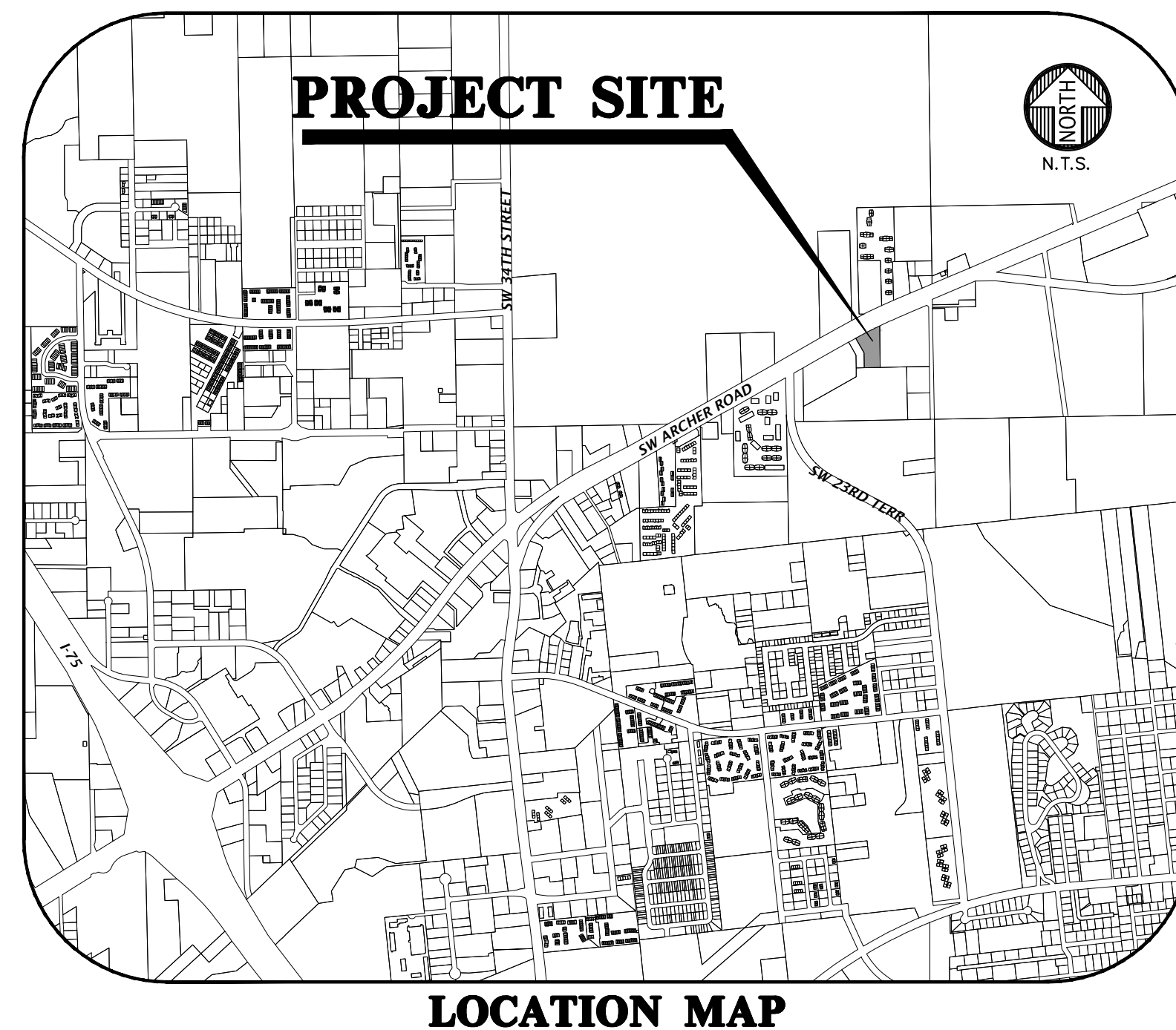
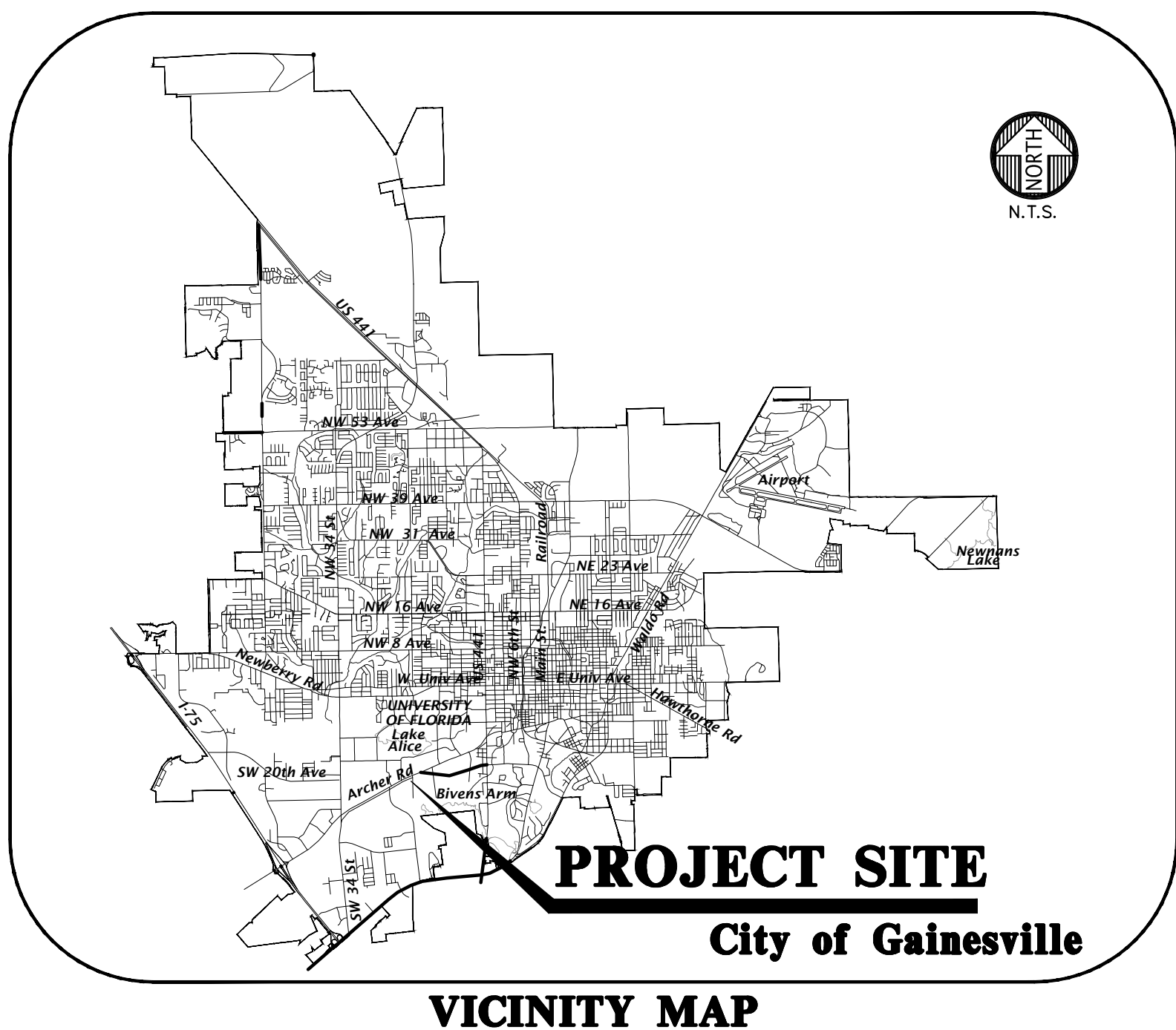
GRU NOTIFICATIONS

1. NOTIFY GRU WASTEWATER ENGINEERING 48 HOURS PRIOR TO CONSTRUCTION AT 352-393-1633; IF PROPER NOTIFICATION IS NOT MADE, CONTRACTOR IS SUBJECT TO STOP WORK ORDER.
2. NOTIFY GRU ELECTRIC INSPECTIONS 48 HOURS PRIOR TO CONSTRUCTION AT 352-339-0430; IF PROPER NOTIFICATION IS NOT MADE, CONTRACTOR IS SUBJECT TO BE SHUT DOWN.

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VERIFY SCALE ON BAR SCALE OR ORIGINAL DRAWING
0" MEANS THE PLOT IS AT THIS SCALE. ADJUST SCALES ACCORDINGLY.

REVISIONS

DATE: 10/28/17
PROJECT: CITY OF GAINESVILLE AND GRU
PROJECT: 12/21/17 CITY OF GAINESVILLE AND GRU

CLIENT: RMC PROPERTY GROUP
PROJECT: FUELING STATION - OLD ARCHER ROAD
SHEET NUMBER: COVER SHEET AND INDEX

DESIGNER: D.H. YOUNG, P.E.
QUALITY CONTROL: M. HEATHCOCK, P.E.
PROJECT NUMBER: 16-0667

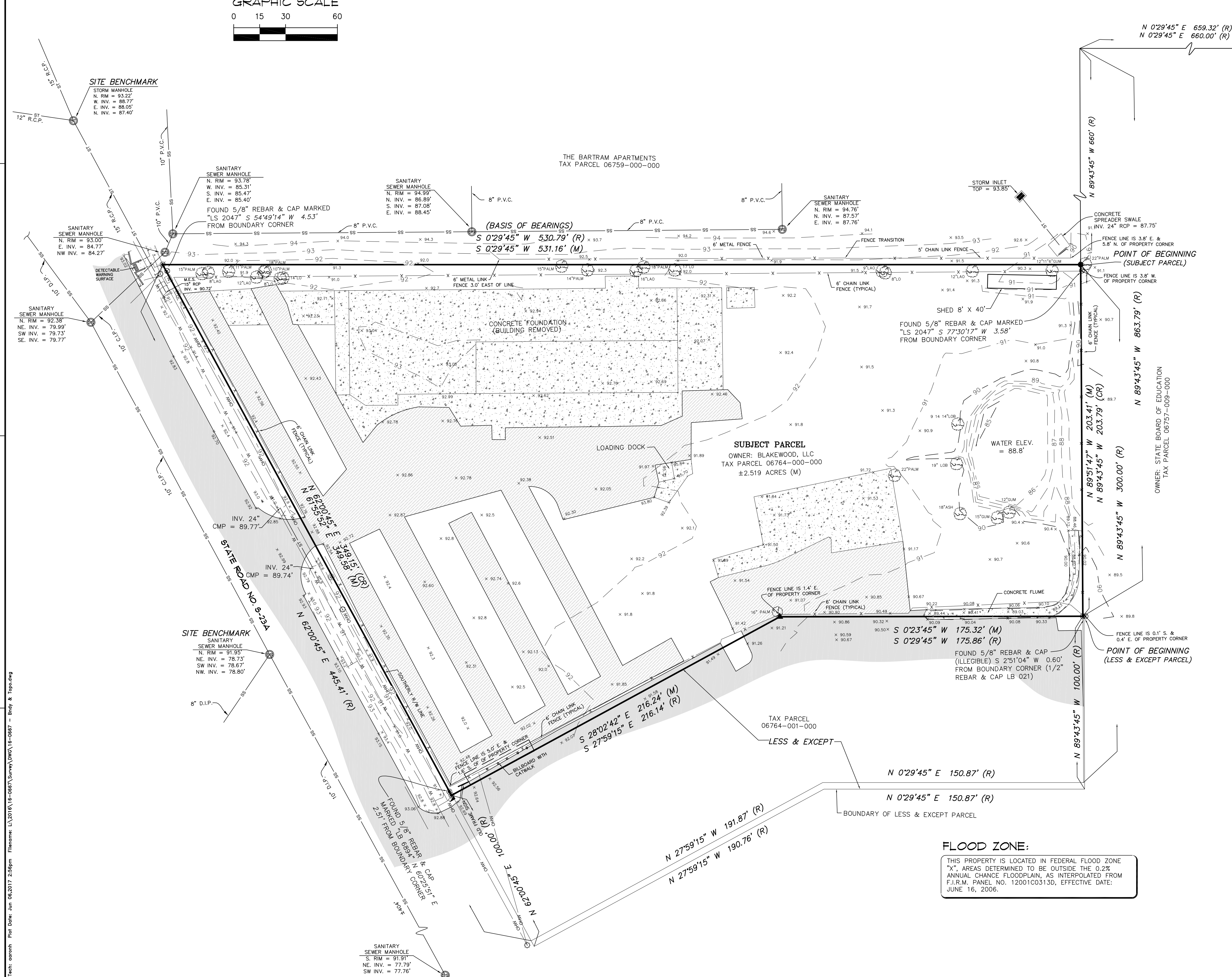
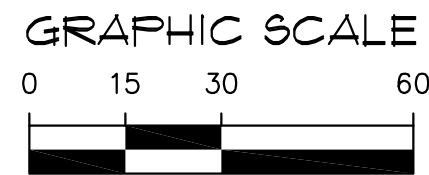
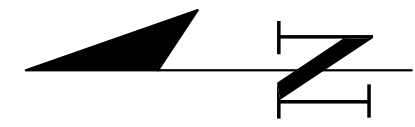
DANIEL H. YOUNG

FL PE No. 70780
SHEET NO: C0.00

PZ-17-48 SUP

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



LEGEND

- ▲ = FOUND NAIL & DISK (ILLEGIBLE)
- = FOUND 5/8" REBAR & CAP MARKED "CHW LB 5075"
- ⊙ = FOUND 5/8" REBAR & CAP (ILLEGIBLE)
- ⊗ = FOUND REBAR & CAP MARKED AS NOTED
- (M) = CALCULATED FROM FIELD MEASUREMENTS
- (R) = RECORD
- (CR) = CALCULATED FROM RECORD
- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- R.C.P. = REINFORCED CONCRETE PIPE
- P.V.C. = POLYVINYL CHLORIDE
- D.I.P. = DUCTILE IRON PIPE
- C.I.P. = CAST IRON PIPE
- INV. = INVERT
- M.E.S. = MITERED END SECTION
- ELEV. = ELEVATION
- LO = LIVE OAK
- LAO = LAUREL OAK
- LOB = LOBLOLLY PINE
- ⊕ = WOOD POWER POLE
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = WATER VALVE
- ⊕ = STORM MANHOLE
- ⊕ = SANITARY SEWER MANHOLE
- ⊕ = WATER METER
- ⊕ = WATER LINE MARKER
- = OVERHEAD WIRES
- = WATER LINE (12" D.I.P.)
- = STORM LINE
- = SANITARY SEWER LINE
- = CONTOUR LINE
- ▨ = ASPHALT SURFACE
- ▨ = ASPHALT SURFACE IN POOR CONDITION
- ▨ = CONCRETE SURFACE
- X 92.4 = SPOT ELEVATION (PERVIOUS SURFACE)
- X 92.07 = SPOT ELEVATION (IMPERVIOUS SURFACE)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 0°29'45" WEST FOR THE EASTERLY LINE OF THE SUBJECT PARCEL. SAID BEARING BEING IDENTICAL TO THE DESCRIPTION OF RECORD.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR VIA OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FIRE REFERENCE "BLAKEWOOD, LLC", DATED MARCH 29, 2015. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THIS SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD 88 DATUM AS PROJECTED FROM A PRIOR SURVEY PREPARED BY BRINKMAN SURVEYING & MAPPING INC. UNDER PROJECT NUMBER 001-05, DATED 01/28/2005.
9. THIS PROPERTY IS SUBJECT TO THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 503, PAGE 381; ASSIGNMENT TO THE CITY OF GAINESVILLE RECORDED OFFICIAL RECORDS BOOK 899, PAGE 298. (BLANKET EASEMENT OVER ENTIRE PARCEL & ADJOINING PARCEL TO THE WEST)

DESCRIPTION: (PER FURNISHED TITLE COMMITMENT)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST AND RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 660 FEET, THENCE RUN NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 300 FEET, THENCE RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 150.87 FEET, THENCE RUN NORTH 27 DEGREES, 59 MINUTES, 15 SECONDS WEST, 191.87 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. S-23-A (56 FOOT RIGHT OF WAY AS MAINTAINED BY S.R.D.) THENCE RUN NORTH 62 DEGREES, 00 MINUTES, 45 SECONDS EAST ALONG SAID RIGHT OF WAY 445.21 FEET, THENCE RUN SOUTH 00 DEGREES, 29 MINUTES, 45 SECONDS WEST, 150.87 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

LESS & EXCEPT: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 19 EAST, AND RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 659.32 FEET, THENCE RUN NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 853.79 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89 DEGREES, 43 MINUTES, 45 SECONDS WEST, 100 FEET; THENCE RUN NORTH 00 DEGREES, 29 MINUTES, 45 SECONDS EAST, 150.87 FEET; THENCE RUN NORTH 27 DEGREES, 59 MINUTES, 15 SECONDS WEST, 190.76 FEET TO MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD NO. S-23A; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE, NORTH 62 DEGREES, 00 MINUTES, 45 SECONDS EAST, 100 FEET; THENCE RUN SOUTH 27 DEGREES, 59 MINUTES, 15 SECONDS EAST, 216.14 FEET; THENCE RUN SOUTH 00 DEGREES 29 MINUTES, 45 SECONDS WEST, 175.86 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0313D, EFFECTIVE DATE: JUNE 16, 2006.

132 NW 76th Drive
Gainesville, Florida 32607
(852) 351-1976 / (852) 351-2476
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est. 1988 **FLORIDA**
L.B. 0075

CHW

Professional Consultants

SCALE: 1" = 30'

REVISIONS SHALL BE BASED ON ORIGINAL DRAWING

0. ANY CHANGES MADE TO THIS SHEET, ADJUST SCALES ACCORDINGLY.

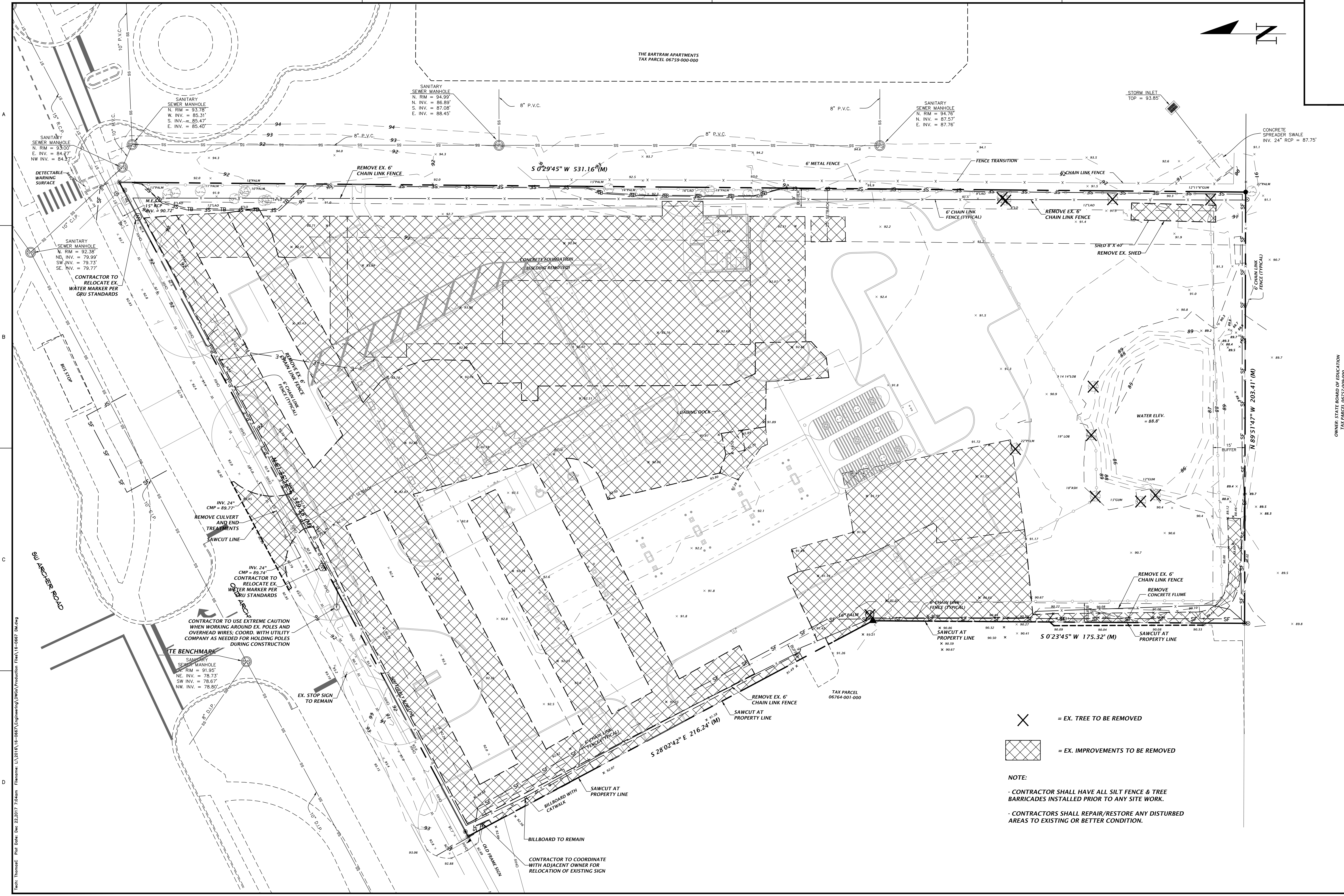
SURVEY DATE: 05/19/2017
REVISION DATE:
PROJECT NUMBER: 16-0667

TECHNICAL: AHH
DRAWN BY: RAB
CHECKED BY: TRB/AHH
FIELD BOOK & PAGE: 472/237

SURVEYOR: AARON H. HICKMAN
License No. 6791

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1



OWNER: STATE BOARD OF EDUCATION
TAX PARCEL 06757-009-000

RESUBMITTALS:
10/28/17 CITY OF GAINESVILLE AND GRU
12/21/17 CITY OF GAINESVILLE AND GRU

CLIENT: RMC PROPERTY GROUP
PROJECT: FUELING STATION - OLD ARCHER ROAD
SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

DESIGNER: J.F. CSWART
CHECKER: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0667

DATE: 12/21/17

SCALE: 1" = 20'
VERIFY SCALE ON ORIGINAL DRAWING
0 = MEASURE THE DISTANCE ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

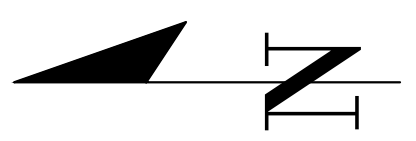
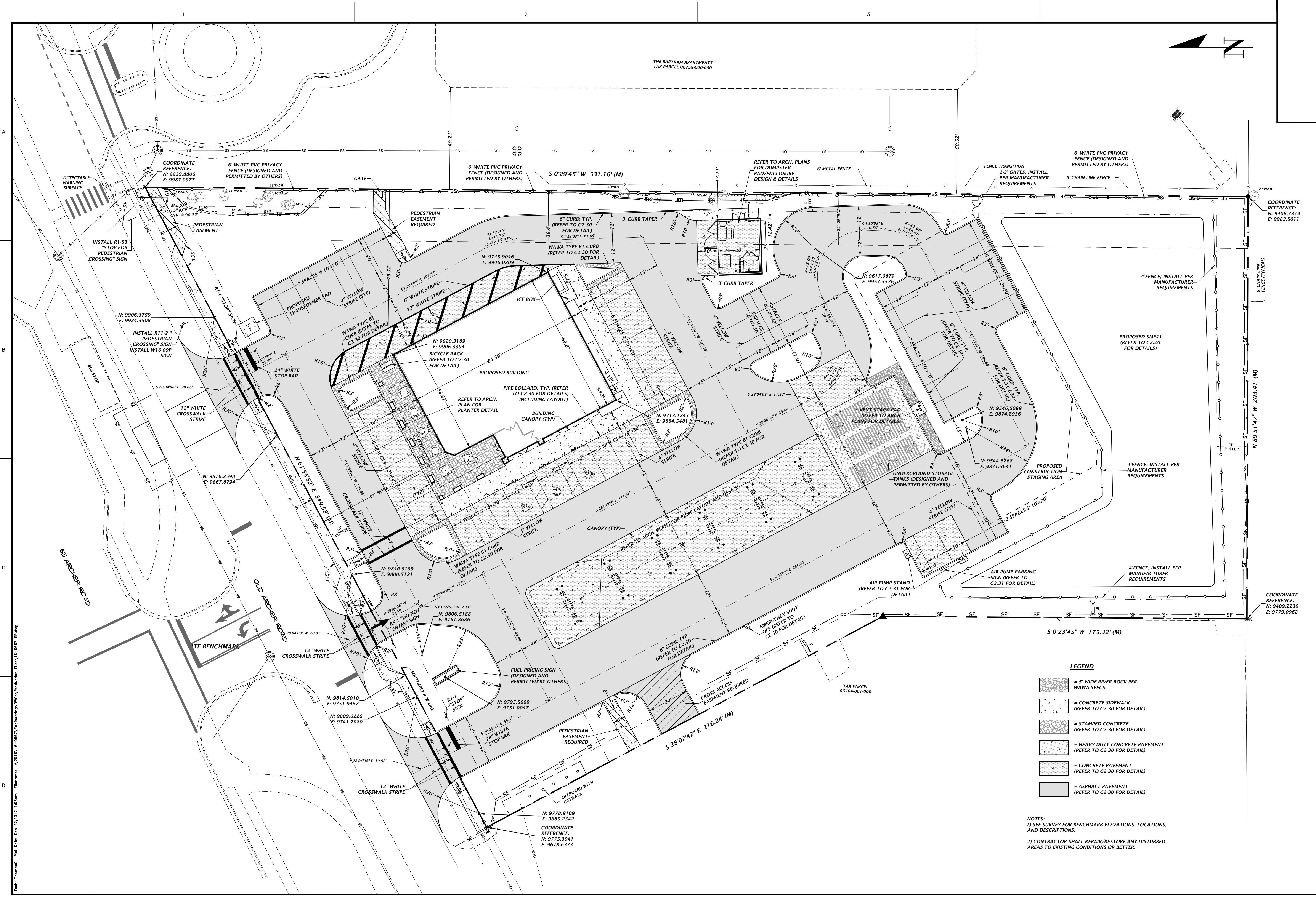
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FL PE No. 70780
SHEET NO. C0.30

= EX. TREE TO BE REMOVED
 = EX. IMPROVEMENTS TO BE REMOVED

NOTE:
 - CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.
 - CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

Title: Homesite Plot Date: Dec 22, 2017 7:04am Filename: L:\2016\16-0667\Engineering\DWG\Production\Plan16-0667.Dwg



LEGEND

	= 5' WIDE RIVER ROCK PER WAWA SPECS
	= CONCRETE SIDEWALK (REFER TO C2.30 FOR DETAIL)
	= STAMPED CONCRETE (REFER TO C2.30 FOR DETAIL)
	= HEAVY DUTY CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)
	= CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAIL)
	= ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAIL)

NOTES:
 1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.
 2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

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 Gainesville, Florida 32607
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SCALE: 1"=20'
 REFER TO SCALE ON BAR FOR DIMENSIONS ON ORIGINAL DRAWING
 0" MEANS SEE THIS SHEET FOR DIMENSIONS
 DIMENSIONS ON THIS SHEET SHALL ADJUST SCALES ACCORDINGLY.

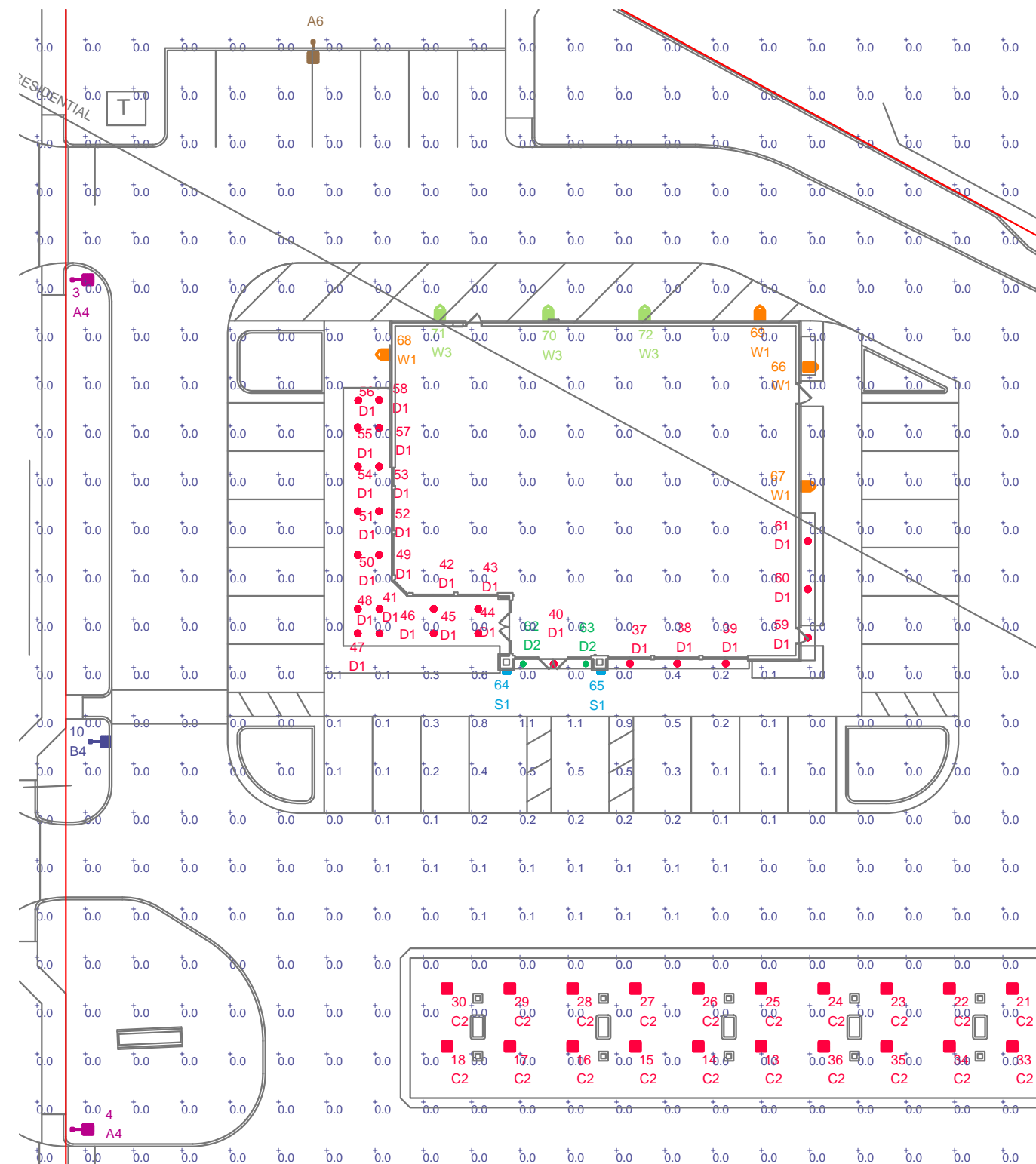
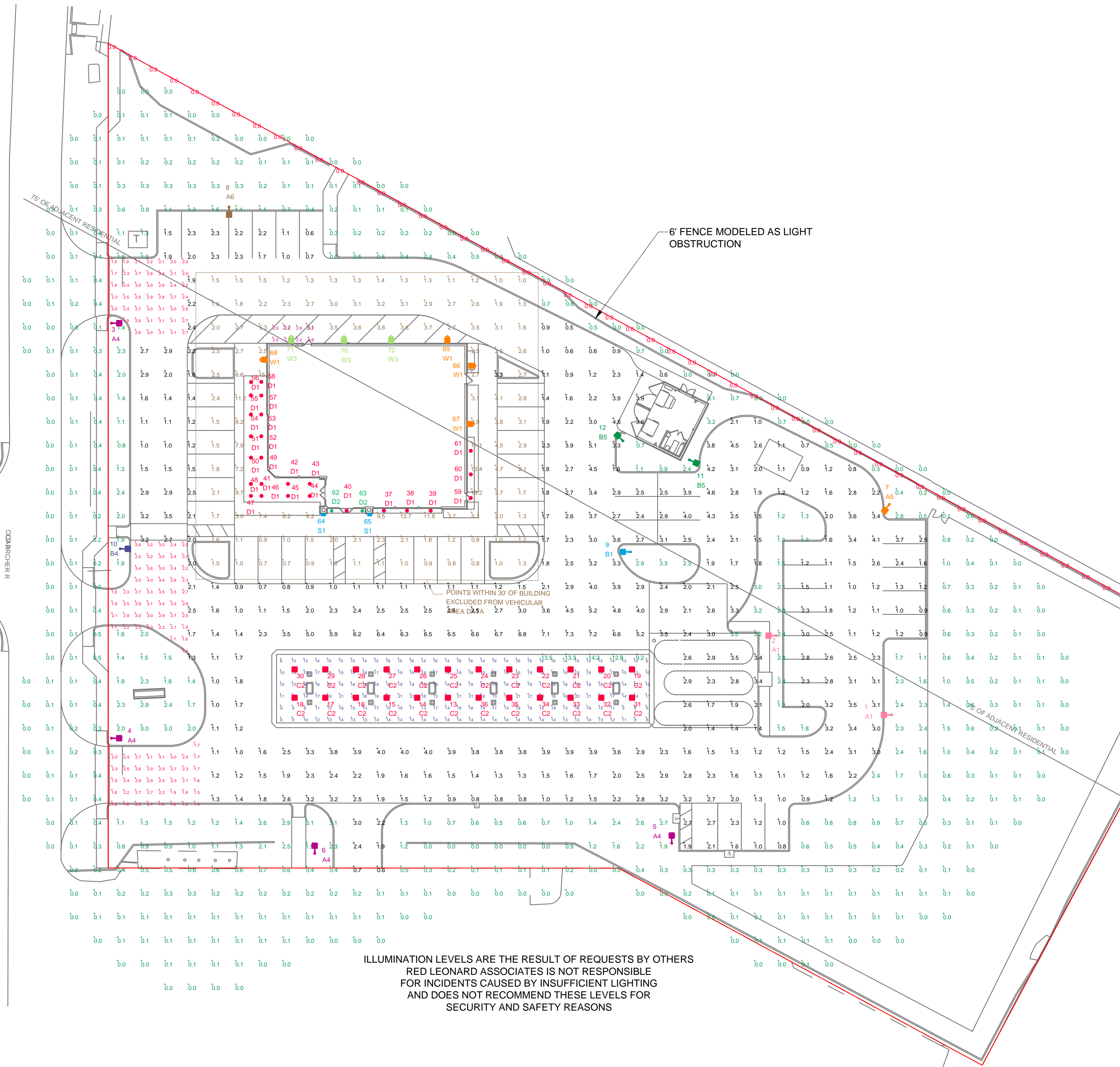
DATE: 12/21/17
 CITY OF GAINESVILLE AND GRU
 CITY OF GAINESVILLE AND GRU

CLIENT: RMC PROPERTY GROUP
 PROJECT: FUELING STATION - OLD ARCHER ROAD
 SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

DESIGNER: E.F. COWART
 CHECKER: D.H. YOUNG, P.E.
 QUALITY CONTROL: M. HEATHCOCK, P.E.
 PROJECT NUMBER: 16-0667

DANIEL H. YOUNG

FL PE No. 70780
 SHEET NO.: C1.10



FOOTCANDLE CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
NIGHT-SKY	0.00	1.1	0.0	N.A.	N.A.

NOTE:
 - NIGHT-SKY ILLUMINANCE AT 0 FC ON ALL AREAS OF SITE EXCEPT FOR PORTION SHOWN HERE
 - NIGHT-SKY ILLUMINANCE CALCULATED USING DIRECT ONLY METHOD
 - NIGHT-SKY LEVELS CALCULATED AT 25.5' AFG USING PREDICTED LUMEN VALUES AFTER 25K HOURS OF OPERATION.

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
1	A1	20.5
2	A1	20.5
3	A4	20.5
4	A4	20.5
5	A4	20.5
6	A4	20.5
7	A5	14.5
8	A6	14.5
9	B1	20.5
10	B4	20.5
11	B5	14.5
12	B5	14.5
13	C2	16.21
14	C2	16.21
15	C2	16.21
16	C2	16.21
17	C2	16.21
18	C2	16.21
19	C2	18.21
20	C2	18.21
21	C2	18.21
22	C2	18.21
23	C2	18.21
24	C2	18.21
25	C2	18.21
26	C2	18.21
27	C2	18.21
28	C2	18.21
29	C2	18.21
30	C2	18.21
31	C2	16.21
32	C2	16.21
33	C2	16.21
34	C2	16.21
35	C2	16.21
36	C2	16.21

LUMINAIRE LOCATION SUMMARY

LUM NO.	LABEL	MTG. HT.
37	A1	9
38	D1	9
39	D1	9
40	D1	13.5
41	D1	9
42	D1	9
43	D1	9
44	D1	9
45	D1	9
46	D1	9
47	D1	9
48	D1	9
49	D1	9
50	D1	9
51	D1	9
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55	D1	9
56	D1	9
57	D1	9
58	D1	9
59	D1	9
60	D1	9
61	D1	9
62	D2	13.5
63	D2	13.5
64	S1	9
65	S1	9
66	W1	15
67	W1	15
68	W1	15
69	W1	15
70	W3	15
71	W3	15
72	W3	15

FOOTCANDLE CALCULATION SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING EXTERIOR AREA	3.19	15.5	0.7	4.56	22.14
CANOPY	15.56	21	8	1.95	2.63
DELIVERY	2.38	3.2	2.0	1.19	1.60
PROPERTY LINE, EAST	0.00	0.0	0.0	N.A.	N.A.
UNDEFINED	0.64	14.2	0.0	N.A.	N.A.
VEHICULAR AREA	2.34	7.3	0.5	4.68	14.60
VEHICULAR ENTRANCES & EXITS	2.47	4.0	1.4	1.76	2.86

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
[Symbol]	2	A1	SINGLE	12019	0.980	134.2	268.4	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-WH-700-57K
[Symbol]	4	A4	SINGLE	8891	0.980	134	536	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-WH-700-57K
[Symbol]	1	A5	SINGLE	5996	0.980	93	93	CREE, INC.	ARE-EDG-3MB-DA-04-E-UL-WH-700-57K
[Symbol]	1	A6	SINGLE	2998	0.980	50	50	CREE, INC.	ARE-EDG-3MB-DA-02-E-UL-WH-700-57K
[Symbol]	1	B1	SINGLE	12678	0.980	134	134	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-WH-700-57K
[Symbol]	1	B4	SINGLE	9549	0.980	134	134	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-WH-700-57K
[Symbol]	2	B5	SINGLE	6440	0.980	93	186	CREE, INC.	ARE-EDG-4MB-DA-04-E-UL-WH-700-57K
[Symbol]	24	C2	SINGLE	5249	0.960	45	1080	CREE, INC.	CAN-304-SL-RD-04-E-UL-WH-350-57K
[Symbol]	25	D1	SINGLE	1548	1.000	27.6	690	PHILIPS LIGHTOLIER	C6L1520DW30KCLW/C6L15N1 (CAN LIGHT)
[Symbol]	2	D2	SINGLE	880	1.000	19.5	39	USA ILLUMINATION	DL2 (CAN LIGHT)
[Symbol]	2	S1	SINGLE	2011	1.000	46.9	93.8	SCOTT ARCHITECTURAL LIGHTING	WC1 SCOTT ITL61322 S9131 9x20
[Symbol]	4	W1	SINGLE	4210	0.960	43	172	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-WH-350-57K
[Symbol]	3	W3	SINGLE	2947	0.960	36	108	CREE, INC.	SEC-EDG-3M-WM-02-E-UL-WH-525-57K

ILLUMINATION LEVELS ARE THE RESULT OF REQUESTS BY OTHERS
 RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
 FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
 AND DOES NOT RECOMMEND THESE LEVELS FOR
 SECURITY AND SAFETY REASONS

REV. BY DATE DESCRIPTION

1	LMP	10/24/16	REVISED PER UPDATED SITE PLAN
2	LMP	10/26/17	REVISED PER UPDATED SITE PLAN
3	LMP	12/21/17	REVISED PER UPDATED SITE PLAN AND MARK UP

PERSONS USING THIS PROGRAM ARE ADVISED THAT THIS PROGRAM MAY CONTAIN ERRORS WHICH RED LEONARD ASSOCIATES, INC. OR ITS OWNERS, PRODUCT SPECIFICATIONS AND QUANTITIES MAY VARY. THESE DOCUMENTS ARE THE PROPERTY OF RED LEONARD ASSOCIATES, INC. ANY USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF JAYME J. LEONARD OR RED LEONARD ASSOCIATES, INC. IS STRICTLY PROHIBITED. LUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED, USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: 1" = 30'
 DWG SIZE: D
 LAYOUT BY: LMP
 DATE: 07/19/17

PROJECT NAME:
WAWA
GAINESVILLE, FL
 DRAWING NUMBER:
RL-4771-S1-R3



GENERAL NOTES
 ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLUID CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 5.5-6.5.

ALL TREES TO BE A MINIMUM SEVEN (7) FEET IN HEIGHT AND TWO (2) INCH CALIPER, OR LARGER, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

TREES OUTSIDE OF MULCHED LANDSCAPED BEDS TO BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBE.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

CALL THE URBAN FORESTRY INSPECTOR FOR A BARRICADE INSPECTION AT 352-393-8188 BEFORE CLEARING AND GRUBBING WORK BEGINS.

INVASIVE EXOTIC PLANT MATERIAL
 ALL INVASIVE PLANT SPECIES TO BE REMOVED FROM SITE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

GRASSING
 ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
 ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES

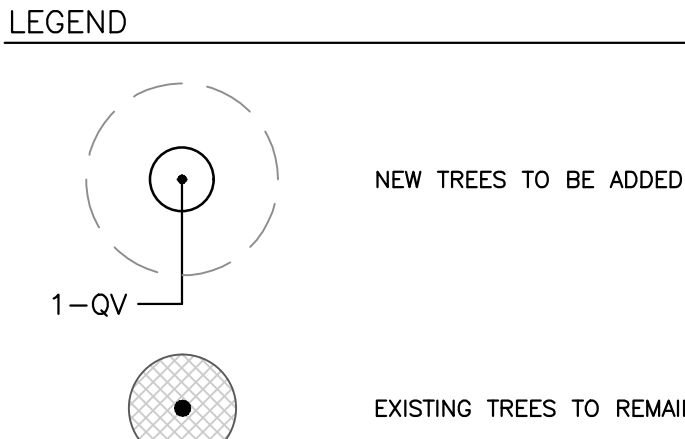
AND STANDARDS FOR NURSERY PLANTS'. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352-393-8188 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

IRRIGATION
 LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM. BUBBLERS SHALL BE INSTALLED BY EACH TREE AS PART OF THE IRRIGATION SYSTEM.

T.M.P.A.
 SITE IS LOCATED IN ZONE A OF THE TRANSPORTATION MOBILITY PROGRAM AREA.

TREE PROTECTION NOTES

- REGULATED TREES TO REMAIN THAT ARE WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT OR MATERIALS SHALL BE PROTECTED BY A TREE PROTECTION BARRIER.
- TREE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES TO REMAIN TO PREVENT ENCROACHMENT BY MACHINERY. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS, OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS AT ANY TIME.
- BARRIERS SHALL BE PLACED AT OR OUTSIDE THE DRIP LINE FOR HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES. FOR ALL OTHER REGULATED TREES TO REMAIN, TREE BARRIERS SHALL BE LOCATED AT TWO-THIRDS THE AREA OF THE TREE DRIFLINE OR AT THE ROOT PLATE AT A MINIMUM AND WITH CITY URBAN FORESTRY INSPECTOR APPROVAL.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE CITY MANAGER OR DESIGNER.
- TREE BARRICADES SHALL REMAIN IN PLACE AND IN WORKING ORDER THROUGHOUT CONSTRUCTION. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION ACTIVITIES ARE COMPLETE AND LANDSCAPE INSTALLATION BEGINS. LANDSCAPE PREPARATION WITHIN THE PROTECTED AREAS SHALL BE LIMITED TO SHALLOW DISKING LIMITED TO A DEPTH OF FOUR (4) INCHES UNLESS OTHERWISE APPROVED BY CITY MANAGER.
- A LAYER OF WOOD CHIPS AT LEAST EIGHT (8) INCHES THICK SHALL COVER THE SOIL WITHIN THE TREE BARRICADE AREA.
- WHERE ROOTS GREATER THAN ONE (1) INCH ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

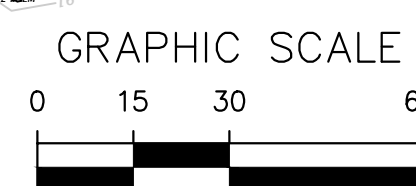
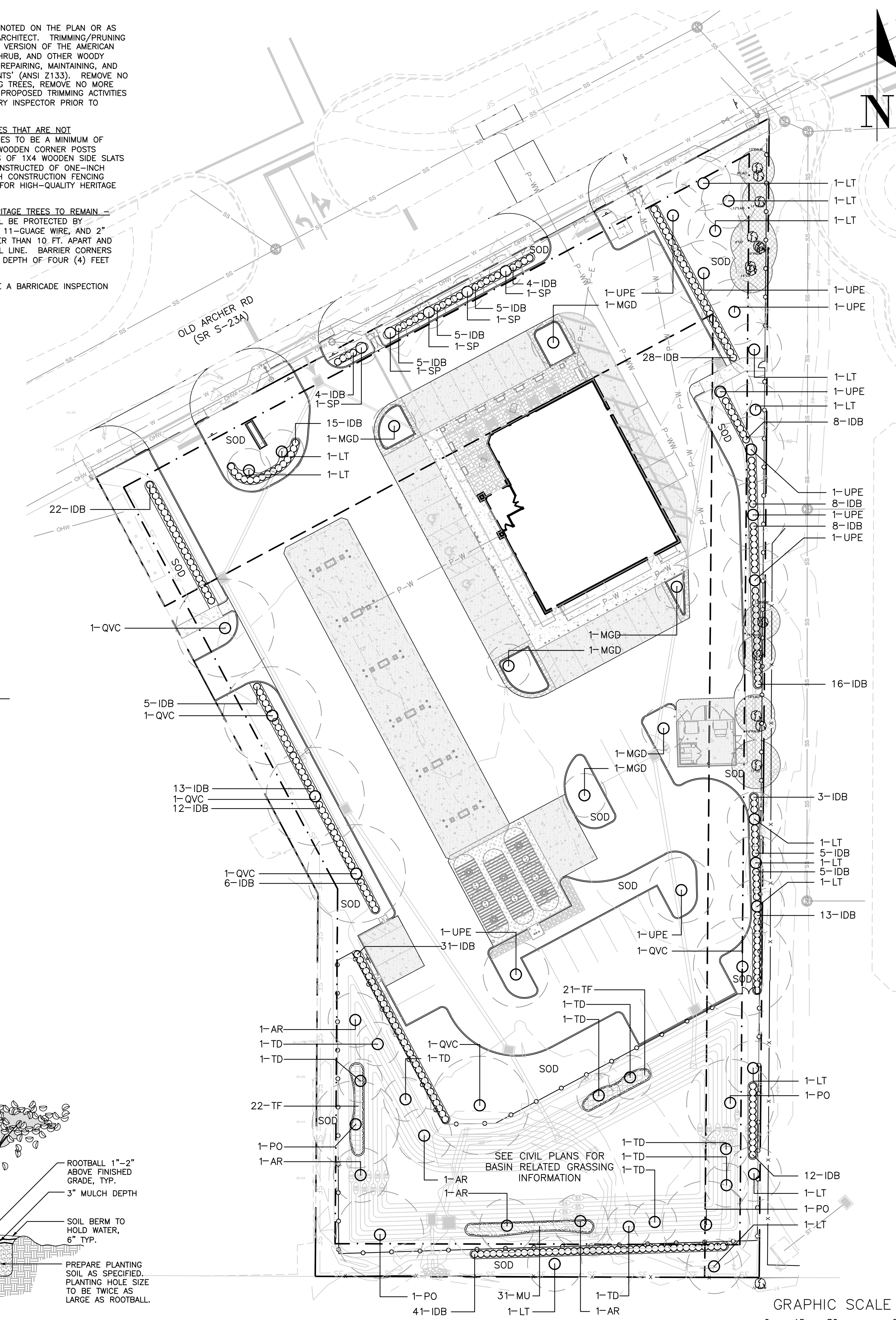
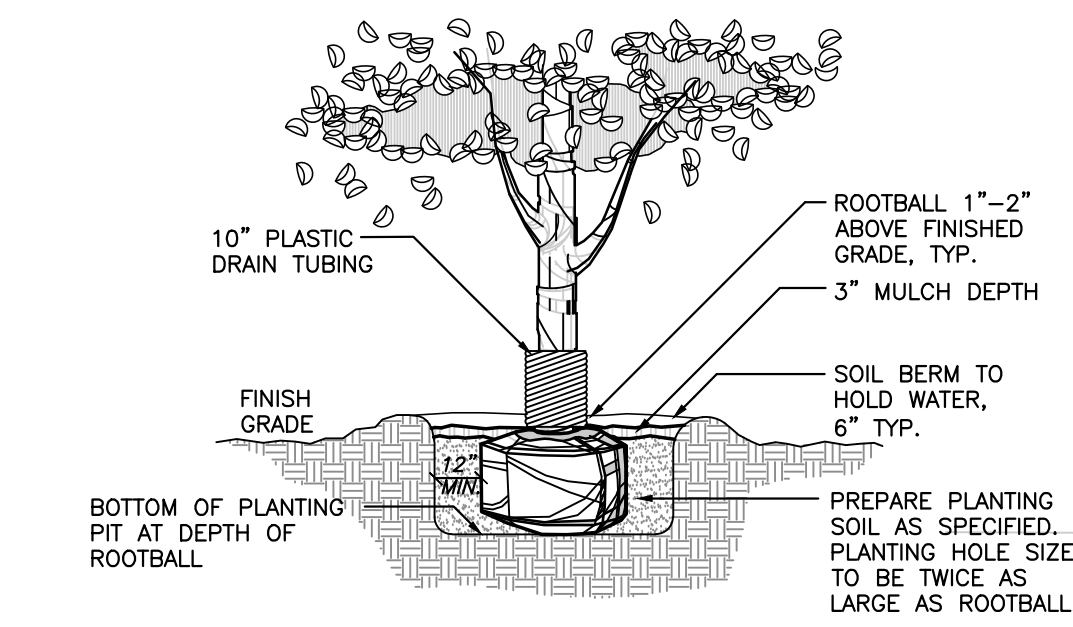
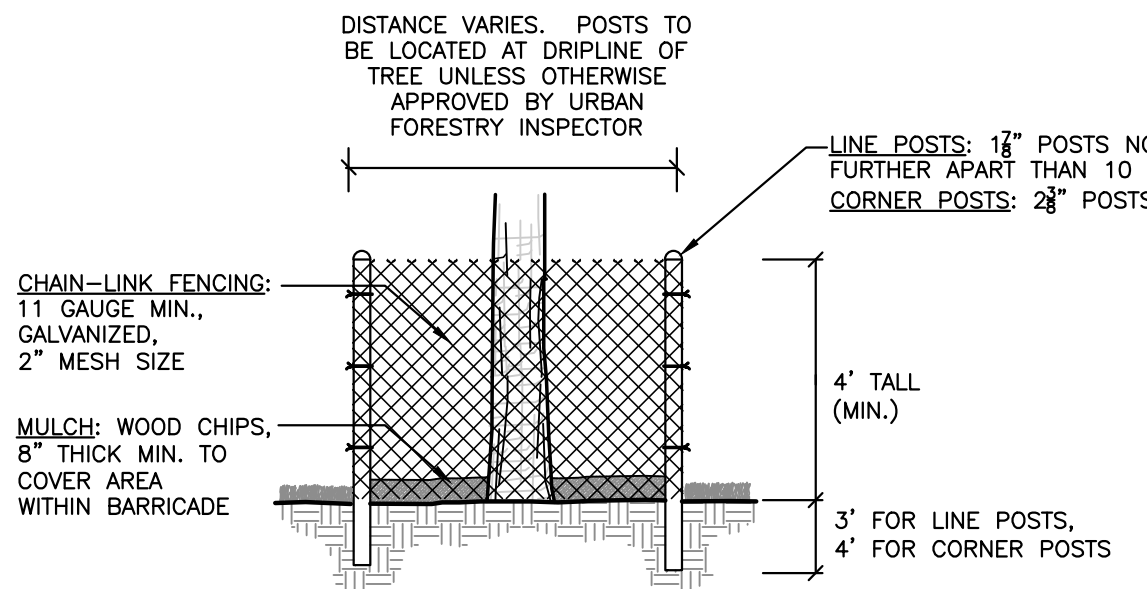
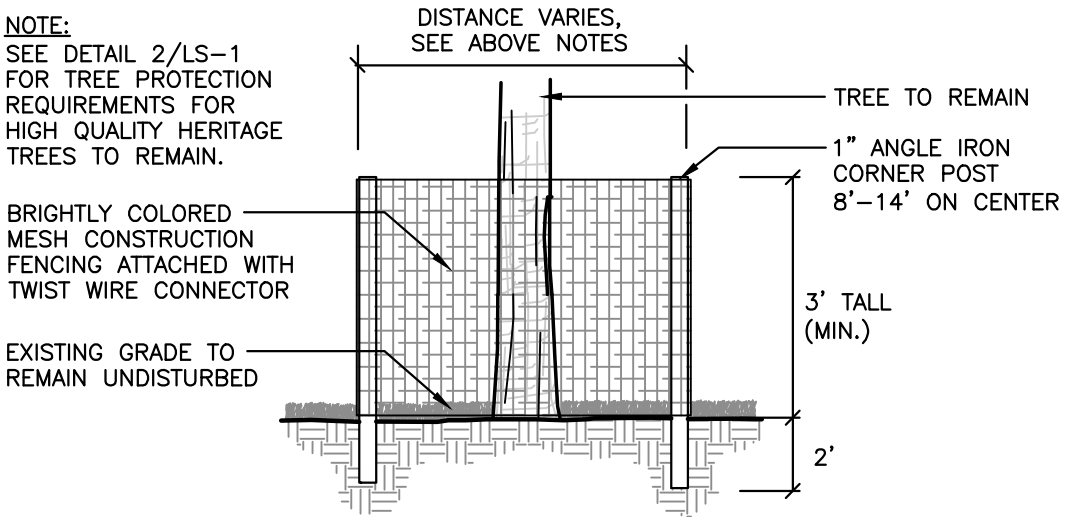


PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
AR	5	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	30 GAL., 10' HT., 3' SPR., 2" CAL.	
LT	14	LIRIODENDRON TULIPIFERA	TULIP TREE	30 GAL., 10' HT., 3' SPR., 2" CAL.	
MGD	6	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL., 7' HT., 3' SPR., 2" CAL.	
PO	4	PLATANUS OCCIDENTALIS	SYCAMORE	30 GAL., 10' HT., 4.5' SPR., 2" CAL.	
QVC	6	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	30 GAL., 10' HT., 4.5' SPR., 2" CAL.	
SP	5	SABAL PALMETTO	SABAL PALM	12' C.T., 12" MIN. DBH, REGENERATED	
TD	9	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL., 10' HT., 3.5' SPR., 2" CAL.	
UPE	9	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	30 GAL., 10' HT., 4' SPR., 2" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
IDB	274	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL., 24" HT. X 16" SPR.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
MU	31	MUHLENBERGIA CAPILLARIS	PINK MUHLY	4" POT	36" o.c.
TF	43	TRIPSACUM FLORIDANUM	FAKAHATCHEE GRASS	4" POT	36" o.c.
SOD/SEED		BOTANICAL NAME	COMMON NAME	SIZE	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

TREE MITIGATION CALCULATIONS Sec. 30-254(c)(4)

CATEGORY	MITIGATION CALCULATIONS
TREE APPRAISED VALUE (T.A.V.)	TOTAL TREES IN CATEGORY TO BE MITIGATED..... N/A
INCH-FOR-INCH REPLACEMENT	T.A.V. TREES BEYOND MAXIMUM N/A HIGH-QUALITY HERITAGE TREES IN LESS THAN FAIR CONDITION N/A NON-HIGH-QUALITY HERITAGE TREES IN FAIR OR BETTER CONDITION N/A TOTAL INCHES REQUIRED..... N/A
2:1 REPLACEMENT	TOTAL TREES TO BE MITIGATED AT 2:1 REPLACEMENT.....10 TREES TOTAL TREES REQUIRED FOR MITIGATION @ 2:1 REPLACEMENT.....20 TREES TOTAL INCHES REQUIRED @ 2"/TREE.....40"
TOTAL TREE MITIGATION	TOTAL MITIGATION INCHES REQUIRED.....40" TOTAL MITIGATION PROVIDED.....116" 58 TREES FOR A TOTAL OF 118" TOTAL MITIGATION INCHES DEFICIT.....0" TOTAL MITIGATION TREES REQUIRED @ 2"/TREE.....0 TREES
TOTAL MITIGATION PAYMENT	TOTAL MITIGATION PAYMENT: TREE APPRAISALS TOTAL.....\$0 DEFICIT PAYMENT (\$100/TREE).....\$0 TOTAL PAYMENT REQUIRED.....\$0 * NOTE: MITIGATION PAYMENT SHALL BE MADE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.



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 est. 1988 FLORIDA LC2600564

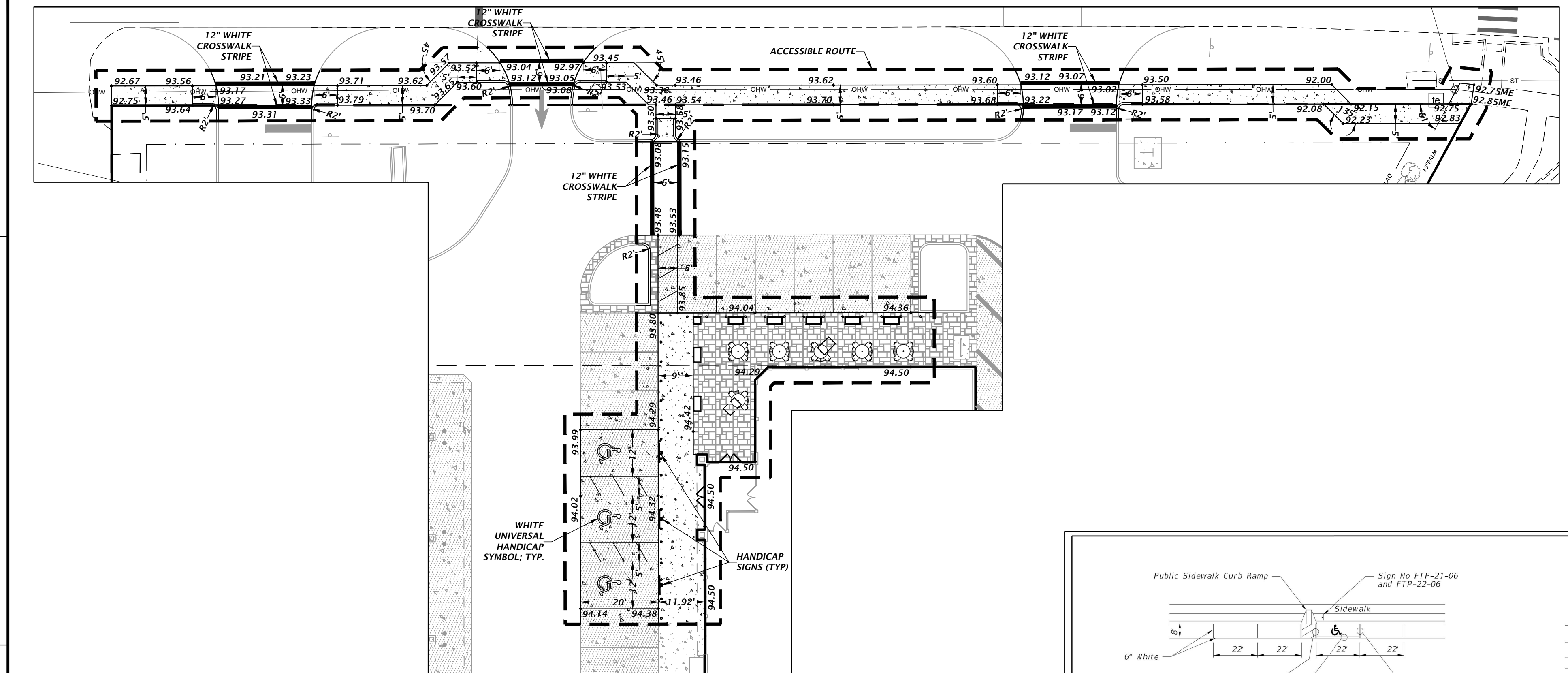
SCALE: 1"=30'
 REFER TO ORIGINAL DRAWING FOR SCALE
 THIS SHEET SHALL BE ADJUSTED TO MATCH THE ORIGINAL DRAWING SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

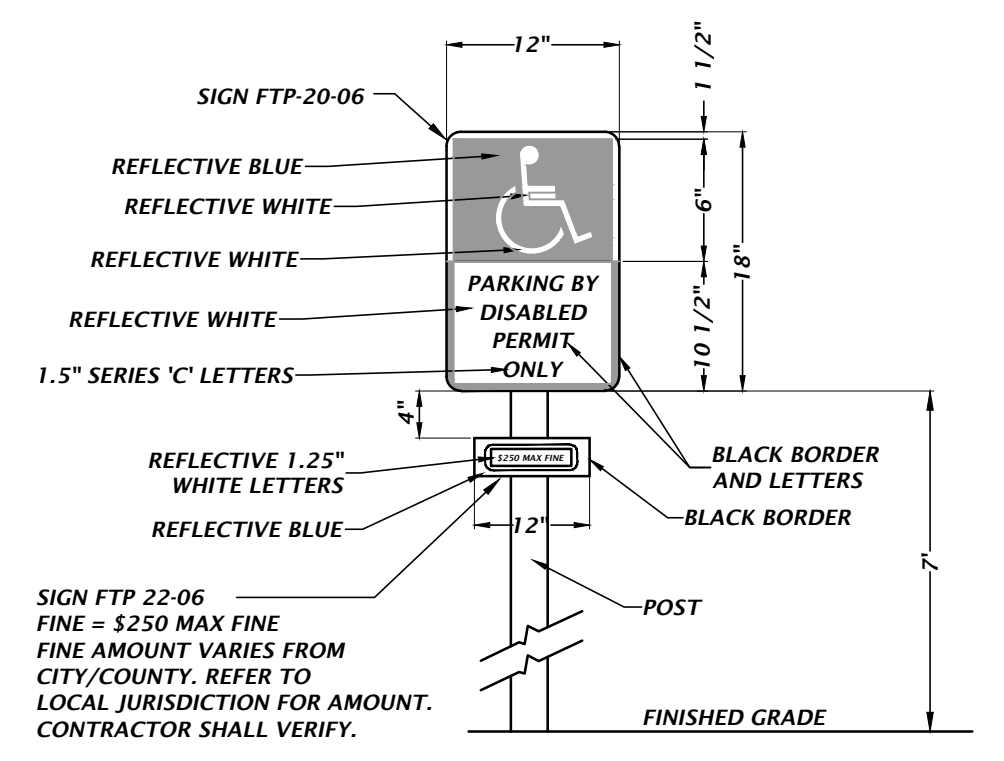
DATE: 10/25/2017
 CITY OF GAINESVILLE
 PROJECT: OLD ARCHER RD REDEVELOPMENT
 SHEET NUMBER: 16-0667

CLIENT: RMC PROPERTY GROUP
 DESIGNER: OLD ARCHER RD
 QUALITY CONTROL: LH
 PROJECT NUMBER: 16-0667

SHEET TITLE: LANDSCAPE PLAN
 SHEET NO.: LS-1



STRIPES IN ACCORDANCE WITH FDOT INDEX NO. 17346



H.C. PARKING SIGN DETAIL
NTS

SIGN NOTES:
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

GENERAL NOTES (Signalized & Nonsignalized)

- For entrances to a one-way street, the downstream restriction may be reduced to 20'.
- Parking shall not be allowed within 20' of a crosswalk.
- All parking lane markings shall be 6" white.
- Parking lane lines shall be broken at driveways.
- Refer to Chapter 316, Fla. Statutes, for laws governing parking spaces.
- Where curb and gutter is used, the gutter pan width may be included as part of the minimum width of parking lane, but desirably the lane width should be in addition to that of the gutter pan.

SPEED (MPH)	UP STREAM (A)		DOWN STREAM (B)	
	2 LANE	4 LANE	2 LANE	4 LANE
0-30	85	60	45	
35	100	70	50	

MINIMUM PARKING RESTRICTION FOR NONSIGNALIZED INTERSECTIONS

UNIVERSAL SYMBOL OF ACCESSIBILITY

MINIMUM PARKING RESTRICTION FOR SIGNALIZED INTERSECTION

SPEED LIMIT (MPH)	SIGNALIZED INTERSECTIONS	DISTANCE FROM CURB RADIUS (ft)
0-30	30'	
35	50'	

NOTES:

- Parking restrictions measured from curb radius point.
- Restrictions for accessible parking are the same as those applied to nonsignalized intersections.

PAVEMENT MARKING FOR PUBLIC SIDEWALK CURB RAMPS IN REST AREAS

FOR ACCESSIBLE MARKINGS - SEE ABOVE

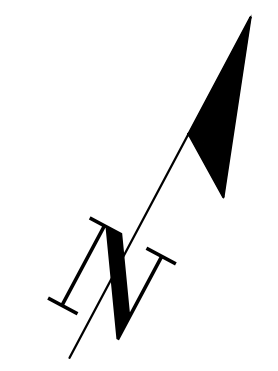
A, B	"DIMENSIONS"			
	"A"	"B"	"C"	"E"
45"	19'-1"	12'-0"	7'-0"	27'-0"
60"	20'-1"	10'-5"	5'-0"	23'-2"
				13'-10"

NOTES:

- Dimensions are to the centerline of markings.
- An Access Aisle is required for each accessible space when angle parking is used.
- Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
- Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.
- The FTP-22-06 panel shall be mounted below the FTP-21-06 sign.

NOTES:

- Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3" or 5" high and white in color.



Tech: Thomas; Plot Date: Dec 21, 2017 11:20am; Filename: L:\2016\16-0667\Engineering\DWG\Production\Plan\16-0667_Ac.dwg

120 NW 79th Drive
 Gainesville, Florida 32607
 (852) 351-1976 / (852) 351-2476
 www.chw-inc.com
 est. 1988 FLORIDA CA 30715
CHW Professional Consultants

SCALE: 1"=20'
 REFER TO SCALE BAR FOR DIMENSIONS ON ORIGINAL DRAWING
 0 INCHES 1/2" 1" 1 1/2" 2" 3" 4" 5" 6" 8" 10" 12" 15" 20" 25" 30" 40" 50" 60" 80" 100"
 THIS SHEET, ADJUST SCALES ACCORDINGLY.

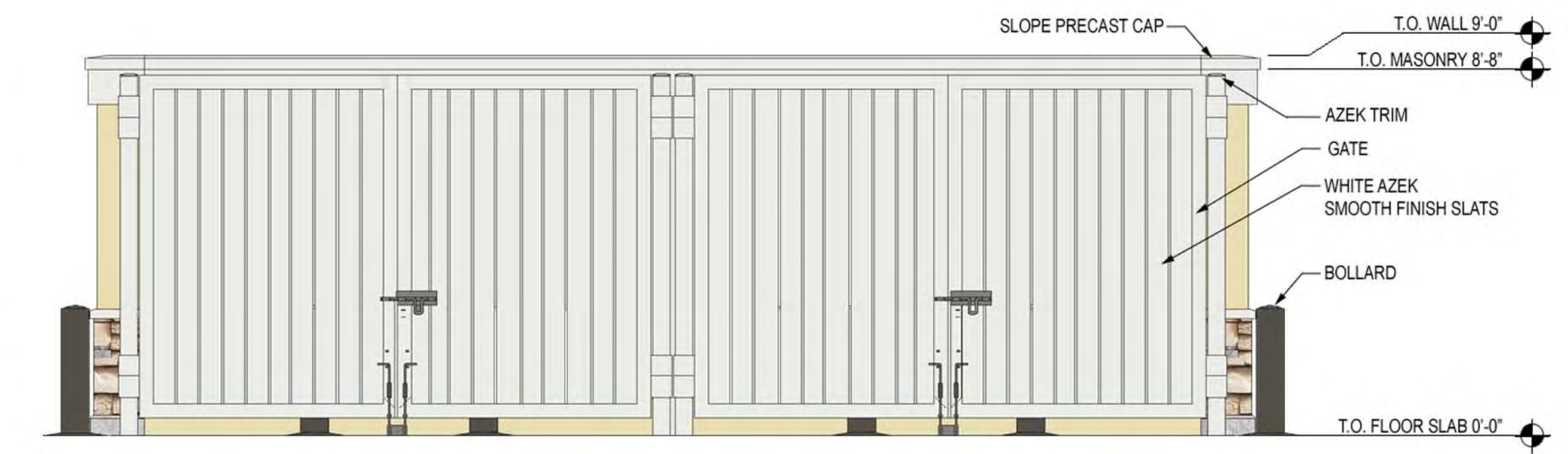
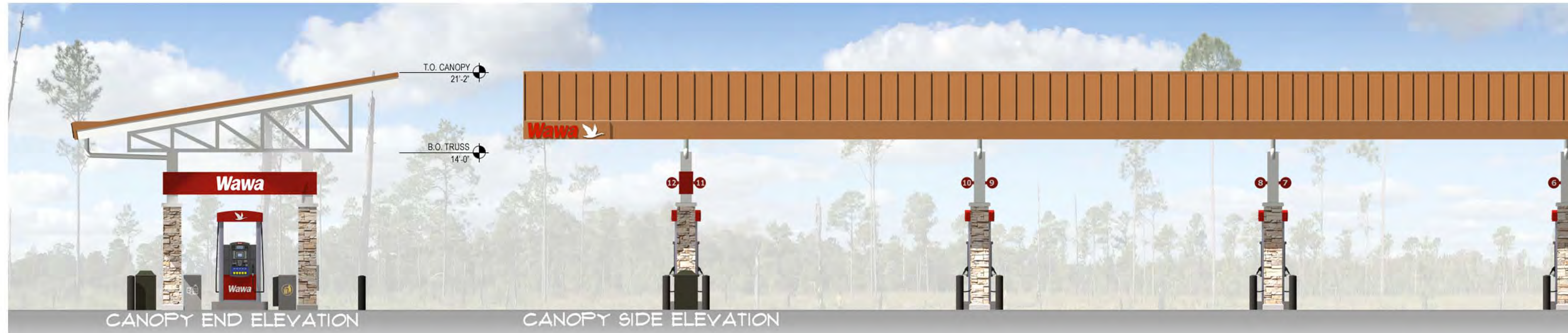
SUBMITTALS:
 10/28/17 CITY OF GAINESVILLE AND GRU
 12/21/17 CITY OF GAINESVILLE AND GRU

CLIENT: RMC PROPERTY GROUP
 PROJECT: FUELING STATION - OLD ARCHER ROAD
 SHEET TITLE: ACCESSIBILITY SITE PLAN AND DETAILS
 PROJECT NUMBER: 16-0667

DESIGNER: J.F. COWART
 QUALITY CONTROL: D.H. YOUNG, P.E.
 M. HEATHCOCK, P.E.
 PROJECT NUMBER: 16-0667

DANIEL H. YOUNG
 FL PE No. 70780
 SHEET NO.: C1.20

LAST REVISION: 07/01/15	DESCRIPTION:	2016 DESIGN STANDARDS	SPECIAL MARKING AREAS	INDEX NO. 17346	SHEET NO. 12 of 14
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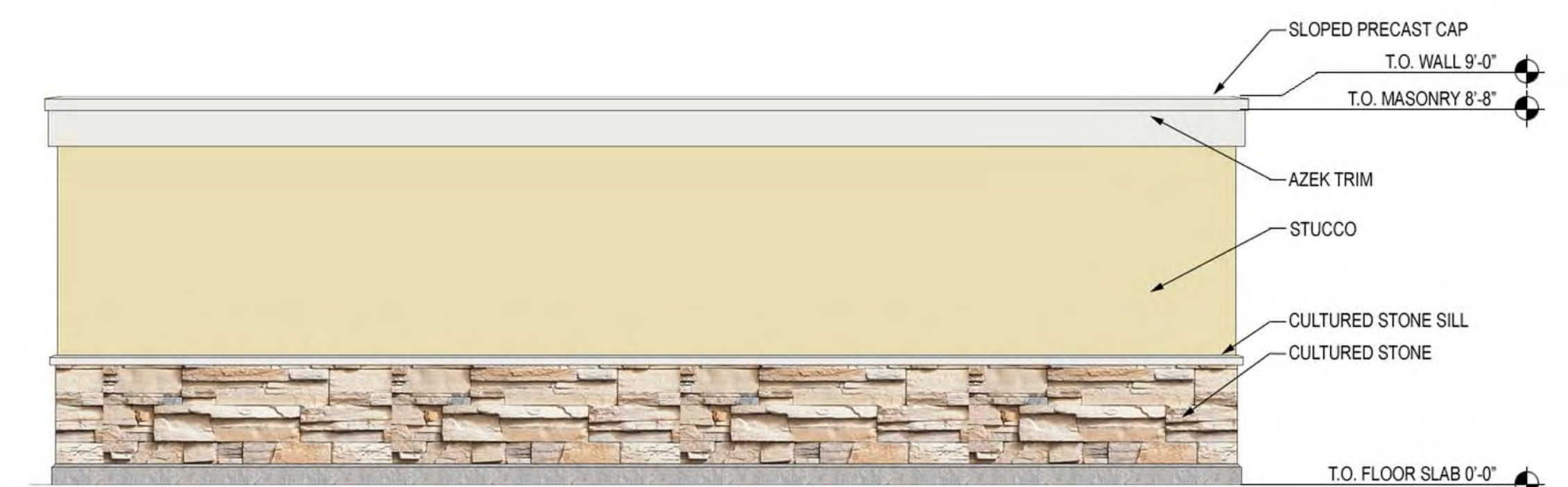
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

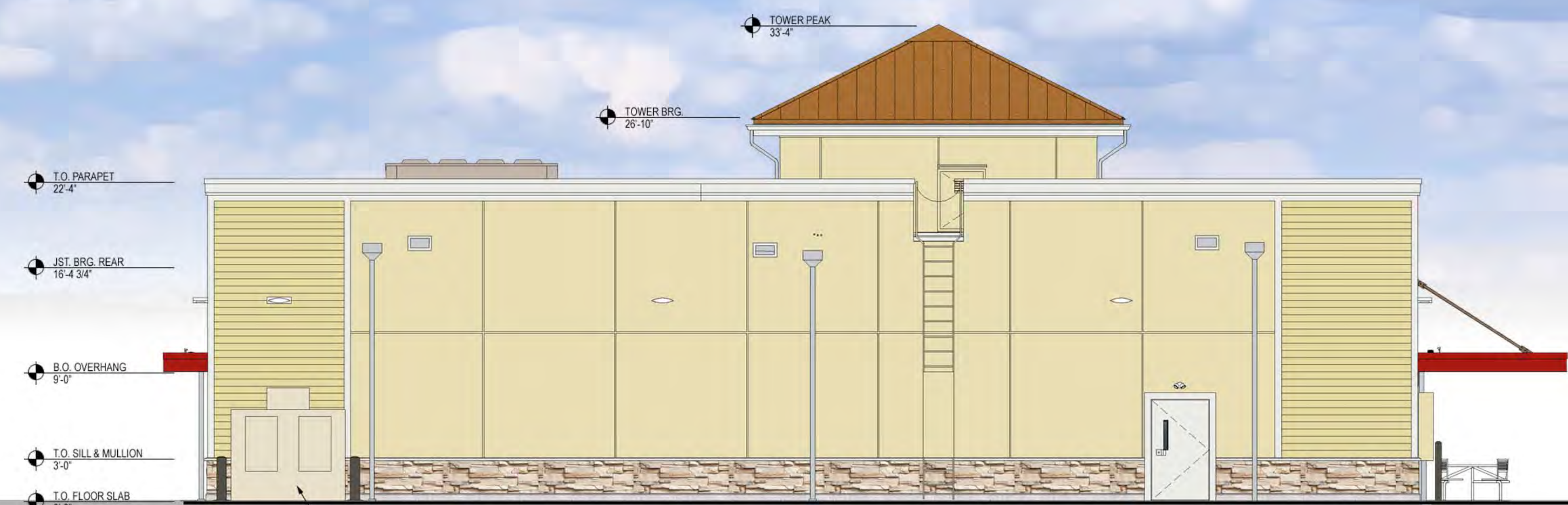
Metal Door Benjamin Moore White Diamond BM 2121-60	Azek Trim White	Stucco Senergy Meringue #3085	Exterior Stone Cultured Stone Southwest Blend
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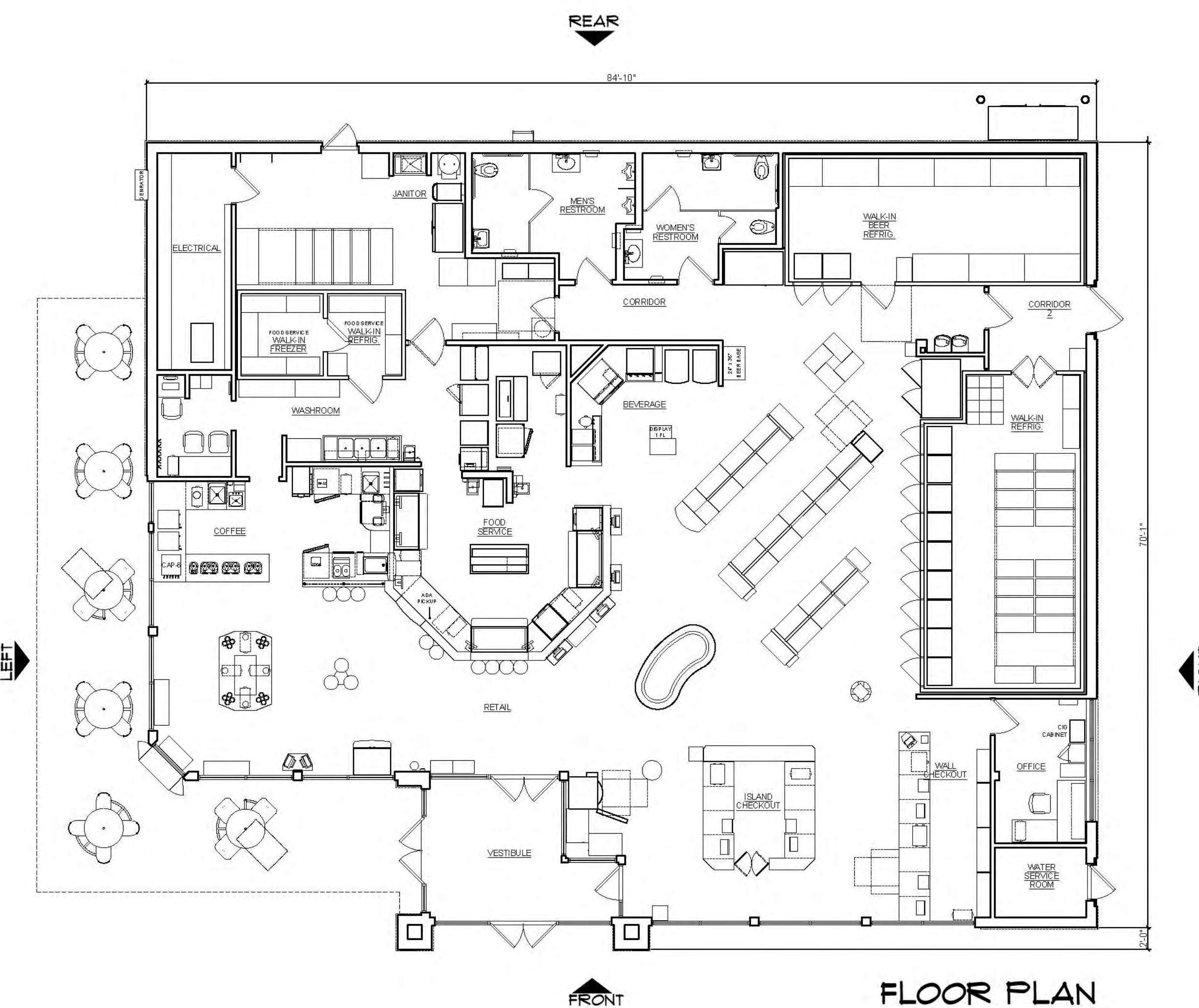
RIGHT (SOUTHEAST) ELEVATION



FRONT (SOUTHWEST) ELEVATION



REAR (NORTHEAST) ELEVATION



FLOOR PLAN

Metal Door Benjamin Moore White Diamond BM 2121-60	Metal Overhang Atlas #17 Brite Red	Fiber Cement Siding James Hardie Harris Cream	Ice Storage Benjamin Moore Natural Wicker OC - 1
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Trim James Hardie Arctic White JH10-20	Stucco Senergy Meringue #3085
Metal Roof Atlas #23 23 Coppertone	Exterior Stone Cultured Stone Southwest Blend



LEFT (NORTHWEST) ELEVATION (SW ARCHER RD.)

NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED