Planning and Zoning Board
Agenda
March 13, 2018

Chair Gary Thomas | **City Manager Traci L. Gresham**

Vice Chair
Member Fred Hilton
Member Anthony Wright
Member Virginia Johns
School Board Member Rob Hyatt

Planning and Zoning Board
At 6:00 PM

Meeting Date: March 13, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the February 13, 2018 PZB Meeting

B. Site Plan - Vemo Auto Auctions: A request by Chris Gmuer, P.E., of Gmuer Engineering, LLC,

applicant and agent for Bruce D. Neal and Lanette T. Neal, property owners, for consideration of a Site Plan for the redevelopment of the subject property, adding parking and vehicle storage areas and a ±1,120 square foot structure on a ±23.4 acre subject property, consisting of a ±11.3 acre project area. Tax Parcel No. 05949-013-000 and a portion of Tax Parcel No. 05949-018-000 (Quasi-Judicial Hearing).

C. Land Development Regulations (LDR) Text Amendment - A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 1.4.5; 1.7.7; 2.2.2(C)(3); 2.2.3(E); 2.2.9(A); 2.2.15(B); 2.4.9(G); 2.4.10; 3.6.3(A)(5); 3.6.3(C)(5); 3.6.3(D)(5); 4.1.2; 4.4.2(D)(2); 4.5.6(D)(4); 6.1.3(N); 6.1.4(B)(2)(a) - (d); 6.8.1(B); 6.8.3(A)(1); and 10.2; and amending Tables 4.1-1 and 4.4-1 (Legislative Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/13/2018
SUBJECT: Approval of the Minutes of the February 13, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the minutes of the February 13, 2018 Planning & Zoning Board (PZB) Meeting.

Summary

Approve the minutes of the February 13, 2018 Planning & Zoning Board (PZB) Meeting.

ATTACHMENTS:

Description

- PZB Minutes - 2/13/18 Meeting

Planning and Zoning Board
Minutes
February 13, 2018

Chair Gary Thomas
Vice Chair Dayna Miller
Member Fred Hilton
Member Anthony Wright
Member Virginia Johns
School Board Member Rob Hyatt

City Manager Traci L. Gresham

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: February 13, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair Gary Thomas called the meeting to order. All members were present.

INVOCATION

Led by Member Anthony Wright.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Wright moved to accept the agenda; seconded by Member Fred Hilton.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the January 9, 2018 PZB Meeting

Member Wright moved to accept the minutes; seconded by Member Hilton.

Chair Thomas opened the floor for comments.

There were no comments.

Passed by unanimous consent.

B. Minor Subdivision / Final Plat: Replat of Lots 1 & 4, Block 14, Alachua Realty Co.'s Addition to the City of Alachua, Fla. - A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, to subdivide the subject property into a total of 4 lots. A portion of Tax Parcel No. 03095-000-000 & Tax Parcel No. 03095-001-000 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony in the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Clay Sweger, AICP, LEED AP, of EDA Engineers-Surveyors-Planners, Inc., presented additional information relating to the Minor Subdivision/Final Plat, and availed himself for questions.

Member Hilton moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board find the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmit the Final Plat to the City Commission with recommendation to approve; seconded by Vice Chair Dayna Miller.

Chair Thomas opened the floor for comments.

There were no comments.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

City Attorney Marian Rush commended Vice Chair Miller on her appointment to the City Commission,

and her contribution to the Planning and Zoning Board.

Member Wright commended Vice Chair Miller.

Chair Thomas concurred with City Attorney Rush and Member Wright.

Vice Chair Miller expressed her gratitude and wished the Planning and Zoning Board well.

Department Director Winburn commended Vice Chair Miller, and expressed her gratitude for Vice Chair Miller's service to the Planning and Zoning Board. She also stated the vacant seat will be noticed and filled. She stated the next meeting will be on March 13, 2018 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Virginia Johns moved to adjourn; seconded by Vice Chair Miller.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/13/2018
SUBJECT: Site Plan - Vemo Auto Auctions: A request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal and Lanette T. Neal, property owners, for consideration of a Site Plan for the redevelopment of the subject property, adding parking and vehicle storage areas and a ±1,120 square foot structure on a ±23.4 acre subject property, consisting of a ±11.3 acre project area. Tax Parcel No. 05949-013-000 and a portion of Tax Parcel No. 05949-018-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 20 of the March 13, 2018 Staff Report to the Planning & Zoning Board.

Summary

This site plan application is a request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal & Lanette T. Neal, property owners, for consideration of the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements.

The overall subject property is ±23.4 acres in area; the project area consists of ±11.3 acres of the overall subject property. The subject property is located at 10100 Cellon Creek Boulevard, which is the terminus of the roadway. There are two (2) existing access points and connections to Cellon Creek Boulevard. Both access points would remain, with some modifications to the eastern ingress/egress to improve the turning radius and access to the property.

The development would modify / expand an existing stormwater basin in the southwest corner of the project area and would relocate another located in the southeast corner of the project area. The applicant has submitted an application to the Suwannee River Water Management District (SRWMD) for the proposed stormwater system modifications. Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

In March 2017, and in accordance with the regulations set forth in Section 4.2.1(D) of the LDRs, the property owner

submitted an application for an LDR Administrator Interpretation pertaining to a determination of the proposed use of the subject property. Based upon the information presented by the property owner in the application for an LDR Administrator Interpretation, it was determined that the proposed use, defined within a letter from the LDR Administrator dated March 21, 2017 as "wholesale automobile auctions", is a use that generally has an impact similar in nature, function, and duration to other use types permitted in the Light & Warehouse Industrial (ILW) zoning district (the zoning of the subject property). As such, the LDR Administrator Interpretation for the proposed use was approved for the subject property. The LDR

Administrator's interpretation letter is included within Exhibit "B" of the Staff Report, attached to this agenda item.

It was noted in the interpretation rendered by the LDR Administrator that additional off-street parking would be needed to meet the requirements of Section 6.1 of the LDRs. This site plan has been prepared and submitted to provide additional off-street parking to comply with the minimum requirements as set forth in the LDR Administrator interpretation, as well as other improvements to the site (outdoor storage areas, outdoor storage area screening, site landscaping, etc.)

ATTACHMENTS:

Description

- Staff Report
- Site Plan - Vemo Auto Auctions
- Application & Supporting Materials
- 3/13/18 PZB Public Notice Affidavits

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 13, 2018
Quasi-Judicial Hearing

SUBJECT:	A request for the approval of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements
APPLICANT/AGENT:	Chris Gmuer, P.E., Gmuer Engineering, LLC
PROPERTY OWNER:	Bruce D. Neal & Lanette T. Neal
LOCATION:	10100 Cellon Creek Boulevard
PARCEL ID NUMBERS:	05949-013-000 and a portion of 05949-018-000
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±23.4 acres (overall site); ±11.3 (project area)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 20 of the March 13, 2018 Staff Report to the Planning & Zoning Board.*

SUMMARY

This site plan application is a request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal & Lanette T. Neal, property owners, for consideration of the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements.

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In March 2017, and in accordance with the regulations set forth in Section 4.2.1(D) of the LDRs, the property owner submitted an application for an LDR Administrator Interpretation pertaining to a determination of the proposed use of the subject property. Based upon the information presented by the property owner in the application for an LDR Administrator Interpretation, it was determined that the proposed use, defined within a letter from the LDR Administrator dated March 21, 2017 as "wholesale automobile auctions", is a use that generally has an impact similar in nature, function, and duration to other use types permitted in the Light & Warehouse Industrial (ILW) zoning district (the zoning of the subject property). As such, the LDR Administrator Interpretation for the proposed use was approved for the subject property. The LDR Administrator's interpretation letter is included within Exhibit "B" of this Staff Report.

It was noted in the interpretation rendered by the LDR Administrator that additional off-street parking would be needed to meet the requirements of Section 6.1 of the LDRs. This site plan has been prepared and submitted to provide additional off-street parking to comply with the minimum requirements as set forth in the LDR Administrator interpretation, as well as other improvements to the site (outdoor storage areas, outdoor storage area screening, site landscaping, etc.)

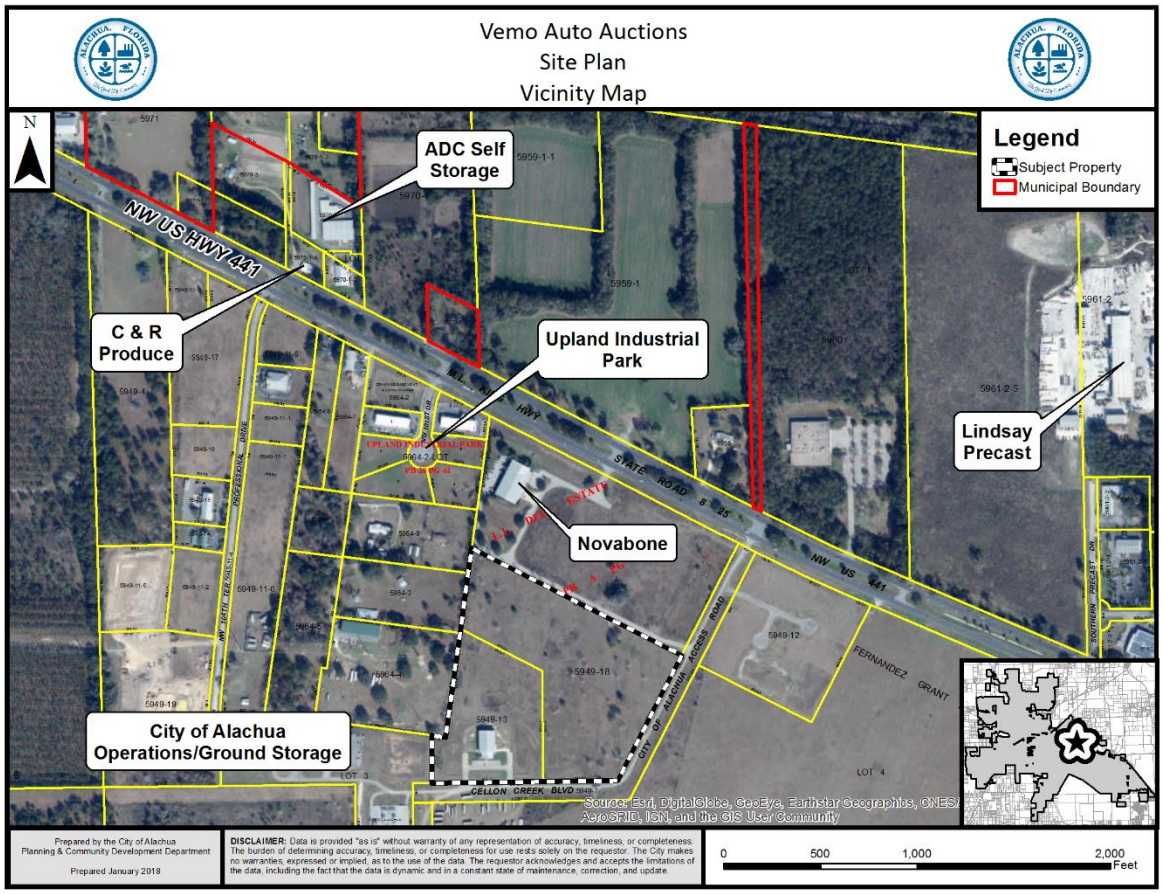
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Novabone	Industrial	Light & Warehouse Industrial (ILW)
South	Vacant Lands	Moderate Density Residential	Agriculture (A)
East	Vacant Lands	Community Commercial; Moderate Density Residential	Agriculture (A)
West	Governmental Facilities; Industrial Uses	Public; Industrial	Governmental Facilities (GF); Light & Warehouse Industrial (ILW)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on July 6, 2017, at the subject property, 10100 Cellon Creek Boulevard. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.b: The subject property has an Industrial FLUM Designation, which uses such as outdoor storage yards or lots and limited office uses. The proposed use would comply with the LDR Administrator Interpretation pertaining to the use of the property, issued in March 2017.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that the proposed development would comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations, or alternative compliance standards as set for the in Section 6.2.2(D)(9).

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the development, the subject property would exceed the minimum 10% open space requirement.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development would not adversely affect natural features.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development would not adversely affect the level of service (LOS) standard of any monitored public facilities.

Objective 7.2: Wellfield protection:

The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Policy 7.2.b: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low- density development zone.

Evaluation and Findings of Consistency with Objective 7.2 and Policies 7.2.a and 7.2.b: While the subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, the Public Services Department, in a memorandum dated January 18, 2018, has noted that the City has identified Parcel 05949-006-000 as a future wellfield site. This parcel is currently owned by the City and is located adjacent to and west of the subject property. The memorandum further advises the project's engineer to take into consideration wellfield protection standards into the design.

Policy 7.2.a of the Future Land Use Element establishes a primary wellfield protection zones around city potable wells. The primary protection zone consists of lands within a 500 foot radius of a potable water well, and limits development within the area to low impact development to protect the wellhead from contamination. In addition, no development that conflicts with Chapter 62-521, Florida Administrative Code (F.A.C.) is permitted within primary wellfield protection zones.

Policy 7.2.b establishes a secondary wellfield protection zone around each primary protection zone. Secondary protection zones are designated as low density development zones.

The applicant has not proposed as part of this application any uses which are known to conflict with Chapter 62-521, F.A.C. Staff has proposed a condition pertaining to the Public Services Department's comment concerning future use of the adjacent City-owned property.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The proposed development is located within the City's potable water service area and is presently served by potable water. The subject property is located outside of the wastewater service area, and as such will continue to use a septic system for wastewater.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities is provided within this report. The development would not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g: The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections would be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities is provided within this report. The development would not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.1: The proposed development would modify / expand an existing stormwater basin in the southwest corner of the project area and would relocate another located in the southeast corner of the project area. The applicant has submitted an application to the Suwannee River Water Management District (SRWMD) for the proposed stormwater system modifications. Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured

as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's potable water service area and is presently served by potable water.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development would not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property is not known to contain any environmentally sensitive lands or threatened/ endangered species. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

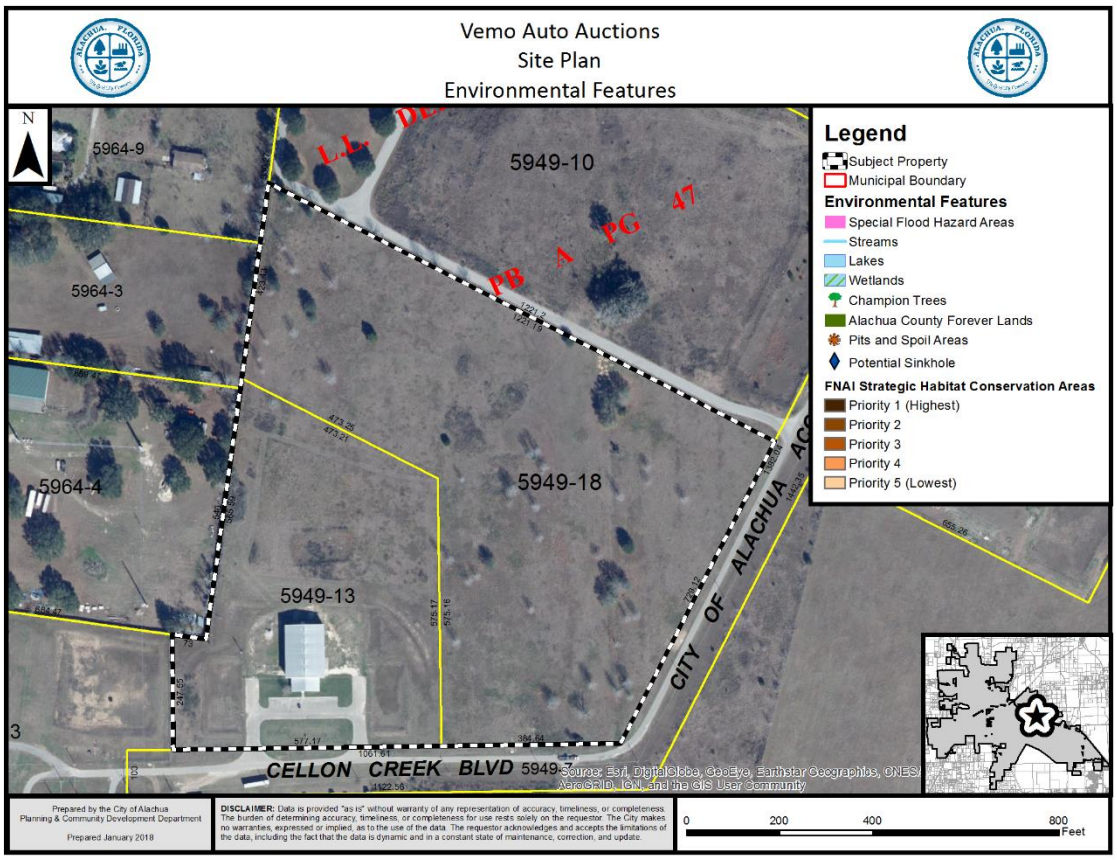
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property, therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report. The subject property is located approximately 1,300

feet (approximately ¼ mile) north of lands that are part of the San Felasco Hammock Preserve State Park, however, it is not anticipated that the use of the land would have any adverse impacts upon the State Park lands.

Regulated Plant & Animal Species

The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on or within proximity of the subject property. The FNAI PNI data layer is not intended for use in a regulatory decision making process, and must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are three (3) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

The City's Comprehensive Plan establishes wellfield protection standards in Objective 7.2 of the Future Land Use Element.

Evaluation: While the subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, the Public Services Department, in a memorandum dated January 18, 2018, has noted that the City has identified Parcel 05949-006-000 as a future wellfield site. This parcel is currently owned by the City and is located adjacent to and west of the subject property. The memorandum further advises the project's engineer to take into consideration wellfield protection standards into the design.

Policy 7.2.a of the Future Land Use Element establishes a primary wellfield protection zones around city potable wells. The primary protection zone consists of lands within a 500 foot radius of a potable water well, and limits development within the area to low impact development to protect the wellhead from contamination. In addition, no development that conflicts with Chapter 62-521, Florida Administrative Code (F.A.C.) is permitted within primary wellfield protection zones.

Policy 7.2.b establishes a secondary wellfield protection zone around each primary protection zone. Secondary protection zones are designated as low density development zones.

The applicant has not proposed as part of this application any uses which are known to conflict with Chapter 62-521, F.A.C. Staff has proposed a condition pertaining to the Public Services Department's comment concerning future use of the adjacent City-owned property.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) ***Use Allowed in Zone District***

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Light & Warehouse Industrial (ILW). In March 2017, and in accordance with the regulations set forth in Section 4.2.1(D) of the LDRs, the property owner submitted an application for an LDR Administrator Interpretation for a use determination. Based upon the information presented by the property owner in the LDR Administrator Interpretation, it was determined that the proposed use, defined within a letter from the LDR Administrator dated March 21, 2017 as "wholesale automobile auctions", is a use that generally has an impact similar in nature, function, and duration to other use types permitted in the ILW zoning district. As such, the LDR Administrator Interpretation for the proposed use was approved for the subject property. The LDR Administrator's interpretation letter is included within Exhibit "B" of this Staff Report.

(3) ***Zone District Use-Specific Standards***

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: Since the use was approved as an unlisted use through the LDR Administrator Interpretation procedures, there are no Use-Specific Standards defined in Section 4.3 for this use. The LDR Administrator Interpretation did, however, note that outdoor storage areas as part of this use shall be subject to the standards for outdoor storage as an accessory use, as set forth in Section 4.4.4(E). The site plan demonstrates compliance with the standards contained therein.

(4) ***Development and Design Standards***

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards.

In accordance with the provisions set forth in Section 6.2.2(D)(9), the applicant requested approval of an alternative landscape plan.

Section 6.2.2(D)(9)(b) establishes allowable deviations from the landscaping standards. The allowable deviations permitted under this section allow for: (i) a reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public

facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice; (ii) a reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels; or (iii) up to a 25 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.

The applicant's request for an alternative landscape plan proposed the following alternative compliance methods (further information concerning the code minimum landscape requirements and each alternative compliance method is provided within the landscape plans):

1. **West Perimeter Buffer:**

   Required: Type "B" Buffer, Option 3: "…requires one four-foot berm or fence plus one canopy tree per 40 (linear feet)…"; Also, Type "B" Buffer, Option 2: "…requires one canopy tree per 40 (linear feet), plus on hedge…"

   Proposed: "Alternative compliance is requested per Section 6.2.2(D)(9)(b)(i) *for use of understory trees in lieu of canopy trees* along this perimeter due to existing overhead utilities and the limited space for tree plantings between this overhead line and the proposed drive. *Understory trees are proposed as larger than code-minimum size* (30-gallon vs. 15-gallon) to assist in achieving buffer intent sooner. *Total of 34 proposed understory* and 2 canopy trees to remain to meet this requirement. Trees are proposed at 20' minimum off of exiting utility poles."

2. **Site Landscaping, West Side:**

   Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

   Proposed: "2 Tree Credits + *Alternative compliance requested for the remaining 20 (sic) required trees. Included on plan are 16, 30-gallon trees with 2" caliper*. 16 x 2" caliper = 32 caliper inches = 21 tree equivalents.

3. **Site Landscaping, East Side:**

   Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

   Proposed: "Alternative compliance requested. Included on the plan are 17, 15-gallon with 1.5" caliper trees *plus 5, 30 gallon trees with 2" caliper*. Translating both to caliper inches, 17 x 1.5" = 25.5" plus 5 x 2" = 10" = 35.5 caliper inches total."

4. **Site Landscaping, North Side:**

   Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

   Proposed: "Included on the plan are 18, 15-gallon with 1.5" caliper trees *plus 4, 30-gallon trees with 2" caliper*. Translating both to caliper inches, 18 x 1.5" = 27" plus 4 x 2" = 8" = 35 caliper inches total."

5. **Site Landscaping, Building Façade:**

   Required: 20 canopy trees for all facades. 20 trees at 15-gallon 1.5" caliper = 30 caliper inches total;

Proposed: Alternative compliance is requested in order to upsize all building façade trees to provide the total number of required caliper inches with less trees. *15, 30-gallon 2" canopy trees* = 30 caliper inches total."

Alternative landscape plans and requests for such alternative plans are reviewed and approved by the LDR Administrator. The alternative landscape plan and proposed alternative compliance methods for this application were found to meet the requirements defined in Section 6.2.2(D)(9)(b), and as such the LDR Administrator approved the alterative landscape plan for the project. A copy of the letter from the LDR Administrator approving the alternative landscape plan, dated February 21, 2018, is included within Exhibit "B" of this Staff Report.

(5) ***Subdivision Standards***

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) ***Complies with All Other Relevant Laws and Ordinances***

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (106)	US 441 (from NW 126th Ave. to SR 235)	4/D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
General Light Industrial (ITE Code 110)	80 (40/40)	11 (10/1)	11 (1/10)

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: AADT – 6.97 trips per 1,000 square feet x 11,520 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet x 11,520 square feet (88% entering/12% exiting); PM Peak Hour –0.97 trips per 1,000 square feet x 11,520 square feet (12% entering/88% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 Segment 3/4[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	35,500
Existing Traffic[3]	17,295
Reserved Trips[4]	1,768
Available Capacity[4]	16,437
Increase/Decrease in Daily Trips Generated by Development	80
Residual Capacity After Development's Impacts[5]	16,357

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016.
4 Source: City of Alachua August 2017 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	US 441 Segment 3/4[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	3,200
Existing Traffic[3]	1,643
Reserved Trips[4]	253
Available Capacity[4]	1,304
Increase/Decrease in PM Peak Hour Trips Generated by Development	11
Residual Capacity After Development's Impacts[5]	1,293

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016.
4 Source: City of Alachua August 2017 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development would not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the impacts that would be generated by the development are acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,301,000
Reserved Capacity[2]	60,524
Available Capacity	938,476
Projected Potable Water Demand from Application[3]	1,728
Residual Capacity	**936,748**
Percentage of Permitted Design Capacity Utilized	**59.27%**

Sources:
1 City of Alachua Public Services Department, May 2017.
2 City of Alachua August 2017 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 11,520 square feet.

Evaluation: The impacts to the potable water system that would be generated by the development would not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that would be generated by the development are acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	654,000
Reserved Capacity[2]	57,964
Available Capacity	788,036
Projected Sanitary Sewer Demand from Application[3]	0
Residual Capacity	**788,036**
Percentage of Permitted Design Capacity Utilized	**47.46%**

Sources:
1 City of Alachua Public Services Department, April 2016.
2 City of Alachua January 2017 Development Monitoring Report.
Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 25,050 square feet.

Evaluation: The subject property is located outside of the wastewater service area, and will continue to use a septic system for wastewater. As such, the development would have no impact upon sanitary sewer facilities.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,568	7221.16
Reserved Capacity[2]	5,280.27	963.65
Demand Generated by Application[3]	69.12	8.98
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per person per year).*
2 *City of Alachua August 2017 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, May 2017.*

Evaluation: The impacts to the solid waste system that would be generated by the development would not adversely affect the Level of Service (LOS) for solid waste facilities; therefore, the impacts that would be generated by the development are acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

VEMO AUTO AUCTIONS
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated January 18, 2018 and found in Exhibit "B" – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

EXHIBIT "B"

TO

VEMO AUTO AUCTIONS
SITE PLAN
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

March 6, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Vemo Auto Auctions - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the revised construction drawings for the Vemo Auto Auction Development Plan provided to us by the City of Alachua. Revised drawings C-200 and C-202, dated 2-28-18 and 3-5-18 respectively, were reviewed to determine if our previous 2-21-18 review comments were appropriately addresses by the petitioner. Based on these latest updated plans provided, all of our previous comments have been addressed satisfactorily.

Please recall that we did not review the stormwater management calculations for this project since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

Re: JBrown Comments - Vemo Auto Auctions SP

From : Christopher Gmuer <chrisg@gmuereng.com> Thu, Feb 22, 2018 12:07 PM
Subject : Re: JBrown Comments - Vemo Auto Auctions SP 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>

Perfect. He gave me a heads up but I did want to talk to him because I want to make sure my revisions will 100% satisfy any of his concerns.

Sincerely,
Christopher A. Gmuer, PE
President, Gmuer Engineering
chrisg@gmuereng.com
(352) 281-4928

On Feb 22, 2018 12:04 PM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Chris,

Please see the attached letter from Jay Brown in reference to his review of the revised plans, dated 2/14/18, for Vemo Auto Auctions. I spoke to Jay, and he said he will contact you to discuss further.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

February 21, 2018

RECEIVED
FEB 2 1 2018
BY:

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Vemo Auto Auctions - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the revised construction drawings for the Vemo Auto Auction Development Plan provided to us by the City of Alachua. The drawings, created by Gmuer Engineering, and dated 2-14-2017, were reviewed to determine if our previous 1-16-18 review comments were appropriately addresses by the petitioner. In general we feel most all of the comments were satisfactorily addressed, however we do still have a couple of concerns identified in the comments below.

Sheet C-200

1. Provide detailed spot elevations at the disabled parking spaces to verify the sidewalk is designed at 1:20 or flatter and the parking spaces do not exceed a slope of 2.0 %.
2. Provide detailed spot elevations to make sure there is an accessible route provided from the disabled parking spaces to the building entry door.

I do not believe these 2 comments, which are related, have been addressed properly, and additional or revised grading is warranted. I am concerned about the short 6' side ramps meeting ADA accessibility. I am willing to work with the EOR to improve this grading design to make sure the end result is a better accessible connection for the disabled parking spaces.

Sheet C-203

1. The eastern drainage diversion swale should be labeled and designed with more grading and design detail. The eastern side of the swale is not tied to grade. This needs to be improved.
2. Where did the topographic survey information come from for the east side of SMF-2? It is not depicted on the survey drawing included within the set. There appears to be more topography than what is shown on the survey drawing. The additional survey should be added to the topographic survey.

I still do not think this design is as sound as it should be. Essentially, the bottom of the basin back slope is being used as a swale flow line, which in

my opinion, is not good engineering practice. The resulting flow line of the diversion swale runs into the basin outfall MES, which also will cause an erosion problem. I suggest the swale be relocated further east and be designed to better integrate into the surrounding topography. Mr. Gmuer contacted me about this issue, and I am sure he desires to provide the best design possible. He expressed his desire to utilize existing LIDAR topo for this swale. I would not be comfortable doing that, as I think this swale will carry a lot of stormwater and I would want to make sure it is designed properly. The topography is Mr. Gmuer's concern, but at a minimum, it needs to be redesigned away from the toe of the basin berm further to the east and discharge eastward from the basin outfall MES. This will result in an improved swale design. A specific swale section detail should be provided to document exactly how this swale should be constructed.

Please recall that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the EOR has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

RE: Fire Flow / Hydrant Location - Vemo Auto Auctions

From : Brian Green <bgreen@AlachuaCounty.US> Wed, Feb 21, 2018 04:54 PM
Subject : RE: Fire Flow / Hydrant Location - Vemo Auto Auctions
To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

I have reviewed the revised drawing. The changes are acceptable and the fire flow is adequate.

Brian Green
Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Wednesday, February 21, 2018 12:44 PM
To: Brian Green
Cc: Kathy Winburn
Subject: Re: Fire Flow / Hydrant Location - Vemo Auto Auctions

Brian,

Sending a friendly reminder to please respond ASAP confirming the revised application and materials for Vemo Auto Auctions addresses your comments. If you have any questions or need to discuss anything, please give me a call. Otherwise, a response by email confirming is acceptable.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: "bgreen" <bgreen@alachuacounty.us>
Cc: "Adam Boukari" <aboukari@cityofalachua.org>, "Kathy Winburn" <kwinburn@cityofalachua.com>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "Harry Dillard" <Hdillard@cityofalachua.com>
Sent: Thursday, February 15, 2018 9:56:38 AM
Subject: Fire Flow / Hydrant Location - Vemo Auto Auctions

Brian,

The City has received the revised application and materials for Vemo Auto Auctions. I have attached the fire flow test which was performed for the project, as well as a sheet from the revised plans showing the relocated hydrant within the ROW of Cellon Creek Boulevard. This location was discussed at the project's DRT Meeting, and the Public Services Department and applicant both agreed this location is preferable to provide coverage not only for this property but for the surrounding area.

Please review and confirm the attached materials address your comments provided in an email dated January 11, 2018. I have attached these comments for reference.

The project is scheduled for the next PZB Meeting. Public notices for this meeting will go out next week, so if you are able to **review and comment by Tuesday, 2/20**, I greatly appreciate your effort.

Thank you.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 21, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Alternative Landscape Plan Request: Vemo Auto Auctions – Site Plan

Dear Mr. Gmuer:

The City has received and reviewed your request for the approval of an alternative landscape plan for the above referenced project pursuant to provisions established in Section 6.2.2(D)(9) of the Land Development Regulations (LDRs). Section 6.2.2(D)(9)(a) states, "[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan."

Section 6.2.2(D)(9)(b) states, "[t]he LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

(i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.

(ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.

(iii) Up to a 25 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise."

This request for an alternative landscape plan and the proposed alternative compliance methods are summarized as follows. Further information concerning the code minimum landscape requirements and each alternative compliance method is provided within the landscape plans prepared by Manley Design, dated February 14, 2018 (*emphasis added* to proposed alternative compliance methods):

1. **West Perimeter Buffer:**

   Required: Type "B" Buffer, Option 3: "...requires one four-foot berm or fence plus one canopy tree per 40 (linear feet)..."; Also, Type "B" Buffer, Option 2: "...requires one canopy tree per 40 (linear feet), plus on hedge..."

Proposed: "Alternative compliance is requested per Section 6.2.2(D)(9)(b)(i) *for use of understory trees in lieu of canopy trees* along this perimeter due to existing overhead utilities and the limited space for tree plantings between this overhead line and the proposed drive. *Understory trees are proposed as larger than code-minimum size* (30-gallon vs. 15-gallon) to assist in achieving buffer intent sooner. *Total of 34 proposed understory* and 2 canopy trees to remain to meet this requirement. Trees are proposed at 20' minimum off of exiting utility poles."

2. **Site Landscaping, West Side:**

   Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

   Proposed: "2 Tree Credits + *Alternative compliance requested for the remaining 20 (sic) required trees. Included on plan are 16, 30-gallon trees with 2" caliper*. 16 x 2" caliper = 32 caliper inches = 21 tree equivalents.

3. **Site Landscaping, East Side:**

   Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

   Proposed: "Alternative compliance requested. Included on the plan are 17, 15-gallon with 1.5" caliper trees *plus 5, 30 gallon trees with 2" caliper*. Translating both to caliper inches, 17 x 1.5" = 25.5" plus 5 x 2" = 10" = 35.5 caliper inches total."

4. **Site Landscaping, North Side:**

   Required: "23 canopy trees at 15-gallon, 1.5" caliper = 34.5 caliper inches total";

   Proposed: "Included on the plan are 18, 15-gallon with 1.5" caliper trees *plus 4, 30-gallon trees with 2" caliper*. Translating both to caliper inches, 18 x 1.5" = 27" plus 4 x 2" = 8" = 35 caliper inches total."

5. **Site Landscaping, Building Façade:**

   Required: 20 canopy trees for all facades. 20 trees at 15-gallon 1.5" caliper = 30 caliper inches total;

   Proposed: Alternative compliance is requested in order to upsize all building façade trees to provide the total number of required caliper inches with less trees. *15, 30-gallon 2" canopy trees* = 30 caliper inches total."

Based upon the description of site constraints provided within the landscape plans, and the allowable deviations defined in Section 6.2.2(D)(9)(b), the request for the approval an alternative landscape plan, and the proposed methods to provide alternative compliance, are found to be consistent with the relevant provisions of LDRs. As such, the alternative landscape plan is hereby approved.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
Acting on behalf of:
LDR Administrator/City Manager

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner
File

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 22, 2018

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Development Review Team (DRT) Summary for: Vemo Auto Auctions – Site Plan

Dear Mr. Gmuer:

The application referenced above was reviewed at our January 22, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, February 6, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.*

As discussed at the DRT Meeting, please address the following insufficiencies:

1. *Compliance with LDR Administrator Interpretation (Use)*
   a. A portion of the "auction queuing lane" is depicted on Sheet C-000 within the "outdoor storage area". All parts of the "auction queuing lane" shall be designated as part of the "outdoor auction area". Revise "site plan map" depicting "auction queuing lane" and "outdoor auction area" and revise the square footage of each area and the parking calculations accordingly.

2. *Compliance with Land Development Regulations (LDRs)*
   a. *Section 4.4, Accessory Use Standards, Outdoor Storage*
      i. Section 4.4.4(E)(3) requires outdoor storage areas to be screened from view from all property lines and adjacent right-of-ways by an opaque fence or wall between six and eight feet in height that incorporates one of the predominant materials and one of the predominant colors used in the primary structure.
         1. The fencing material proposed around outdoor storage areas is a wooden fence. Address the requirement to incorporate one of the predominant materials used within the primary structure.

2. No fencing exists or is proposed on the subject property along the west property line to provide required screening of outdoor storage areas which meets all requirements of Section 4.4.4(E)(3), including requirement to incorporate on of the predominant materials and predominant color of the primary structure. Please address.
3. Landscape screening requirement per Section 4.4.4(E)(3) does not appear to be met west of outdoor storage area. Please address.

b. *Section 6.1, Off-Street Parking and Loading Standards*
   i. Per Section 6.1.6, one off-street loading space is required. Location of off-street loading space not shown on plans.

c. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   i. Sheet C-000 denotes perimeter buffer landscape width of 7.5', as well as parking buffer requirements and tree island requirements. Perimeter buffer width on cover conflicts with width denoted in landscape plans, and the other information is provided within the landscape plans. Remove these notes from Sheet C-000.
   ii. Site Landscaping Requirements: Calculations of front, side, and rear site landscaping requirements use fractional portions of total project area. Total project area must be used to calculate front, side, and rear site landscaping requirements. Revise calculations and update number of trees provided.
   iii. Site Landscaping Requirements: Required number of canopy trees for each 100 lineal feet of façade area only provided for front façade. Requirement is applicable to all facades. Provide calculation of façade trees and indicate number of trees provided to meet requirement for side and rear facades.
   iv. Parking Lot Interior Landscaping:
      1. Provide area of parking lot interior area;
      2. Indicate number of trees/shrubs required and provided within interior parking lot area.
   v. Parking Lot Perimeter Landscaping:
      1. Provide length, in linear feet, of parking lot perimeter;
      2. Indicate number of canopy and understory trees required and provided along parking lot perimeter. Note the number or required canopy trees does not appear to be met for parking lot perimeter.
   vi. Perimeter Buffer Requirements:
      1. Alternative compliance for west perimeter buffer requires approval by LDR Administrator and must meet requirements of Section 6.2.2(D)(9). Response from LDR Administrator to be provided under separate cover.
      2. East and North Perimeter Buffers, Narrative of Required Buffers: For Type B, Option 2 areas, requirement is one canopy tree every 40 linear feet plus one hedge. Plans currently state "one canopy tree plus one hedge..."

3. *Section 6.4, Exterior Lighting Standards*
   a. Light fixture depicted on Sheet P-100 within paved parking area but no protection provided against potential vehicular conflicts. Provide wheel stops or other means of protection.
   b. Lighting cutsheets submitted with application materials are different than the fixtures proposed and state project name "Farm Bureau Alachua." Submit correct lighting cutsheets.
   c. Data tables repeated on Sheet P-100. Delete second set of tables.

4. *General Comments*
   a. Provide proposed color scheme of building and fencing.
   b. Project area depicted on "location map" the boundary also shown on "site plan map" on Sheet C-000. Provide acreage of the project area.

c. Compliance with FBC and other applicable building/fire codes for proposed modifications to building are subject to review at the time of building permit review.

5. *Comprehensive Plan Consistency*
   a. The applicant must address Policy 5.2.c, Community Facilities & Natural Groundwater Aquifer Recharge Element, which requires utilization of one of the defined techniques to address groundwater quality and quantity impacts.
   b. The response to Policy 2.4.a, Future Land Use Element, which requires a minimum 30% landscaped area, should state the total percentage of site landscaped area, or the landscaped plans should provide this information.

6. *Concurrency Impact Analysis*
   a. Transportation Impacts: Existing traffic, per August 2017 Development Monitoring Report, on Segments 3/4 is 17,295. Revise accordingly.
   b. Potable Water:
      i. Verify reserved capacity and residual capacity are consistent with the August 2017 Development Monitoring Report;
      ii. Site is served by potable water. Revise accordingly.

7. *Completeness Review Comments*
   a. Label buildings as existing / proposed as applicable.
   b. Front setback not labeled on Sheet C-102 (portion of the site on the left side of sheet); side setback not labeled on Sheet C-102 (portion of site in the center of sheet).
   c. Civil plans were signed and sealed, but plans by other design professionals were not signed and sealed. Ensure future resubmittals are signed and sealed by all design professionals.
   d. Copies of application materials must be collated into complete application packages and plans individually rolled/folded.

8. *Public Services/Fire Rescue/Outside Engineering Review Comments*
   a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated January 18, 2018.
   b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an e-mail dated January 11, 2018.
   c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated January 16, 2018.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated January 18, 2018
E-mail from Brian Green, Alachua County Fire Rescue, dated January 11, 2018
Letter from A.J. "Jay" Brown, Jr., P.E., JBrown Professional Group, dated January 16, 2018

cc: Kathy Winburn, AICP, Planning & Community Development Director (without attachments)
Adam Hall, AICP, Planner (without attachments)
Project File

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **January 18th, 2018**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director RJV

RE: **Vemo Auto Auctions Site Plans**

Public Services have reviewed the Vemo Auto Auctions Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**General Note.** Engineer shall coordinate with utilities in order to minimize conflicts. Existing Duke Energy underground electric is within this area.
2.	**General Note.** City has identified City Parcel 05949-006-000 as a future wellfield site. Engineer's design to take into consideration the Wellfield protection standards.
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

RE: Review of Vemo Auto Auctions Site Plan

From : Brian Green <bgreen@AlachuaCounty.US> Thu, Jan 11, 2018 09:24 AM
Subject : RE: Review of Vemo Auto Auctions Site Plan
To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

Thank you for the email.

RE: Review of Vemo Auto Auctions Site Plan

1. The location of the fire hydrant as shown is not acceptable, Hydrants shall be within 500 feet of a building as the truck drives.
2. I need verification from Public Services as to the current fire flow available at this location.

Brian Green
Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 16, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Vemo Auto Auctions - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the Vemo Auto Auction Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings, created by Gmuer Engineering and dated 12-14-2017, are generally sound from an overall engineering standpoint, but we do have several comments that should be addressed. The comments are provided below.

Sheet C-010

1. There is no legend provided on the Notes & Legend Sheet. Add the civil engineering legend.

Sheet C-100

1. Suggest labeling the "Warehouse Building" and the "Check-In Building".
2. Label inverted crown swale within the northern paved area.
3. Suggest cleanup the power pole, A/C pad, wastewater cleanout, etc. base survey symbology, which is way too large for the scale of the drawing. Would be better if those items were reduced to proportionate scale.

Sheet C-100

1. Why is the eastern auto auction drive lane to be constructed out of gravel / limerock when the western lane is paved?
2. Correct spelling of drive "aisle".

Sheet C-200

1. Label the stormwater basins, and recommend providing information on this sheet identifying basin top elevation, basin bottom elevation, and basin 100 year design high water level elevation.
2. In SMF-1 add elevation at bottom of spillway.
3. Depict the mitered end section in SMF-1.
4. Provide spot elevation at the western end of the diversion swale.

5. Provide erosion control measures along the ROW south of SMF-1 and at the end of the western diversion swale to protect the ROW from erosion and siltation discharge.
6. Provide erosion control measures along the ROW south of the new parking areas to protect the ROW from erosion and siltation discharge.
7. Provide detailed spot elevations at the disabled parking spaces to verify the sidewalk is designed at 1:20 or flatter and the parking spaces do not exceed a slope of 2.0 %.
8. Provide detailed spot elevations to make sure there is an accessible route provided from the disabled parking spaces to the building entry door.
9. Label the finished floor elevation of the warehouse building.
10. Label the concrete pad and bike racks. Label the type of curbing to be used.
11. Label the type of sidewalk (step-up or flush).
12. Provide wheel stops in front of any flush sidewalk sections.
13. Hatch the proposed pavement.
14. It is unclear if the sidewalk continues to connect to the western 4 space parking bay. There may be an unintended line in that area if the sidewalk is not intended to connect in front of the full width of the bike rack. If that sidewalk is to be extended, hatch it accordingly and grade it accordingly.
15. Point to and label the concrete splash pads with energy dissipater blocks.
16. The addition of runoff directional flow arrows would assist in the depiction of the grading and drainage plan design intent.
17. Recommend providing erosion control at the end of the spillways entering SMF-1 and SMF-2 to protect the basin bottoms during construction from unnecessary siltation deposits.
18. Recommend protecting the pavement edge where the center swale meets the northern pavement by the addition of a concrete spillway or flush curb. With the swale discharging at that point source in the pavement, that section of pavement will degrade quickly.

Sheet C-201

1. Hatch the drive aisles and pavement.
2. Depict the water well at an appropriate size to make sure the swale is not affecting it.

Sheet C-202

1. Depict the mitered end section in SMF-2. Consider allowing the MES to outfall to the basin within the concrete spillway. In that manner you would only have 1 point of stormwater discharge entry and it would be less maintenance and erosion control. If not, provide an erosion control splash pad at the MES entry location.
2. Provide elevation labels on the existing elevation contours.
3. Provide erosion control measures along the ROW south of SMF-2 and at the end of the eastern diversion swale to protect the ROW from erosion and siltation discharge.
4. Protect the Cellon Blvd. cross-drain with erosion control measures.
5. Label Cellon Blvd.
6. Label filtration cleanout.

7. Label SMF-2, and recommend providing information on this sheet identifying basin top elevation, basin bottom elevation, and basin 100 year design high water level elevation.
8. 15" HDPE outfall pipe should have exact slope not minimum.
9. The eastern drainage diversion swale should be labeled and designed with more grading and design detail. The eastern side of the swale is not tied to grade. This needs to be improved.
10. Where did the topographic survey information come from for the east side of SMF-2? It is not depicted on the survey drawing included within the set. There appears to be more topography than what is shown on the survey drawing. The additional survey should be added to the topographic survey.
11. Label the Cellon Blvd. cross-drain pipe and inverts to make sure the swale design works in relation to the cross drain.
12. Hatch the auction pavement drive aisles.
13. Are any easements required to be provided on Parcel 2 for the work within Parcel 2? For example a drainage easement for SMF-2.

Sheet C-203

1. Show the western property line on the SMF-1 cross section.
2. If you are using CMU blocks as the energy dissipater devices you may want to consider thickening the splash pad thickness.
3. Consider adding a plan view of ST-SMF2 to show the grease skimmer better.
4. There are many details in this design that should be included in the set. Consider adding the following details: pavement section, curbing, sidewalk (step-up or flush), silt fencing, tree barricades, additional swale details / sections, disabled parking spaces and signs, gravel / limerock drive aisle, and other appropriate details. Add an additional sheet to the set if required.

Sheet L-103

1. Show the parking lot light pole locations to verify no conflict exists between tree plantings and proposed parking lot lights.

Sheet L-104

1. What is the item labeled "M" next to the QV in the southeast part of the sheet? I do not see a legend with that symbol. Is it a meter symbol? It appears the irrigation system is being fed by an existing well.

General

1. Should you consider adding an SWPPP to the drawing set? One should be created for the NPDES permit and it is common, although not required, for the SWPPP to be included in the civil engineering set.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

City of Alachua
Development Review Team (DRT) Meeting

Project Name: Vemo Auto Auctions Site Plan

Meeting Date: January 22, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@cityofalachua.com	PO Box 9, Alachua FL 32616	386-418-6100x107
Christopher Omuer	chrisg@gmueveng.com	—	352-281-4928
Adam Hall	ahall@cityofalachua.com	Po Box 9, Alachua FL, 32616	386 418 6100 x180
Harry Dillard	HDillard@cityofalachua.com		386-418-6184
Rodolfo Valladares	CoA		CoA
Kathy Winburn	COA		COA

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Vemo Auto Auctions

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Chris Gmuer, Gmuer Engineering, LLC

PROPERTY OWNERS: Bruce D. Neal & Lanette T. Neal

DRT MEETING DATE: January 22, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

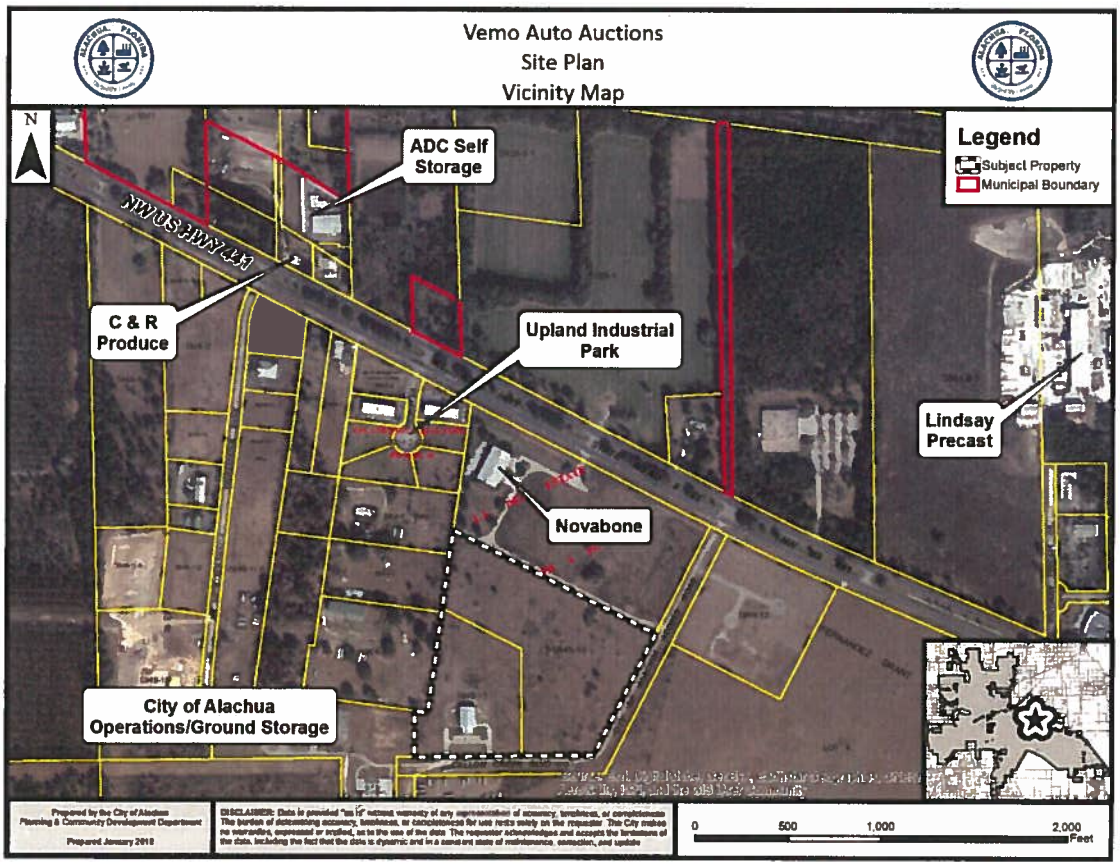
OVERLAY: N/A

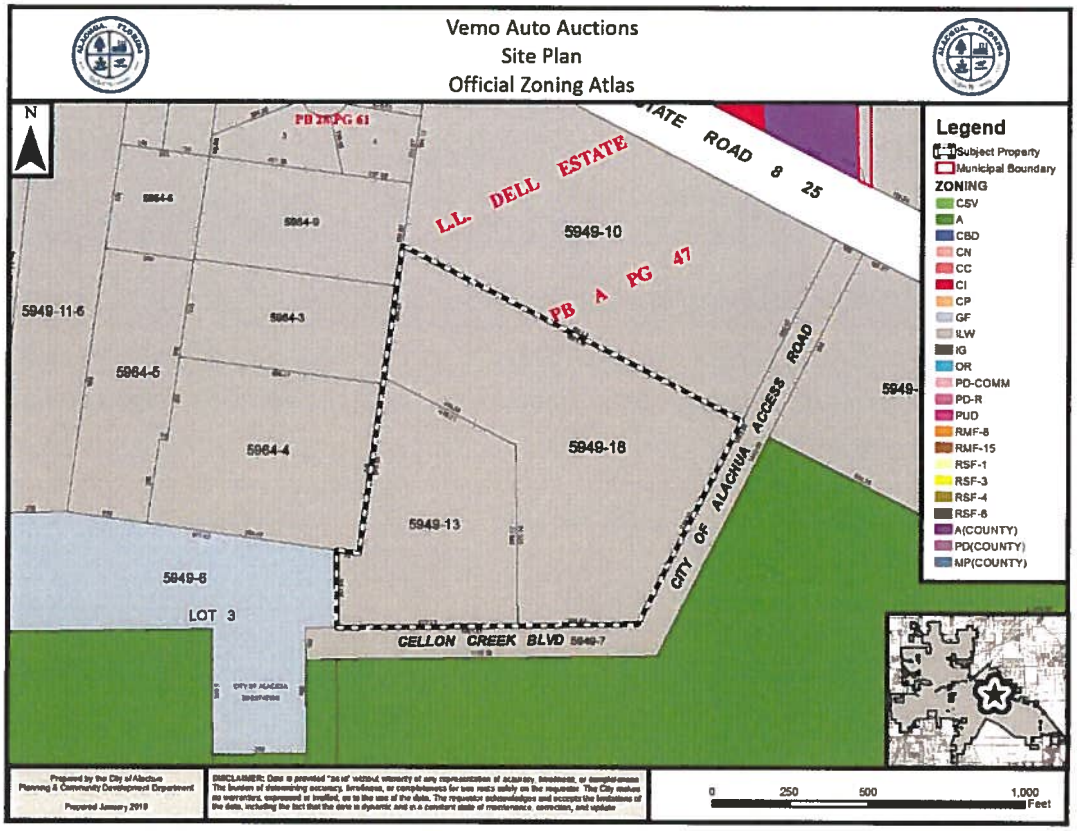
ACREAGE: ±23.4 acres

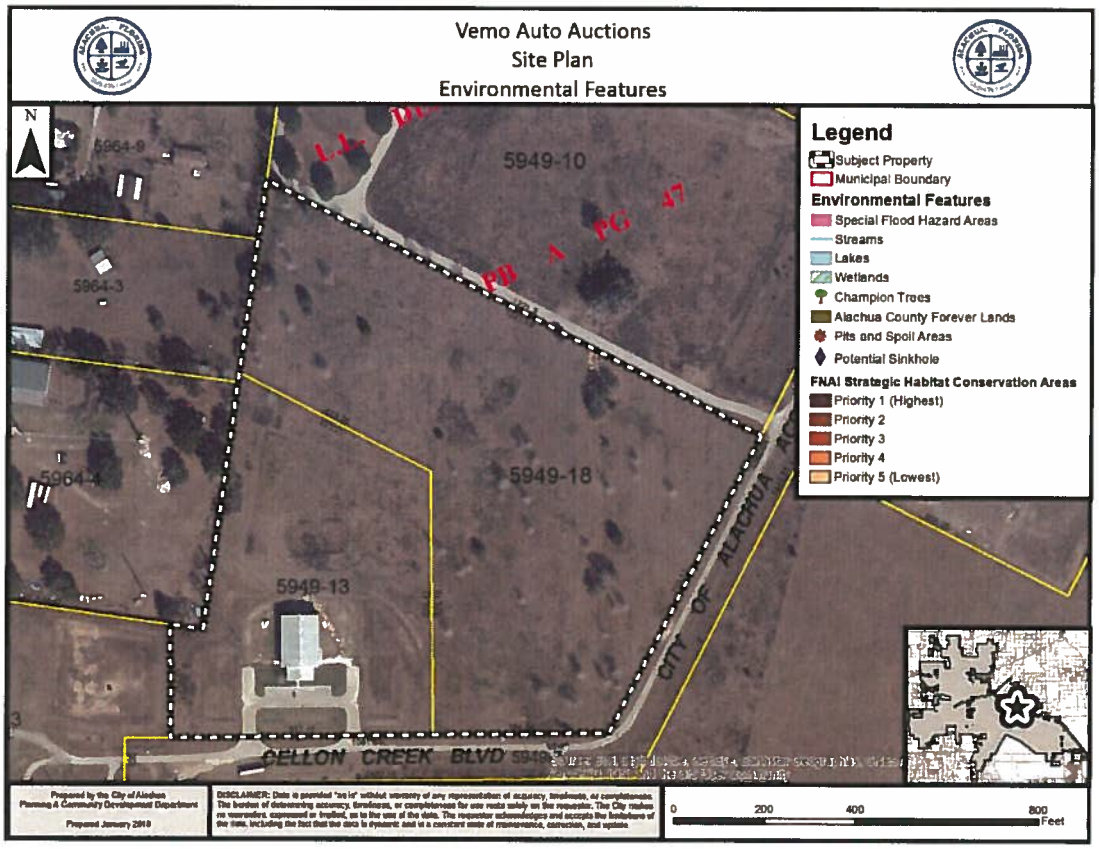
PARCELS: 05949-013-000 and a portion of 05949-018-000

PROJECT SUMMARY: A request for the approval of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, February 6, 2018.**




Vemo Auto Auctions
Site Plan
Official Zoning Atlas
N
PB 28 PG 61
L.L. DELL ESTATE
ROAD 8 25
PB A PG 47
5949-10
5964-9
5964-6
5949-11-6
5964-3
5964-5
5964-4
5949-18
5949-13
5949-6
LOT 3
CITY OF ALACHUA ACCESS ROAD
CELLON CREEK BLVD 5949-7
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-8
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0 250 500 1,000 Feet
Prepared by the City of Alachua Planning & Community Development Department
Prepared January 2019


Vemo Auto Auctions
Site Plan
Environmental Features
N
5964-9
5964-3
5964-4
5949-10
PB A PG 47
5949-18
5949-13
CITY OF ALACHUA
CELLON CREEK BLVD
Legend
Subject Property
Municipal Boundary
Environmental Features
Special Flood Hazard Areas
Streams
Lakes
Wetlands
Champion Trees
Alachua County Forever Lands
Pits and Spoil Areas
Potential Sinkhole
FNAI Strategic Habitat Conservation Areas
Priority 1 (Highest)
Priority 2
Priority 3
Priority 4
Priority 5 (Lowest)
0 200 400 800 Feet
Prepared by the City of Alachua Planning & Community Development Department
Prepared January 2019

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

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   a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated January 18, 2018.
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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **January 18th, 2018**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.** RJV
Public Services Director

RE: **Vemo Auto Auctions Site Plans**

Public Services have reviewed the Vemo Auto Auctions Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**General Note.** Engineer shall coordinate with utilities in order to minimize conflicts. Existing Duke Energy underground electric is within this area.
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	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

RE: Review of Vemo Auto Auctions Site Plan

From : Brian Green <bgreen@AlachuaCounty.US> Thu, Jan 11, 2018 09:24 AM
Subject : RE: Review of Vemo Auto Auctions Site Plan
To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

Thank you for the email.

RE: Review of Vemo Auto Auctions Site Plan

1. The location of the fire hydrant as shown is not acceptable, Hydrants shall be within 500 feet of a building as the truck drives.
2. I need verification from Public Services as to the current fire flow available at this location.

Brian Green
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Life Safety / Internal Affairs Branch
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352-494-3140 cell
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BGREEN@ALACHUACOUNTY.US

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

January 16, 2018

Mr. Justin Tabor, AICP
Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

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4. Provide spot elevation at the western end of the diversion swale.

5. Provide erosion control measures along the ROW south of SMF-1 and at the end of the western diversion swale to protect the ROW from erosion and siltation discharge.
6. Provide erosion control measures along the ROW south of the new parking areas to protect the ROW from erosion and siltation discharge.
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15. Point to and label the concrete splash pads with energy dissipater blocks.
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Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

City of Alachua

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CITY MANAGER

RODOLFO VALLADARES, P.E.
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Harry Dillard – Lead Engineering Technician

City of Alachua
Development Review Team (DRT) Meeting

Project Name: Vemo Auto Auctions Site Plan

Meeting Date: January 17, 2018 (Staff DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@coa.com	CoA	386-418-6100 x107
Adam Hall	ahall@coa.com	CoA	386-418-6100 x108
Harry Dillard	HDillard@C" " "	COA	386-418-6144

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Vemo Auto Auctions

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Chris Gmuer, Gmuer Engineering, LLC

PROPERTY OWNERS: Bruce D. Neal & Lanette T. Neal

DRT MEETING DATE: January 17, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

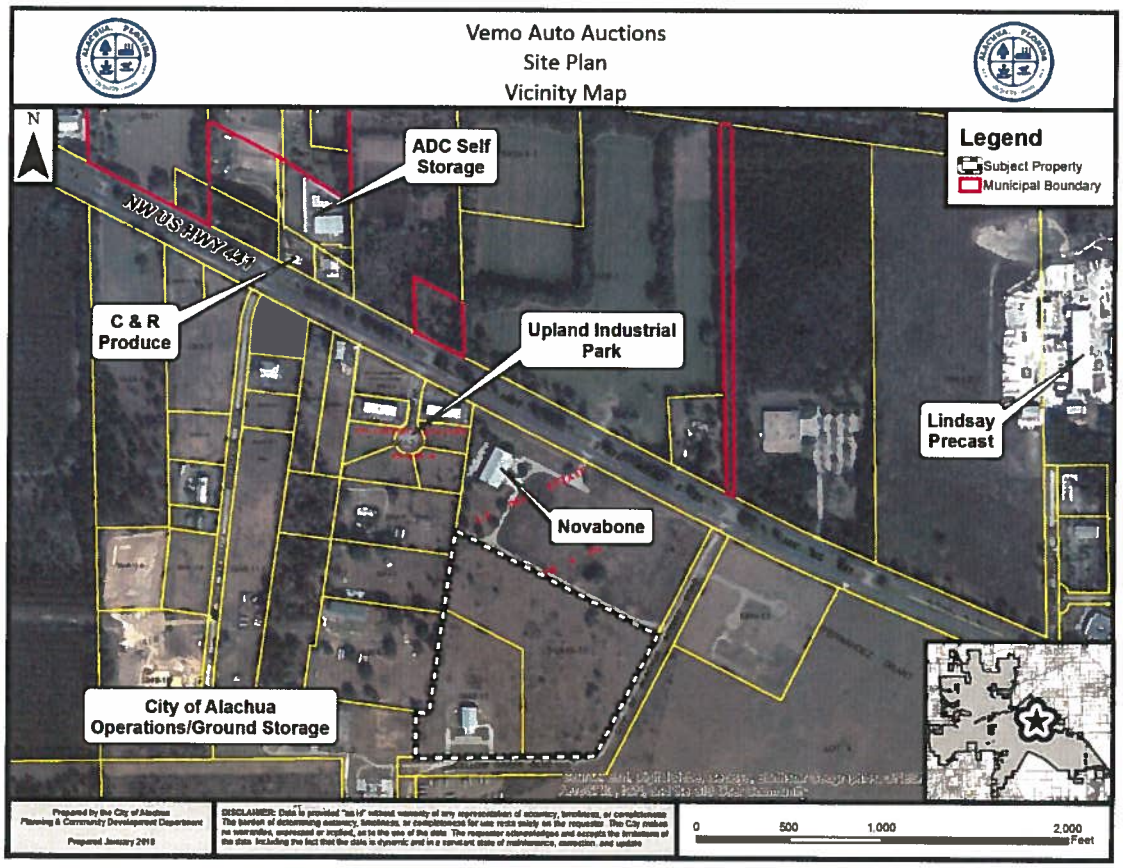
OVERLAY: N/A

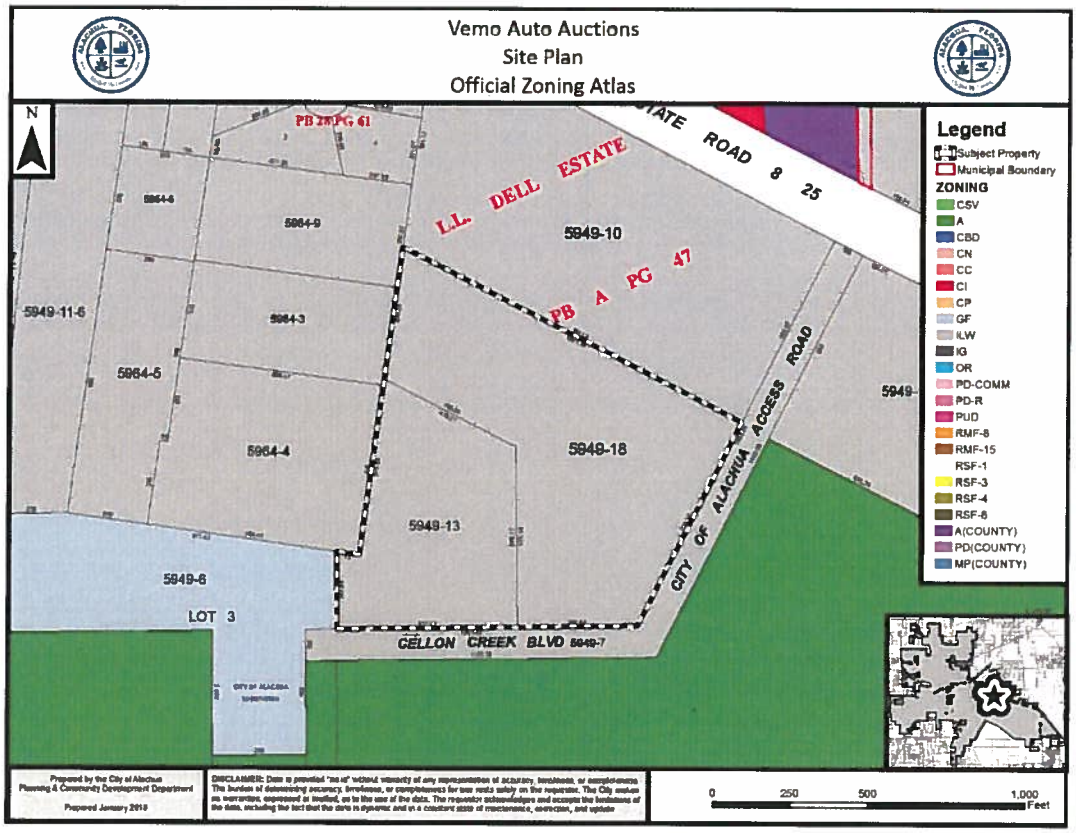
ACREAGE: ±23.4 acres

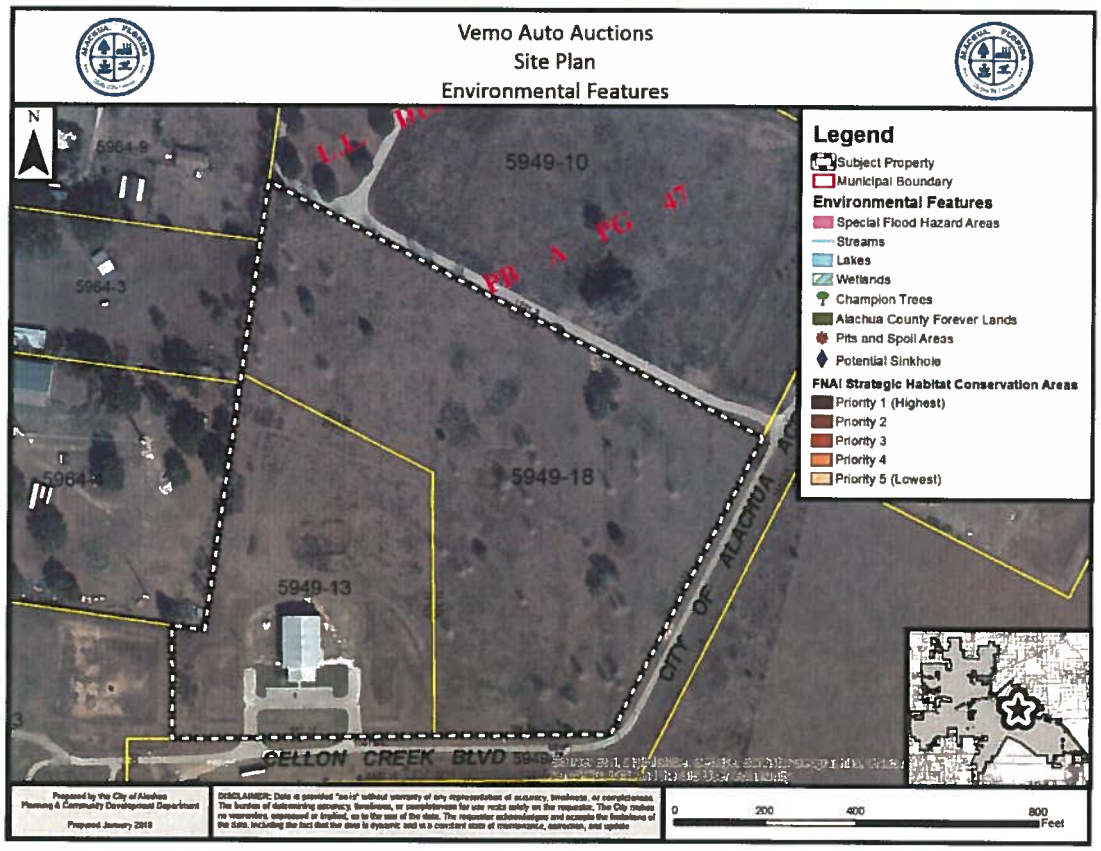
PARCELS: 05949-013-000 and a portion of 05949-018-000

PROJECT SUMMARY: A request for the approval of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Tuesday, February 6, 2018.**




Vemo Auto Auctions
Site Plan
Official Zoning Atlas
N
PB 28 PG 61
L.L. DELL ESTATE
PB A PG 47
ROAD 8 25
5964-9
5949-10
5949-11-6
5964-3
5964-5
5964-4
5949-18
5949-13
5949-6
LOT 3
CITY OF ALACHUA ACCESS ROAD
GELLON CREEK BLVD 5949-7
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0 250 500 1,000 Feet


Vemo Auto Auctions
Site Plan
Environmental Features
N
5964-9
5949-10
PB A PG 47
5964-3
5949-18
5949-13
CITY OF ALACHUA
GELLON CREEK BLVD
Legend
Subject Property
Municipal Boundary
Environmental Features
Special Flood Hazard Areas
Streams
Lakes
Wetlands
Champion Trees
Alachua County Forever Lands
Pits and Spoil Areas
Potential Sinkhole
FNAI Strategic Habitat Conservation Areas
Priority 1 (Highest)
Priority 2
Priority 3
Priority 4
Priority 5 (Lowest)
0 200 400 800 Feet

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *Compliance with LDR Administrator Interpretation (Use)*
   a. A portion of the "auction queuing lane" is depicted on Sheet C-000 within the "outdoor storage area". All parts of the "auction queuing lane" shall be designated as part of the "outdoor auction area". Revise "site plan map" depicting "auction queuing lane" and "outdoor auction area" and revise the square footage of each area and the parking calculations accordingly.

2. *Compliance with Land Development Regulations (LDRs)*
   a. *Section 4.4, Accessory Use Standards, Outdoor Storage*
      i. Section 4.4.4(E)(3) requires outdoor storage areas to be screened from view from all property lines and adjacent right-of-ways by an opaque fence or wall between six and eight feet in height that incorporates one of the predominant materials and one of the predominant colors used in the primary structure.
         1. The fencing material proposed around outdoor storage areas is a wooden fence. Address the requirement to incorporate one of the predominant materials used within the primary structure.
         2. No fencing exists or is proposed on the subject property along the west property line to provide required screening of outdoor storage areas which meets all requirements of Section 4.4.4(E)(3), including requirement to incorporate on of the predominant materials and predominant color of the primary structure. Please address.
         3. Landscape screening requirement per Section 4.4.4(E)(3) does not appear to be met west of outdoor storage area. Please address.

   b. *Section 6.1, Off-Street Parking and Loading Standards*
      i. Per Section 6.1.6, one off-street loading space is required. Location of off-street loading space not shown on plans.

   c. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
      i. Sheet C-000 denotes perimeter buffer landscape width of 7.5', as well as parking buffer requirements and tree island requirements. Perimeter buffer width on cover conflicts with width denoted in landscape plans, and the other information is provided within the landscape plans. Remove these notes from Sheet C-000.
      ii. Site Landscaping Requirements: Calculations of front, side, and rear site landscaping requirements use fractional portions of total project area. Total project area must be used to calculate front, side, and rear site landscaping requirements. Revise calculations and update number of trees provided.
      iii. Site Landscaping Requirements: Required number of canopy trees for each 100 lineal feet of façade area only provided for front façade. Requirement is applicable to all facades. Provide calculation of façade trees and indicate number of trees provided to meet requirement for side and rear facades.
      iv. Parking Lot Interior Landscaping:
         1. Provide area of parking lot interior area;
         2. Indicate number of trees/shrubs required and provided within interior parking lot area.
      v. Parking Lot Perimeter Landscaping:
         1. Provide length, in linear feet, of parking lot perimeter;
         2. Indicate number of canopy and understory trees required and provided along parking lot perimeter. Note the number or required canopy trees does not appear to be met for parking lot perimeter.

vi. Perimeter Buffer Requirements:
   1. Alternative compliance for west perimeter buffer requires approval by LDR Administrator and must meet requirements of Section 6.2.2(D)(9). Response from LDR Administrator to be provided under separate cover.
   2. East and North Perimeter Buffers, Narrative of Required Buffers: For Type B, Option 2 areas, requirement is one canopy tree every 40 linear feet plus one hedge. Plans currently state "one canopy tree plus one hedge..."

3. *Section 6.4. Exterior Lighting Standards*
   a. Light fixture depicted on Sheet P-100 within paved parking area but no protection provided against potential vehicular conflicts. Provide wheel stops or other means of protection.
   b. Lighting cutsheets submitted with application materials are different than the fixtures proposed and state project name "Farm Bureau Alachua." Submit correct lighting cutsheets.
   c. Data tables repeated on Sheet P-100. Delete second set of tables.

4. *General Comments*
   a. Provide proposed color scheme of building and fencing.
   b. Project area depicted on "location map" the boundary also shown on "site plan map" on Sheet C-000. Provide acreage of the project area.
   c. Compliance with FBC and other applicable building/fire codes for proposed modifications to building are subject to review at the time of building permit review.

5. *Comprehensive Plan Consistency*
   a. The applicant must address Policy 5.2.c, Community Facilities & Natural Groundwater Aquifer Recharge Element, which requires utilization of one of the defined techniques to address groundwater quality and quantity impacts.
   b. The response to Policy 2.4.a, Future Land Use Element, which requires a minimum 30% landscaped area, should state the total percentage of site landscaped area, or the landscaped plans should provide this information.

6. *Concurrency Impact Analysis*
   a. Transportation Impacts: Existing traffic, per August 2017 Development Monitoring Report, on Segments 3/4 is 17,295. Revise accordingly.
   b. Potable Water:
      i. Verify reserved capacity and residual capacity are consistent with the August 2017 Development Monitoring Report;
      ii. Site is served by potable water. Revise accordingly.

7. *Completeness Review Comments*
   a. Label buildings as existing / proposed as applicable.
   b. Front setback not labeled on Sheet C-102 (portion of the site on the left side of sheet); side setback not labeled on Sheet C-102 (portion of site in the center of sheet).
   c. Civil plans were signed and sealed, but plans by other design professionals were not signed and sealed. Ensure future resubmittals are signed and sealed by all design professionals.
   d. Copies of application materials must be collated into complete application packages and plans individually rolled/folded.

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2. In SMF-1 add elevation at bottom of spillway.
3. Depict the mitered end section in SMF-1.
4. Provide spot elevation at the western end of the diversion swale.

5. Provide erosion control measures along the ROW south of SMF-1 and at the end of the western diversion swale to protect the ROW from erosion and siltation discharge.
6. Provide erosion control measures along the ROW south of the new parking areas to protect the ROW from erosion and siltation discharge.
7. Provide detailed spot elevations at the disabled parking spaces to verify the sidewalk is designed at 1:20 or flatter and the parking spaces do not exceed a slope of 2.0 %.
8. Provide detailed spot elevations to make sure there is an accessible route provided from the disabled parking spaces to the building entry door.
9. Label the finished floor elevation of the warehouse building.
10. Label the concrete pad and bike racks. Label the type of curbing to be used.
11. Label the type of sidewalk (step-up or flush).
12. Provide wheel stops in front of any flush sidewalk sections.
13. Hatch the proposed pavement.
14. It is unclear if the sidewalk continues to connect to the western 4 space parking bay. There may be an unintended line in that area if the sidewalk is not intended to connect in front of the full width of the bike rack. If that sidewalk is to be extended, hatch it accordingly and grade it accordingly.
15. Point to and label the concrete splash pads with energy dissipater blocks.
16. The addition of runoff directional flow arrows would assist in the depiction of the grading and drainage plan design intent.
17. Recommend providing erosion control at the end of the spillways entering SMF-1 and SMF-2 to protect the basin bottoms during construction from unnecessary siltation deposits.
18. Recommend protecting the pavement edge where the center swale meets the northern pavement by the addition of a concrete spillway or flush curb. With the swale discharging at that point source in the pavement, that section of pavement will degrade quickly.

Sheet C-201

1. Hatch the drive aisles and pavement.
2. Depict the water well at an appropriate size to make sure the swale is not affecting it.

Sheet C-202

1. Depict the mitered end section in SMF-2. Consider allowing the MES to outfall to the basin within the concrete spillway. In that manner you would only have 1 point of stormwater discharge entry and it would be less maintenance and erosion control. If not, provide an erosion control splash pad at the MES entry location.
2. Provide elevation labels on the existing elevation contours.
3. Provide erosion control measures along the ROW south of SMF-2 and at the end of the eastern diversion swale to protect the ROW from erosion and siltation discharge.
4. Protect the Cellon Blvd. cross-drain with erosion control measures.
5. Label Cellon Blvd.
6. Label filtration cleanout.

7. Label SMF-2, and recommend providing information on this sheet identifying basin top elevation, basin bottom elevation, and basin 100 year design high water level elevation.
8. 15" HDPE outfall pipe should have exact slope not minimum.
9. The eastern drainage diversion swale should be labeled and designed with more grading and design detail. The eastern side of the swale is not tied to grade. This needs to be improved.
10. Where did the topographic survey information come from for the east side of SMF-2? It is not depicted on the survey drawing included within the set. There appears to be more topography than what is shown on the survey drawing. The additional survey should be added to the topographic survey.
11. Label the Cellon Blvd. cross-drain pipe and inverts to make sure the swale design works in relation to the cross drain.
12. Hatch the auction pavement drive aisles.
13. Are any easements required to be provided on Parcel 2 for the work within Parcel 2? For example a drainage easement for SMF-2.

Sheet C-203

1. Show the western property line on the SMF-1 cross section.
2. If you are using CMU blocks as the energy dissipater devices you may want to consider thickening the splash pad thickness.
3. Consider adding a plan view of ST-SMF2 to show the grease skimmer better.
4. There are many details in this design that should be included in the set. Consider adding the following details: pavement section, curbing, sidewalk (step-up or flush), silt fencing, tree barricades, additional swale details / sections, disabled parking spaces and signs, gravel / limerock drive aisle, and other appropriate details. Add an additional sheet to the set if required.

Sheet L-103

1. Show the parking lot light pole locations to verify no conflict exists between tree plantings and proposed parking lot lights.

Sheet L-104

1. What is the item labeled "M" next to the QV in the southeast part of the sheet? I do not see a legend with that symbol. Is it a meter symbol? It appears the irrigation system is being fed by an existing well.

General

1. Should you consider adding an SWPPP to the drawing set? One should be created for the NPDES permit and it is common, although not required, for the SWPPP to be included in the civil engineering set.

It is important to note that we did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Chris Gmuer, Gmuer Engineering

RE: Review of Vemo Auto Auctions Site Plan

From : Brian Green <bgreen@AlachuaCounty.US>
Subject : RE: Review of Vemo Auto Auctions Site Plan
To : Justin Tabor <jtabor@cityofalachua.org>

Thu, Jan 11, 2018 09:24 AM

Justin,

Thank you for the email.

RE: Review of Vemo Auto Auctions Site Plan

1. The location of the fire hydrant as shown is not acceptable, Hydrants shall be within 500 feet of a building as the truck drives.
2. I need verification from Public Services as to the current fire flow available at this location.

Brian Green
Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Thursday, January 11, 2018 8:33 AM
To: Brian Green
Subject: Re: Review of Vemo Auto Auctions Site Plan

Brian,

Following up to our phone call on Tuesday. Please submit comments today for inclusion in the DRT review of the project.

Thanks.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Fwd: Review of Vemo Auto Auctions Site Plan

From : Justin Tabor <jtabor@cityofalachua.com> Thu, Jan 11, 2018 09:28 AM
Subject : Fwd: Review of Vemo Auto Auctions Site Plan
To : Rodolfo Valladares <ro_valladares@cityofalachua.org>
Cc : Kathy Winburn <kwinburn@cityofalachua.com>, Harry Dillard <Hdillard@cityofalachua.com>, Jessie Meetoo <je_meetoo@cityofalachua.org>

Rodolfo,

Please see comment #2 from Brian Green, Fire Inspector, Alachua County Fire Rescue, in reference to his review of the Site Plan for Vemo Auto Auctions. A copy of this Site Plan has been provided to Public Services to review (response date - Tues., 1/17; DRT Meeting Wed., 1/18), which could allow Public Services' response to Brian's request or direct the applicant on how to obtain this information.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "bgreen" <bgreen@AlachuaCounty.US>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Thursday, January 11, 2018 9:24:38 AM
Subject: RE: Review of Vemo Auto Auctions Site Plan

Justin,

Thank you for the email.

RE: Review of Vemo Auto Auctions Site Plan

1. The location of the fire hydrant as shown is not acceptable, Hydrants shall be within 500 feet of a building as the truck drives.
2. I need verification from Public Services as to the current fire flow available at this location.

Brian Green
Alachua County Fire Rescue
Life Safety / Internal Affairs Branch
352-384-3103 office
352-494-3140 cell
352-384-3157 fax
BGREEN@ALACHUACOUNTY.US

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Thursday, January 11, 2018 8:33 AM
To: Brian Green
Subject: Re: Review of Vemo Auto Auctions Site Plan

Brian,

Following up to our phone call on Tuesday. Please submit comments today for inclusion in the DRT review of the project.

Thanks.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
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jtabor@cityofalachua.com

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: "bgreen" <bgreen@alachuacounty.us>
Cc: "kwinburn" <kwinburn@cityofalachua.com>, "Keith Bennett" <ke_bennett@cityofalachua.org>
Sent: Tuesday, January 9, 2018 9:46:20 AM
Subject: Re: Review of Vemo Auto Auctions Site Plan

Brian

Sending a friendly reminder in reference to the review of the site plan for Vemo Auto Auctions. Please respond by Thursday, 1/11. If you have any questions, please feel free to call.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Justin Tabor" <jtabor@cityofalachua.com>
To: "bgreen" <bgreen@alachuacounty.us>
Cc: "Kathy Winburn" <kwinburn@cityofalachua.com>, "Keith Bennett" <ke_bennett@cityofalachua.org>
Sent: Thursday, January 4, 2018 1:19:22 PM
Subject: Review of Vemo Auto Auctions Site Plan

Brian,

The City has received an application for a Site Plan for Vemo Auto Auctions, which proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property, located at 10100 Cellon Creek Boulevard. There is an existing building, which is approximately 10,400 square feet. This project will primarily add an outdoor storage area, parking, and stormwater for the proposed use.

The applicant (Gmuer Engineering) has provided a calculation of the needed fire flow. In addition, a hydrant is proposed, however, it may be in a location not readily accessible for use.

Please review the plans and calculation of needed fire flow and provide any comments by 5 PM on Thursday, January 11, 2018.

Plans are accessible here: **MailScanner has detected a possible fraud attempt from "http:" claiming to be** http://cloud.cityofalachua.org/index.php/s/9o68VJXz73R6igP
Needed Fire Flow Calculation is accessible here: http://cloud.cityofalachua.org/index.php/s/tG6ivZhc88sxK9Z

If you would like to discuss further, please feel free to give me a call.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 8, 2018

VIA HAND DELIVERY

Mr. A.J. "Jay" Brown, Jr., P.E.
President
3530 NW 43rd Street
Gainesville, FL 32606

RE: Review of Vemo Auto Auctions – Site Plan

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct a **surveying review** of the referenced Site Plan. This application proposes the redevelopment of the property located at 10100 Cellon Creek Boulevard (Tax Parcel Numbers 05949-013-000 and a portion of Tax Parcel Number 05949-018-000), specifically the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property.

Please provide comments by **5:00 PM on Tuesday, January 16, 2018**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File

Site Plan Review Request: Vemo Auto Auctions

From : Justin Tabor <jtabor@cityofalachua.com> Thu, Jan 04, 2018 01:22 PM
Subject : Site Plan Review Request: Vemo Auto Auctions
To : Jay Brown <jay.brown@jbprogroup.com>
Cc : Laurie Thomas <laurie.thomas@jbprogroup.com>

Jay,

The City has received an application for a Site Plan for Vemo Auto Auctions, which proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property, located at 10100 Cellon Creek Boulevard. There is an existing building, which is approximately 10,400 square feet. This project will primarily add an outdoor storage area, parking, and stormwater for the proposed use.

Plans and application materials can be accessed here: http://cloud.cityofalachua.org/index.php/s/DX3zCDFPRDiUMBP

Please let me know if you are able to review the project. If so, a response by Tuesday, January 16 would be needed. Also, if reviewing, please advise if a physical set of plans and materials is requested, and I can have a set available for pick up.

Thank you.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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Review of Vemo Auto Auctions Site Plan

From : Justin Tabor <jtabor@cityofalachua.com> Thu, Jan 04, 2018 01:19 PM
Subject : Review of Vemo Auto Auctions Site Plan
To : bgreen <bgreen@alachuacounty.us>
Cc : kwinburn <kwinburn@cityofalachua.com>, Keith Bennett <ke_bennett@cityofalachua.org>

Brian,

The City has received an application for a Site Plan for Vemo Auto Auctions, which proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property, located at 10100 Cellon Creek Boulevard. There is an existing building, which is approximately 10,400 square feet. This project will primarily add an outdoor storage area, parking, and stormwater for the proposed use.

The applicant (Gmuer Engineering) has provided a calculation of the needed fire flow. In addition, a hydrant is proposed, however, it may be in a location not readily accessible for use.

Please review the plans and calculation of needed fire flow and provide any comments by 5 PM on Thursday, January 11, 2018.

Plans are accessible here: http://cloud.cityofalachua.org/index.php/s/9o68VJXz73R6igP
Needed Fire Flow Calculation is accessible here: http://cloud.cityofalachua.org/index.php/s/tG6ivZhc88sxK9Z

If you would like to discuss further, please feel free to give me a call.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: January 3, 2018

To: Development Review Team (DRT) Members

From: Justin Tabor, AICP

Re: Vemo Auto Auctions Site Plan

A Development Review Team (DRT) Meeting is scheduled to discuss the following project:

Vemo Auto Auctions Site Plan

Plans are accessible via the X: Drive at: X: \ Planning and Community Development \ Planning Division \ Development Applications\ Site Plans \ Vemo Auto Auctions SP \ Submittals \ 2017_12_14

Please provide written comments concerning the application no later than:

Tuesday, January 17, 2018

STAFF DRT MEETING:

Wednesday, January 18, 2018, @ 11:00 AM in the Planning Conference Room

APPLICANT DRT MEETING:

Monday, January 22, 2018, @ 10:00 AM in the Planning Conference Room

Received by:

Jessie Meeter 1/3/2018

Please sign and print name Date

On behalf of:

Public Services

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: January 3, 2018

To: Development Review Team (DRT) Members

From: Justin Tabor, AICP

Re: Vemo Auto Auctions Site Plan

A Development Review Team (DRT) Meeting is scheduled to discuss the following project:

Vemo Auto Auctions Site Plan

Plans are accessible via the X: Drive at: X: \ Planning and Community Development \ Planning Division \ Development Applications\ Site Plans \ Vemo Auto Auctions SP \ Submittals \ 2017_12_14

Please provide written comments concerning the application no later than:

Tuesday, January 17, 2018

STAFF DRT MEETING:

Wednesday, January 18, 2018, @ 11:00 AM in the Planning Conference Room

APPLICANT DRT MEETING:

Monday, January 22, 2018, @ 10:00 AM in the Planning Conference Room

Received by:

Lynn Haynes — 1/3/2018

Please sign and print name — Date

On behalf of: Traci Gresham, Adam Bunkari, Marian Rush

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 27, 2017

Also sent electronically to chrisg@gmuereng.com

Christopher Gmuer, P.E.
Gmuer Engineering, LLC
2603 NW 13th Street
Box 314
Gainesville, FL 32609

RE: Tentative Application Acceptance: Vemo Auto Auctions – Site Plan Application

Dear Mr. Gmuer:

On December 14, 2017, the City of Alachua received your revised application for a Site Plan for the redevelopment of the property located at 10100 Cellon Creek Boulevard (Tax Parcel Numbers 05949-013-000 and a portion of Tax Parcel Number 05949-018-000). The project proposes the addition of parking and vehicle storage areas, and associated drainage, paving, grading, and infrastructure improvements on a ±23.4 acre subject property.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee.

The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain materials by **Thursday, January 4, 2018**. Failure to address comments by this date may result in the postponement of the project's Development Review Team (DRT) Meeting, and could delay the anticipated hearing date before the Planning and Zoning Board (PZB).

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a DRT Meeting.

Please address the following by Thursday, January 4, 2018:

1. **Submittal Requirements:** Provide a copy of all application materials on a compact disc (CD) in PDF format.

No action required at this time:

2. **Required Attachment #3.:** Fire Department Access and Water Supply Plan.
   Comment: Application materials to be reviewed by Public Services Department and Alachua County Fire Rescue. Any comments concerning available fire department access and water supply plan, including but not limited to, available fire flow, needed fire flow, and hydrant locations, to be provided under separate cover.

Please note the following for future resubmittals:

3. **Required Attachment #1.e:** Statement of proposed uses
   Comment: Label buildings as existing / proposed as applicable.

4. **Required Attachment #1.n:** Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
   Comment: Front setback not labeled on Sheet C-102 (portion of the site on the left side of sheet); side setback not labeled on Sheet C-102 (portion of site in the center of sheet).

5. Civil plans were signed and sealed, but plans by other design professionals were not signed and sealed. Ensure future resubmittals are signed and sealed by all design professionals.

6. Copies of application materials must be collated into complete application packages and plans individually rolled/folded.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

RE: VEMO Auto Auction - comment clarification

From : Elisabeth Manley <emanley@manleydesign.net> Mon, Nov 27, 2017 05:31 PM
Subject : RE: VEMO Auto Auction - comment clarification
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : Christopher A. Gmuer (chrisg@gmuereng.com) <chrisg@gmuereng.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Thank you, Justin- I will call you in the morning to discuss.

Elisabeth

C. Elisabeth Manley, PLA
Manley Design, LLC
(352) 363-7412

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Monday, November 27, 2017 5:24 PM
To: Elisabeth Manley <emanley@manleydesign.net>
Cc: Christopher A. Gmuer (chrisg@gmuereng.com) <chrisg@gmuereng.com>; Kathy Winburn <kwinburn@cityofalachua.org>
Subject: Re: VEMO Auto Auction - comment clarification

Elisabeth,

It is probably best to follow up and discuss by phone. I did see that the calculations for the west perimeter buffer, however, perimeter buffers would also apply to the other property lines.

Section 6.2.2(D)(3)(a)(i) states: " Development subject to the standards of this section shall provide a perimeter buffer to separate that use from adjacent land uses in accordance with Table 6.2-1, Perimeter Buffer Classifications. The perimeter buffer shall have the width, amount of vegetation, and other features to properly mitigate negative effects of continuous uses..."

In addition, Section 6.2.2(D)(3)(c) states: "Table 6.2-2, Buffer Class Application, below specifies the type of landscaped perimeter buffer that must be installed adjacent to an existing use or vacant land..."

Section 6.2.2(D)(3)(e)(i) states: "[t]he perimeter buffers required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line; however, the buffers may be located along shared access easements between parcels in nonresidential developments."

Also, Section 6.2.2(D)(3)(d) addresses when a perimeter buffer is required.

I will be available tomorrow morning. In the afternoon, I will be available before 1 PM, or after 4 PM or thereafter. Please feel free to give me a call at your convenience if you would

like to discuss further.

Sincerely,
Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Elisabeth Manley" <emanley@manleydesign.net>
To: "jtabor@cityofalachua.com" <jtabor@cityofalachua.org>
Cc: "Christopher A. Gmuer (chrisg@gmuereng.com)" <chrisg@gmuereng.com>
Sent: Monday, November 27, 2017 12:36:07 PM
Subject: VEMO Auto Auction - comment clarification

Justin-

I'm sorry to email versus call about below, but I'm in meetings for the rest of today and wanted to follow up about the following. I am happy to call tomorrow to discuss if better- Just let me know, and thank you.

Comment no. 2 in the completeness review memo dated 10/30/17 requests perimeter buffers along all parcel lines. We have provided details in calculations on sheet L-101 (attached for ease of reference) regarding meeting buffer requirements for the western perimeter- Please advise if there is an issue with the approach listed. Regarding the eastern perimeter, my understanding is that a buffer is not required due to the adjacent parcel being owned by this same client/owner. Additionally, we are proposing a solid fence and tree plantings along this entire perimeter as required by the outdoor screening requirements included within the City's memo to the owner dated 3/21/17.

Thank you for your input, and please let me know if you wish to discuss tomorrow. I hope you are returning from a good Thanksgiving break-

Elisabeth

C. Elisabeth Manley, PLA
Manley Design, LLC

3462 NW 13th Avenue
Gainesville, FL 32605
(352) 363-7412
emanley@manleydesign.net
FL No. LC26000575
FL No. LA6666722

Re: Vemo Change to Site Plan from City Comments

From : Christopher Gmuer <chrisg@gmuereng.com> Mon, Nov 27, 2017 05:15 PM
Subject : Re: Vemo Change to Site Plan from City Comments 1 attachment
To : Justin Tabor <jtabor@cityofalachua.org>

Perfect!

Sincerely,
Christopher A. Gmuer, PE
President, Gmuer Engineering
chrisg@gmuereng.com
(352) 281-4928

On Nov 27, 2017 5:13 PM, Justin Tabor <jtabor@cityofalachua.org> wrote:

Chris,

The sketch appears to depict what we have discussed as a direction to address the completeness review comments. As mentioned in our conversation, further review will be performed once you submit a revised application to address the completeness review comments. At this time, this appears to be a reasonable response to the October 30 completeness review letter.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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From: "Christopher Gmuer" <chrisg@gmuereng.com>
To: "Justin Tabor - City of Alachua Planning & Zoning (jtabor@cityofalachua.org)" <jtabor@cityofalachua.org>
Sent: Monday, November 27, 2017 9:10:13 AM
Subject: FW: Vemo Change to Site Plan from City Comments

Hey Justin, what we spoke about turned out great. See the attached map and give me a call if you have any feedback but it looks like the problem is solved. Thanks for your help.

Building Area: 10,400 SF + 1,120 SF which requires 1 parking space per 350 SF = 33 spaces

Outdoor Auction Area and Queuing Lane (Orange Outline): 46,400 SF which requires 1 parking space per 1,000 SF = 47 spaces

Outdoor Storage Area (Red Outline): 150,800 SF where cars are stored and must be behind a fence – No Parking Space Requirement

Parking Lot (Green Outline): Min Required = 33 + 47 = 80, We already had 89 spaces so we are good and we have 9 extra spaces in case some issue comes up.

Sincerely,

Christopher A. Gmuer, PE

President, Gmuer Engineering

chrisg@gmuereng.com

(352) 281-4928

Vemo Conceptual

From : Christopher Gmuer <chrisg@gmuereng.com> Mon, Nov 20, 2017 11:13 AM
Subject : Vemo Conceptual 2 attachments
To : Justin Tabor - City of Alachua Planning & Zoning (jtabor@cityofalachua.org) <jtabor@cityofalachua.org>

Hey Justin, see the attached concept and calculations below. When you get a chance, please give me a call. The owner is very surprised how much different this is calculation is from the parking estimate included in the zoning verification letter. He is ok with 80 spaces, but not with 180. Did I interpret the calculations appropriately?

Building Area: 10,400 SF which requires 1 parking space per 350 SF = 30 spaces

Outdoor Auction Area (Orange Outline): 150,000 SF which requires 1 parking space per 1,000 SF = 150 spaces

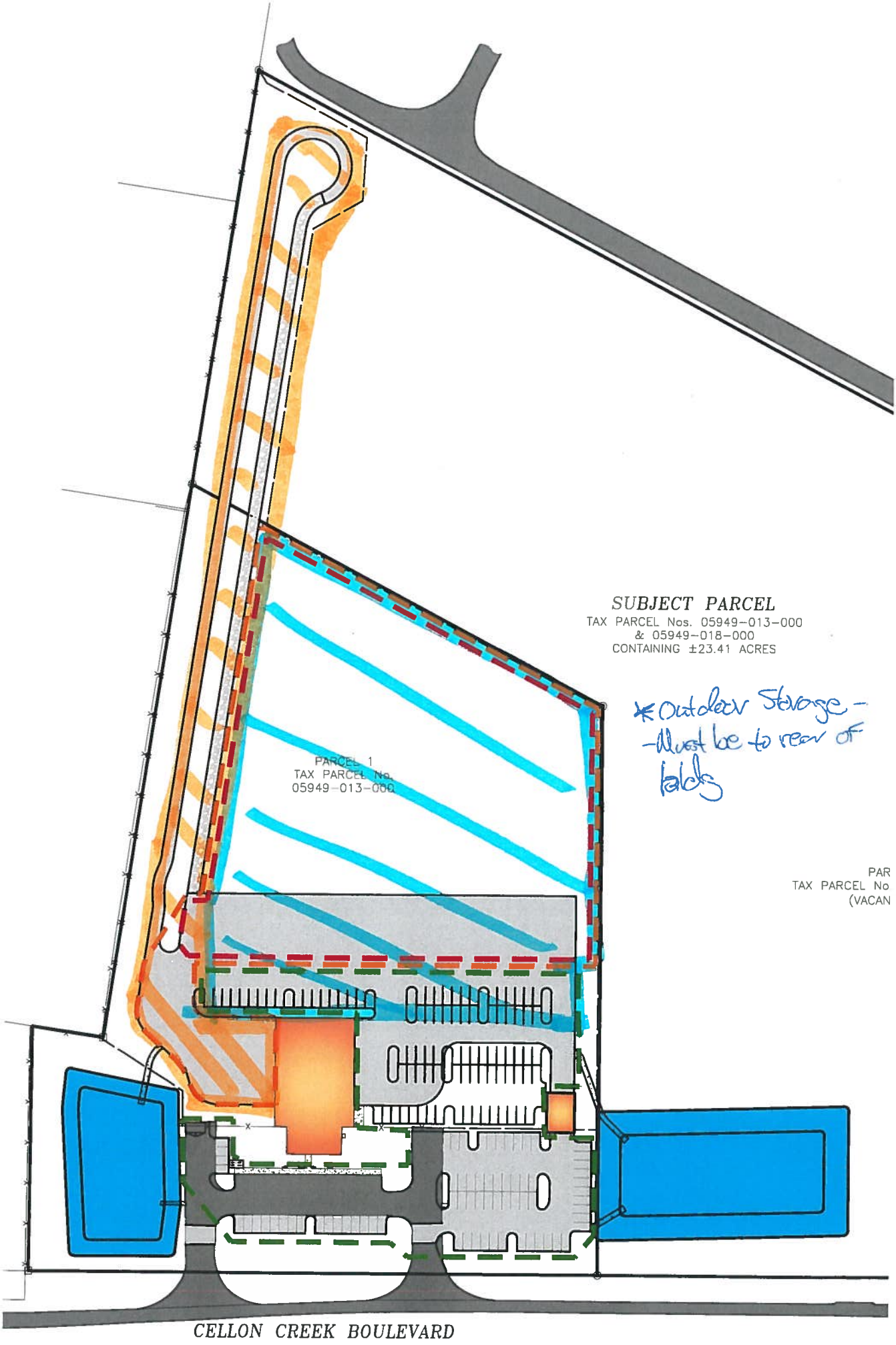
Outdoor Storage Area (Red Outline): where cars are parked for review by brokers and must be behind a fence

Parking Lot (Green Outline): We already had 89 spaces – Based on the definitions we need 30 + 150 = 180 spaces – The attached concept shows how this parking might get laid out.

Sincerely,
Christopher A. Gmuer, PE
President, Gmuer Engineering
chrisg@gmuereng.com
(352) 281-4928

Gmuer ENGINEERING
www.gmuereng.com

Vemo City Comments 2017-11-18.pdf
189 KB


SUBJECT PARCEL
TAX PARCEL Nos. 05949-013-000
& 05949-018-000
CONTAINING ±23.41 ACRES
*Outdoor Storage -
-Must be to rear of
bldg
PARCEL 1
TAX PARCEL No.
05949-013-000
PAR
TAX PARCEL No
(VACAN
CELLON CREEK BOULEVARD

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 21, 2017

Bruce Neal
Dealers Auto Auction, Inc.
554 SW Windsor Drive
Lake City, FL 32024

RE: LDR Administrator Interpretation/Use Determination Request
Wholesale Automobile Auctions at 10100 Cellon Creek Boulevard

Dear Mr. Neal,

On March 6, 2017, the City of Alachua Planning & Community Development Department received your application for an interpretation of the Land Development Regulations (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. Your application requests an interpretation of whether the proposed use of "wholesale automobile auctions" would be permitted as an unlisted use at 10100 Cellon Creek Boulevard (Tax Parcel Number 05949-013-000) pursuant to Section 4.2.1(D) of the City's LDRs.

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter shall serve as the interpretation by the LDR Administrator for your request.

The zoning of the subject property is Light & Warehouse Industrial (ILW). The general purpose of the ILW zoning district is described in Section 3.5.2(G) of the City's LDRs as follows:

> ILW, Light and Warehouse Industrial District. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

Table 4.1-1 of the City's LDRs sets forth the uses allowed within each zoning district. If a use is not specifically listed in Table 4.1-1, .Section 4.2.1(D) of the City's LDRs establishes the procedure for considering the approval of the use. Section 4.2.1(D)(2) states, "In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use..." The preceding section defines the minimum characteristics upon which the LDR Administrator's determination shall be based.

This interpretation considers and is based upon the narrative provided on page 2 of the application submitted for this interpretation. Based upon this narrative, it has been determined that the most comparable uses established in Table 4.1-1 and as defined in Article 10 of the City's LDRs are as follows: Auction House; Automobile Rental and Sales; and Wholesale sales.

An "auction house" is defined in Article 10 of the City's LDRs as follows: "a place where the property of others, such as objects of art, furniture and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events."

"Automobile rental and sales" is defined in Article 10 of the City's LDRs as follows: "premises on which new or used passenger automobiles, trailers, or light trucks in operating condition are displayed for sale, lease or rental."

"Wholesale sales" is defined in Article 10 of the City's LDRs as follows: "establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users; or to other wholesalers. The term "wholesale establishment" does not include office or retail sales of business supplies/office equipment."

Table 4.1-1 identifies that an "auction house" and "automobile rental and sales" are not permitted uses in the ILW zoning district; "wholesale sales" is a permitted use in the ILW zoning district.

The Future Land Use Map (FLUM) Designation of the subject property is Industrial. Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designation. Policy 1.5.a of the FLUE states, "Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties." Further, Policy 1.5.b states, "The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions."

The narrative provided in the application for this interpretation states the expected attendance at each weekly auction is approximately 80 – 100 persons, the number of vehicles expected to be sold at weekly auctions at the subject property is 120 – 180 vehicles per auction, and that vehicles are stored on site pending sale. The narrative also indicates that approximately 10 – 15 employees would operate from the subject property. The narrative states most employees would inventory vehicles, track titles and post pictures, videos, and reports of vehicles online, as well as wash and detail some vehicles prior to auctions. It is the City's understanding that these employees would generally work from the subject property daily during standard business hours.

Based upon the general purpose of the ILW zoning district, as stated in Section 3.5.2(G) of the City's LDRs, the applicable policies of the City's Comprehensive Plan, including Policies 1.5.a and 1.5.a of the FLUE, and the description of the proposed use as provided in the application, the proposed use of "wholesale automobile auctions" is found to be a use that generally has an impact similar in nature, function, and duration to other use types allowed in the ILW zoning district. The use of "wholesale automobile sales" is hereby found to be a use permitted at 10100 Cellon Creek Boulevard.

While the City finds this use to be consistent with those generally permitted in the ILW zoning district, improvements to the subject property will be required in order to provide adequate parking, screening, and other applicable standards as established in the City's LDRs. Section 6.1.4(B)(3) of the City's LDRs states, " In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator."

The use, as described within the application for this interpretation, would include continuous storage of vehicles while sales are pending. The nature of such storage is comparable to that which may occur at an "auction house" or as part of "automobile rental and sales" uses. The parking standard for an "auction house" is 1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area; and for "automobile rental and sales", the parking standard is 1 space per 350 square feet of floor area, plus 1 space per 1,000 square feet of outdoor display area. In accordance with Section 6.1.4(B)(3), it is hereby determined the use with the most similar characteristics to "wholesale automobile auctions" is an "auction house".

According to data available from the Alachua County Property Appraiser's office, the existing building is approximately 10,368 square feet. Using the parking standard determined to be applicable to "wholesale automobile auctions" (1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area), as well as an estimation of the outdoor area required to support outdoor storage of vehicles (180 vehicles, parking spaces for each automobile equal to 9 feet by 20 feet, minimum 22 foot drive aisles with parking on either side of the drive aisles), it is estimated that a minimum of 80 parking spaces would be required to serve the proposed use. Please note that, in accordance with Section 6.1.3(E)(1), required off-street parking areas shall, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course, and maintained in a smooth, well-graded condition. Further, Section 6.1.3(B), states that required off-street parking facilities shall not be used for storage of any type or kind, nor shall areas devoted to such uses be used to comply with the off-street parking standards of this section. Therefore, any areas used for storage of vehicles pending sale/display at auction cannot be used to comply with the minimum off-street parking required for the use.

The storage of automobiles pending sale/display at auction would be considered outdoor storage, which is defined in Article 10 of the City's LDRs as follows: "*Outdoor storage* means the keeping, in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. This shall not include the display of vehicles for sale in a new or used car sales lot. Such activities may be the principal use of the land where located or as an accessory use to another principal use."

Outdoor storage as an accessory use must comply with the requirements of Section 4.4.4(E):

(E) *Outdoor storage as an accessory use.* Outdoor storage may be allowed as an accessory use in the districts identified in Table 4.4-1, Table of Permitted Accessory Uses. The storage area shall meet all of the following standards:

(1) *Incorporated into design.* Each outdoor storage area shall be incorporated into the overall design of the primary structure on the site and shall be located at the rear of the primary structure.

(2) *Goods stored must be sold on the premises.* Goods stored in an outdoor storage area shall be limited to those sold on the premises as part of an associated, additional primary use.

(3) *Screening.* Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Materials may not be stored higher than the height of the primary structure. The perimeter of the fence or wall shall be landscaped with a seven-foot-wide strip containing a minimum of one tree every 20 feet on center of screened area.

(4) *Landscaped berm.* A landscaped earth berm may be used instead of or in combination with a fence or wall.

(5) *Storage area covering.* If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

(6) *Storage.* No materials may be stored in areas intended for vehicular or pedestrian circulation.

(7) *Exterior lighting.* If installed, exterior lighting shall meet the functional needs of the establishment without adversely affecting adjacent properties or the neighborhood.

Compliance with the preceding off-street parking and outdoor storage requirements would be evaluated and demonstrated through an application for a Site Plan. Further information concerning the Site Plan review process is provided in Sections 2.2 and 2.4.9 of the City's LDRs. Additional information concerning the development review process is also available on the City's web site at: http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/509-development-review-process. It should be noted that there may be additional requirements within the City's LDRs that apply to address required site improvements, such as landscaping, open space, and stormwater management standards, which would also require a demonstration of compliance through a Site Plan application.

If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

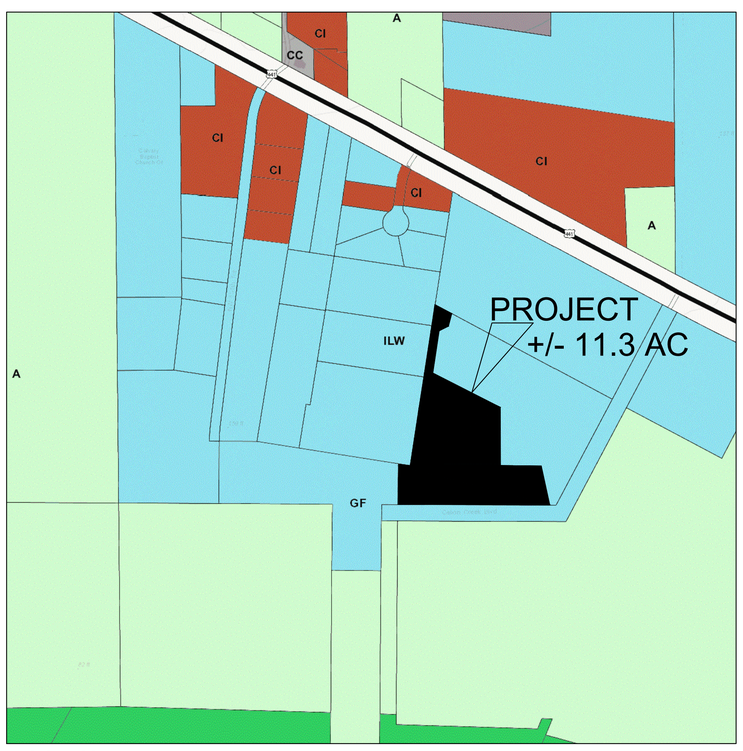
Sincerely,

Adam Boukari
Assistant City Manager
Acting on Behalf of LDR Administrator

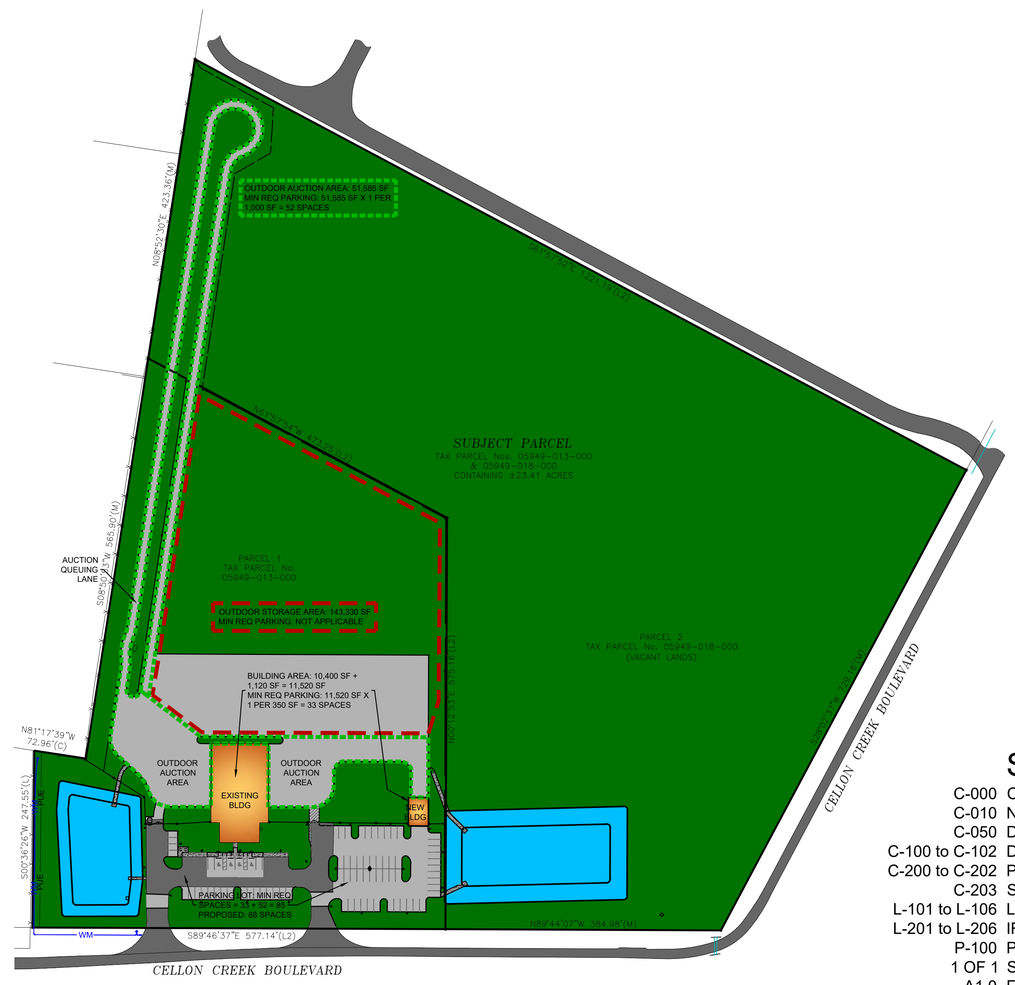
c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner
Marvin Bingham, Esq., Bingham & Mikolaitis, PA
File

VEMO AUTO AUCTIONS

CITY OF ALACHUA



LOCATION MAP
NOT TO SCALE



SITE PLAN MAP
NOT TO SCALE

PROJECT INFORMATION

PROJECT NAME: VEMO AUTO AUCTIONS
LOCATION: TP# 05949-013-000 & 05949-018-000
10100 CELLON CREEK BLVD
ALACHUA, FL 32615

PROPERTY OWNER: NEAL BRUCE D & LANETTE T
3728 NE 4TH ST
GAINESVILLE, FL 32609

CIVIL ENGINEER: CHRISTOPHER A. GMUER, PE
GMUER ENGINEERING, LLC
(352) 281-4928 - chrisg@gmuereng.com
2603 NW 13TH ST BOX 314
GAINESVILLE, FL 32609

LANDSCAPE ARCH / IRRIGATION DESIGN: ELISABETH MANLEY
(352) 363-7412 - emanley@manleydesign.net
3462 NW O AVE 13TH AVENUE
GAINESVILLE, FL 32605

PHOTOMETRIC: JERRY DONALDSON
(352) 332-5112 - lightwave2@bellsouth.net
13323 MILLHOPPER RD
GAINESVILLE, FL 32653

ZONING: ILW - LIGHT AND WAREHOUSE INDUSTRIAL DISTRICT

LEGAL DESCRIPTION:

PARCEL 1 (PER O.R. 4513, PAGE 1687)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCEL "E," AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 ET SEQ., A DISTANCE OF 1659.70 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID NORTH LINE OF PARCEL "E" WITH THE EAST RIGHT OF WAY LINE OF A 1 00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG SAID NORTH LINE OF PARCEL "E" A DISTANCE OF 577.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST. A DISTANCE OF 575.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 61 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 473.21 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 08 DEGREES 51 MINUTES 09 SECONDS WEST, A DISTANCE OF 565.59 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 81 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 73.00 FEET TO A STEEL ROD AND CAP ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF THE FLORIDA POWER CORPORATION EASEMENT; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 26 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 247.55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (PER O.R. 4513, PAGE 1649)

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, WITHIN THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 114 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE; THENCE SOUTH 89'46'01" EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCELS "D AND E", AS PER OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1699.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2896, PAGE 161 OF SAID PUBLIC RECORDS; THENCE SOUTH 89'46'37" EAST, CONTINUING ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 577.14 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 00'12'53" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 575.16 FEET, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 61'57'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 473.25 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2783, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH 08'51'10" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2910, PAGE 700 OF SAID PUBLIC RECORDS, A DISTANCE OF 423.43 FEET TD THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2947, PAGE 998 OF SAID PUBLIC RECORDS; THENCE SOUTH 61'57'52" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 122L.19 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE NORTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL "E", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF SAID PUBIC RECORDS (SAID PARCEL "E" BEING THE 100 FOOT WIDE RIGHT OF WAY CELLON DRIVE); THENCE SOUTH 28'02'57" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 729.12 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL "E" AND THE NORTH LINE OF SAID PARCEL "E"; THENCE NORTH 89'46'37" WEST ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 384.64 FEET TO THE POINT OF BEGINNING.

PROPOSED USE: WHOLESALE AUTOMOBILE AUCTIONS
AREA OF PROJECT: ±11.3 ACRES

MIN LOT AREA: NONE
MIN LOT WIDTH: NONE
FRONT SETBACK: 20'
SIDE SETBACK: 15'
REAR SETBACK: 15'
MAX HEIGHT: 65'
MAX LOT COVERAGE: NONE
MAX FAR: 0.5 FOR PARCELS 5 ACRES AND GREATER
PROPOSED BLDGs: 10,400 SF + 1,120 SF = 11,520 SF
PROPOSED FAR: 11,520 SF / 23.41 AC = 0113

MIN REQ PARKING: BUILDING: 11,520 SF X 1 PER 350 SF = 33 SPACES
OUTDOOR AUCTION AREA: 51,585 SF X 1 PER 1,000 SF = 52 SPACES
OUTDOOR STORAGE AREA: 150,800 SF = NOT APPLICABLE
33 + 52 = 85 SPACES
PROPOSED SPACES: 88 SPACES
BIKE PARKING: 80 * 1 SPACE / 10 = 8 SPACES
LOADING SPACE: 1 SPACE FOR 5,000 TO 24,999 SF USE
HANDICAP SPACE: 4 H/C SPACE FOR 76-100 SPACES

REQUIREMENTS AND ZONING CLARITY FOUND IN REPLY LETTER REGARDING USE DETERMINATION REQUEST FROM THE LDR ADMINISTRATOR DATED 3-21-2017

SHEET INDEX

C-000	COVER & SHEET INDEX
C-010	NOTES & LEGEND
C-050	DEVELOPMENT PLAN AND SHEET KEY
C-100 to C-102	DEMO, SITE & HORIZONTAL CONTROL PLAN
C-200 to C-202	PAVING, GRADING, DRAINAGE, & UTILITY PLAN
C-203	SMF CROSS SECTIONS AND DETAIL
L-101 to L-106	LANDSCAPE PLANS
L-201 to L-206	IRRIGATION PLANS
P-100	PHOTOMETRIC PLAN
1 OF 1	SURVEY - BOUNDARY TOPOGRAPHIC TREE UTILITY
A1.0	EX BUILDING PHOTO ELEVATIONS
A2.0 to A2.2	WAREHOUSE BUILDING ELEVATIONS
A3.0	CHECK-IN BUILDING ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

PRICING :
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS: UNDER REVIEW
2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
2017-09-18 REVISED FROM SUBMITTAL MEETING NOTES
2017-09-29 REVISED FROM SUBMITTAL
2017-10-24 CITY OF ALACHUA INITIAL SUBMITTAL
2017-12-13 CITY OF ALACHUA RESUBMITTAL
2018-02-14 CITY OF ALACHUA RESUBMITTAL
2018-02-28 MINOR JBPRO COMMENT REVISIONS

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2018-02-28

CHRISTOPHER A. GMUER
LICENSE
No. 71599
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Gmuer ENGINEERING
FL CA # 31533
2603 NW 13th ST, Box 314
gmuereng.com
(352) 281-4928
Gainesville, FL 32609

CLIENT :
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE
ALACHUA APP # TBD
SRWMD APP # TBD
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

COVER AND SHEET INDEX

C-000

USER: cagmuer | FILE: 17-0009-C-000 COVER.DWG | LAST SAVED: 2018-02-14 01:40:46 PM | PLOT SCALE: 1:1| PAGE SIZE: User211 | PLOTTED: 2018-02-28 11:31:43 AM

STORMWATER MINIMUM OPERATION AND MAINTENANCE STANDARDS

THE OPERATION AND MAINTENANCE ENTITY IS THE PROPERTY OWNER UNLESS OTHERWISE SPECIFIED.

A. IN ACCORDANCE WITH SECTION 373.416(2), F.S., UNLESS REVOKED OR ABANDONED, ALL STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, RESERVOIRS, APPURTENANT WORKS, OR WORKS PERMITTED UNDER PART IV OF CHAPTER 373, F.S., MUST BE OPERATED AND MAINTAINED IN PERPETUITY. THE OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE DESIGNS, PLANS, CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE AGENCY, AND INCORPORATED AS A CONDITION INTO ANY PERMIT ISSUED.

B. UPON COMPLETION OF THE PERMITTED STORMWATER MANAGEMENT SYSTEMS, DAMS, RESERVOIRS, IMPOUNDMENTS, APPURTENANT WORK, OR WORKS, THE AGENCY SHALL HAVE PERIODIC INSPECTIONS MADE TO ENSURE THE PROJECT WAS CONSTRUCTED AND IS BEING OPERATED IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT, AND IN A MANNER THAT PROTECTS THE PUBLIC HEALTH AND SAFETY AND THE NATURAL RESOURCES OF THE STATE. NO PERSON SHALL REFUSE IMMEDIATE ENTRY OR ACCESS TO ANY AUTHORIZED REPRESENTATIVE OF THE DISTRICT OR DEP WHO REQUESTS ENTRY FOR PURPOSES OF SUCH INSPECTION AND PRESENTS APPROPRIATE CREDENTIALS.

C. INSPECTIONS MAY BE PERFORMED BY AGENCY STAFF DURING AND AFTER CONSTRUCTION. WHEN NEEDED TO ENSURE A PROJECT IS BEING OPERATED AND MAINTAINED IN PERPETUITY, THE PERMIT MAY REQUIRE THE OPERATION AND MAINTENANCE ENTITY TO CONDUCT THE PERIODIC INSPECTIONS. THE REQUIRED INSPECTION SCHEDULE FOR A SPECIFIC PROJECT WILL BE SPECIFIED IN THE PERMIT.

D. SOME PROJECTS THAT DO NOT CONSIST OF OR INCLUDE A STORMWATER MANAGEMENT SYSTEM, DAM, IMPOUNDMENT, RESERVOIR, OR APPURTENANT WORK, WHETHER DESIGNED BY A REGISTERED PROFESSIONAL OR NOT, ALSO MAY BE REQUIRED IN THE PERMIT TO BE REGULARLY INSPECTED AND MONITORED TO ENSURE CONTINUED COMPLIANCE WITH PERMIT CONDITIONS AND THE FUNCTIONING OF THE PROJECT. THIS MAY INCLUDE INDIVIDUAL PERMITS ISSUED FOR ACTIVITIES AT A PRIVATE RESIDENTIAL SINGLE-FAMILY RESIDENCE. FOR EXAMPLE, A RESIDENTIAL FILL PAD MAY HAVE BEEN PERMITTED WITH SPECIFIC REQUIREMENTS FOR SLOPE DRAINAGE OR RUNOFF. A DOCK LOCATED IN WATERS WITH SENSITIVE RESOURCES MAY HAVE BEEN PERMITTED WITH CONDITIONS PROHIBITING MOORING IN CERTAIN LOCATIONS, LIMITING THE NUMBER OR SIZE OF BOATS TO BE MOORED AT THE DOCK, OR WITH REQUIREMENTS FOR HANDRAILING OR OTHER ASSOCIATED STRUCTURES. THE PERMIT WILL SPECIFY THE PERIODIC INSPECTIONS THAT WILL BE REQUIRED, AND HOW THE RESULTS OF THE INSPECTIONS ARE TO BE EITHER RETAINED BY THE PERMITTEE OR REPORTED TO THE AGENCY. EXAMPLES WHERE MONITORING AND REPORTING BY SUCH PERSONS MAY BE REQUIRED FOR SUCH ACTIVITIES ARE:

THE FOLLOWING ARE EXAMPLES OF ACTIVITIES AS DISCUSSED ABOVE THAT ARE SUBJECT TO AN INITIAL INSPECTION PRIOR TO CONVERSION TO THE OPERATION PHASE, AND THEN SUBJECT TO ROUTINE INSPECTIONS DURING THE OPERATION AND MAINTENANCE PHASE. THE INSPECTION FREQUENCY DURING THE OPERATION AND MAINTENANCE PHASE WILL BE DETERMINED IN THE PERMIT:

1. SINGLE-FAMILY DOCK (TO VERIFY THAT: HANDRAILS ARE CONSTRUCTED AND ARE MAINTAINED TO PREVENT MOORING OF VESSELS IN SHALLOW WATERS);
2. MULTI-SLIP DOCKING FACILITY (TO VERIFY MAINTENANCE OF MANATEE PROTECTION SIGNS, SEWAGE PUMPOUT FACILITIES, OR OVER-WATER FUELING OPERATION);
3. SINGLE-FAMILY LOT FILL (TO VERIFY LAWN GRADING AND SLOPING IS MAINTAINED TO REDUCE DISCHARGES OF NUTRIENTS FROM LAWN RUNOFF ENTERING SENSITIVE WATERS);
4. SEAWALLS OR RIP RAP (TO VERIFY INTEGRITY OF SYSTEM OR SHORELINE PLANTINGS);
5. LANDS WITHIN A CONSERVATION EASEMENTS (FOR ENCROACHMENTS, ALTERATIONS, OR EXOTIC/NUISANCE VEGETATION REMOVAL) IN ACCORDANCE WITH A PERMIT UNDER THIS CHAPTER;
6. MITIGATION SITES (TO DETERMINE COMPLIANCE WITH SUCCESS CRITERIA, INCLUDING THE STATUS OF EXOTIC SPECIES REMOVALS); AND OTHER DREDGING OR FILLING (FOR EXAMPLE, DREDGED MATERIAL SITES AND DAMS TO ENSURE FUNCTIONING AND STABILITY OF DIKES AND CONTROL STRUCTURES).

E. THE EFFICIENCY OF STORMWATER MANAGEMENT SYSTEMS, DAMS, IMPOUNDMENTS, AND MOST OTHER PROJECTS NORMALLY DECREASES OVER TIME WITHOUT PERIODIC MAINTENANCE. FOR EXAMPLE, A SIGNIFICANT REDUCTION IN THE FLOW CAPACITY OF A STORMWATER MANAGEMENT SYSTEM OFTEN CAN BE ATTRIBUTED TO PARTIAL BLOCKAGES OF ITS CONVEYANCE SYSTEM. ONCE FLOW CAPACITY IS COMPROMISED, FLOODING MAY RESULT. THEREFORE, OPERATION AND MAINTENANCE ENTITIES MUST PERFORM PERIODIC INSPECTIONS TO IDENTIFY IF THERE ARE ANY DEFICIENCIES IN STRUCTURAL INTEGRITY, DEGRADATION DUE TO INSUFFICIENT MAINTENANCE, OR IMPROPER OPERATION OF PROJECTS THAT MAY ENDANGER PUBLIC HEALTH, SAFETY, OR WELFARE, OR THE WATER RESOURCES. IF DEFICIENCIES ARE FOUND, THE OPERATION AND MAINTENANCE ENTITY WILL BE RESPONSIBLE FOR CORRECTING THE DEFICIENCIES SO THAT THE PROJECT IS RETURNED TO THE OPERATIONAL FUNCTIONS REQUIRED IN THE PERMIT AND CONTEMPLATED BY THE DESIGN OF THE PROJECT AS PERMITTED. THE CORRECTIONS MUST BE DONE A TIMELY MANNER TO PREVENT COMPROMISES TO FLOOD PROTECTION AND WATER QUALITY.

F. INSPECTIONS TO REPORTING FREQUENCIES WILL BE INCLUDED AS PERMIT CONDITIONS BASED ON SITE SPECIFIC OPERATIONAL AND MAINTENANCE REQUIREMENTS, CONSIDERING THINGS AS:
   1. THE TYPE, NATURE, AND DESIGN OF THE DESIGN AND PERFORMANCE STANDARDS PROPOSED, INCLUDING ANY ALTERNATIVE DESIGNS SUCH AS PERVIOUS PAVEMENT, GREEN ROOFS, CISTERNS, MANAGED AQUATIC PLANT SYSTEMS, STORMWATER HARVESTING, WETLAND TREATMENT TRAINS, LOW IMPACT DESIGNS, ALUM OR POLYMER INJECTION SYSTEMS;
   2. THE PROXIMITY OF RECEIVING WATERS CLASSIFIED AS OUTSTANDING FLORIDA WATERS IN RULE 62-302.700, F.A.C., OR IMPAIRED FOR CONSTITUENTS LIKELY TO BE CONTAINED IN DISCHARGES FROM THE PROJECT;
   3. THE NATURE OF THE SITE, SUCH AS WHETHER IT IS PART OF A PORT OR LANDFILL, WHETHER IT WILL IMPOUND MORE THAN 40 ACRE-FEET OF WATER, OR WILL INCLUDE ABOVE GROUND IMPOUNDMENTS;
   4. THE TOPOGRAPHY, RAINFALL PATTERNS, AND ADJACENT DEVELOPMENT SURROUNDING THE ACTIVITY SITE, INCLUDING ANY SPECIAL BASIN DESIGNATIONS WITHIN THE DISTRICT IN WHICH THE ACTIVITY IS LOCATED, AS IDENTIFIED IN PARAGRAPH 62-330.301(1)(K), F.A.C.;
   5. THE NATURE OF THE UNDERLYING SOILS, GEOLOGY, AND GROUNDWATER, AND HYDROLOGY;
   6. THE POTENTIAL FOR CONSTRUCTION AND OPERATION OF THE PROJECT TO CAUSE HARM TO PUBLIC HEALTH, SAFETY, OR WELFARE, OR HARM TO WATER RESOURCES, WATER QUALITY STANDARDS, OR WATER QUALITY; AND
   7. PRIOR COMPLIANCE HISTORY WITH THE PROPOSED DESIGN AND PERFORMANCE TYPE, INCLUDING WHETHER THE ACTIVITY CHARACTERISTICS ARE LIKELY TO POSE MORE THAN A MINIMAL RISK FOR HARM.

G. SPECIAL ATTENTION SHALL BE MADE DURING INSPECTIONS TO ENSURE THAT:
   1. ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE;
   2. THE SYSTEM IS KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE;
   3. STORMWATER MANAGEMENT SYSTEMS THAT INCLUDE OIL AND GREASE SEPARATORS, SKIMMERS, OR COLLECTION DEVICES ARE WORKING PROPERLY AND DO NOT ALLOW THE DISCHARGE OF OILS OR GREASES. OILS AND GREASES OR OTHER MATERIALS REMOVED FROM SUCH A DEVICE DURING ROUTINE MAINTENANCE SHALL BE DISPOSED OF AT A SANITARY LANDFILL OR BY OTHER LAWFUL MEANS; AND
   4. ALL STRUCTURES WITHIN STORMWATER MANAGEMENT SYSTEMS HAVE NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

H. UNLESS OTHERWISE SPECIFIED IN THE PERMIT, THE OPERATION AND MAINTENANCE ENTITY MUST MAINTAIN A RECORD OF EACH INSPECTION, INCLUDING THE DATE OF INSPECTION, THE NAME AND CONTACT INFORMATION OF THE INSPECTOR, WHETHER THE SYSTEM WAS FUNCTIONING AS DESIGNED AND PERMITTED, AND MAKE SUCH RECORD AVAILABLE UPON REQUEST OF THE AGENCY. IN ACCORDANCE WITH THE REPORTING SECTION, BELOW.

I. THE INSPECTION AND REPORTING REQUIREMENTS CONTAINED IN A PERMIT ISSUED UNDER PART IV OF CHAPTER 373, F.S., PRIOR TO OCTOBER 1, 2013, THE EFFECTIVE DATE OF CHAPTER 62-330, F.A.C., WHICH IMPLEMENTS SECTION 373.4141, F.S., SHALL CONTINUE TO BE FOLLOWED IN ACCORDANCE WITH THE EXISTING PERMIT UNLESS THE PERMITTEE OBTAINS A MODIFICATION USING THE PROCEDURES IN RULE 62-330.315, F.A.C., TO COMPLY WITH THE INSPECTION AND REPORTING REQUIREMENTS OF RULE 62-330.311, F.A.C., THESE NOTES, AND SECTION 12.4 OF THE ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK, VOLUME I (GENERAL AND ENVIRONMENTAL).

STORMWATER INSPECTION REPORTING

A. ALL FORMS REQUIRED FOR REPORTING CAN BE SUBMITTED TO THE RESPECTIVE AGENCY INTERNET SITE. IF THE PERMITTEE DOES NOT USE THE ELECTRONIC FORMS PROVIDED ON THAT SITE, THEY SHALL BE RESPONSIBLE FOR RETAINING RECORDS OF THE INSPECTIONS AND FOR DELIVERING SUCH RECORDS WITHIN 30 DAYS OF REQUEST TO THE REQUESTING AGENCY, UNLESS A MORE RAPID DELIVERY IS REQUESTED FOR SUCH REASONS AS THE POTENTIAL FOR THE ACTIVITY HARM TO WATER QUALITY, WATER RESOURCES, PUBLIC HEALTH, OR PUBLIC SAFETY.

B. WITHIN 30 DAYS OF ANY FAILURE OF A STORMWATER MANAGEMENT SYSTEM OR DEVIATION FROM THE PERMIT, A REPORT SHALL BE SUBMITTED ELECTRONICALLY OR IN WRITING TO THE AGENCY USING FORM 62-330.311(1), "OPERATION AND MAINTENANCE INSPECTION CERTIFICATION," DESCRIBING THE REMEDIAL ACTIONS TAKEN TO RESOLVE THE FAILURE OR DEVIATION.

C. THE OPERATION AND MAINTENANCE ENTITY OF A REGIONAL STORMWATER MANAGEMENT FACILITY MUST NOTIFY THE AGENCY ON AN ANNUAL BASIS, USING FORM 62-330.311(2), "REGIONAL STORMWATER MANAGEMENT SYSTEM ANNUAL REPORT," OF ALL NEW SYSTEMS AND THEIR ASSOCIATED STORMWATER VOLUMES THAT HAVE BEEN ALLOWED TO DISCHARGE STORMWATER INTO THE REGIONAL FACILITY, AND CONFIRMING THAT THE MAXIMUM ALLOWABLE TREATMENT VOLUME OF STORMWATER AUTHORIZED TO BE ACCEPTED BY THE REGIONAL STORMWATER MANAGEMENT FACILITY HAS NOT BEEN EXCEEDED.

D. A LISTING OF ALL THE FORMS THAT ARE INCORPORATED BY REFERENCE IN CHAPTER 62-330, F.A.C., IS CONTAINED IN APPENDIX C OF THE ERP APPLICANT'S HANDBOOK, VOLUME I; COPIES OF WHICH MAY BE OBTAINED FROM THE AGENCY, AS DESCRIBED IN APPENDIX A OF THAT VOLUME AND SUBSECTION 62-330.010(5), F.A.C.

DESIGN ELEMENTS AND INFORMATION FURNISHED BY OTHERS

1. THE ENGINEER AND ITS CONSULTANTS PREPARED THESE PLANS AND DESIGN DOCUMENTS THROUGH THE USE OR RELIANCE UPON DESIGN ELEMENTS AND INFORMATION ORDINARILY OR CUSTOMARILY FURNISHED BY OTHERS, INCLUDING, BUT NOT LIMITED TO, SURVEYORS, GEOTECHNICAL ENGINEERS, ENVIRONMENTAL CONSULTANTS, ARCHITECTS, BUILDING SYSTEMS ENGINEERS, SPECIALTY CONTRACTORS, MANUFACTURERS, SUPPLIERS, AND THE PUBLISHERS OF TECHNICAL STANDARDS. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DESIGN ERROR AND OMISSIONS RESULTING FROM THE QUALITY OF THIS INFORMATION.
2. ALL POINTS OF COORDINATION OR INTERFACE BETWEEN THESE PLANS AND DESIGN DOCUMENTS AND THE PLANS AND DESIGN DOCUMENTS OF OTHERS MUST BE COMPARED BY THE CONTRACTOR.
3. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCURING MATERIALS AND INSTALLATION.

UTILITY LOCATES, RELOCATION, PROTECTION, AND TERMINATION

1. UTILITY LOCATES SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO THE INITIATION OF SITE CONSTRUCTION.
2. PROPOSED UTILITY TAPS AND CROSSINGS SHALL BE PHYSICALLY LOCATED AND VERIFIED BY THE CONTRACTOR AS SOON AS PRACTICABLE AND SHALL CONTACT THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES OR CONFLICTS.
3. UTILITY RELOCATION, SUPPORT, PROTECTION, TERMINATION, CAPPING, AND REMOVAL SHALL BE COORDINATED BY THE CONTRACTOR WITH UTILITY COMPANIES. ADEQUATE TIME SHALL BE PROVIDED FOR PROPER COORDINATION AND TO MINIMIZE SERVICE INTERRUPTIONS.
4. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES TO THE UTILITY COMPANY FOR THEIR SERVICES.

STANDARD ABBREVIATIONS

ADJ	ADJACENT	MAX	MAXIMUM
ALUM	ALUMINUM	MES	MITERED END SECTION
APT	APARTMENT	MH	MANHOLE
ASPH	ASPHALT	MIN	MINIMUM
B&J	BORE & JACK	MO	MONTH
BC	BACK OF CURB	MUTCD	MANUAL ON UNIFORM TRAFFIC DESIGN
BLDG	BUILDING	N	NORTH
BM	BENCHMARK	N/A	NOT APPLICABLE
BSL	BUILDING SETBACK LINE	NE	NORTH EAST
C&G	CURB & GUTTER	NG	NATURAL GRADE
C1	CURVE ONE	NIC	NOT IN CONTRACT
CATV	CABLE TELEVISION	NO	NUMBER
CEC	CLAY ELECTRIC COOPERATIVE	NTS	NOT TO SCRACT
CF	CUBIC FEET	NW	NORTH WEST
CI	CAST IRON	OC	ON CENTER
CIP	CAST-IN-PLACE	PE	PROFESSIONAL ENGINEER
CL	CENTER LINE	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POE	POINT OF ENDING
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PRI	PRIMARY
CO	CLEAN OUT	PRM	PERMANENT REFERENCE MARKER
COMM	COMMUNICATIONS	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PUD	PLANNED URBAN DEVELOPMENT
DBI	DITCH BOTTOM INLET	PVC	POLYVINYL CHLORIDE
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	PVMT	PAVEMENT
DEG	DEGREES	R/W	RIGHT OF WAY
DHWL	DESIGN HIGH WATER LEVEL	RCP	REINFORCED CONCRETE PIPE
DI	DUCTILE IRON	REF	REFERENCE
DIA	DIAMETER	RPBFP	REDUCED PRESSURE BACKFLOW PREVENTER
DIM	DIMENSION	RT	RIGHT
DIP	DUCTILE IRON PIPE	S	SOUTH
E	EAST	S/W	SIDEWALK
E/M	EASEMENT	SE	SOUTH EAST
EL	ELEVATION	SEC	SECONDARY
ELEC	ELECTRIC	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SG	SWITCH GEAR
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SPA	SPACE
EX	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	ST	STORM SEWER
FDC	FIRE DEPARTMENT CONNECTION	STA	STATION
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	STL	STEEL
FH	FIRE HYDRANT	SW	SOUTH WEST
FL	FIRE LINE	SY	SQUARE YARD
FLL	FLOW LINE	TBC	TRAFFIC BEARING COVER
FM	FORCE MAIN	TEL	TELEPHONE
FO	FIBER OPTIC	TFMR	TRANSFORMER
FP	FLOOD PLAIN	TV	TELEVISION
FT	FEET	TW	TOP OF WALL
FUT	FUTURE	TYP	TYPICAL
GALV	GALVANIZED	UD	UNDER DRAIN
GV	GATE VALVE	UTIL	UTILITY
HC	HANDICAP	VCP	VITRIFIED CLAY PIPE
HORIZ	HORIZONTAL	VEH	VEHICLE
HR	HOUR	W	WEST
INV	INVERT	W/	WITH
LF	LINEAR FEET	W/WW	WATER/WASTEWATER
L1	LINE ONE	WM	WATER MAIN
LAT	LATITUDE	WS	WATER SERVICE
LONG	LONGITUDE	WW	WASTEWATER
LT	LEFT	YR	YEAR
MAINT	MAINTENANCE		

SAFETY AND TEMPORARY TRAFFIC CONTROL (MAINTENANCE OF TRAFFIC)

1. ALL SAFETY REGULATIONS AND PRACTICES SHALL BE ENFORCED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THIS PROJECT. THIS ALSO INCLUDES THE TRAVELING PUBLIC. THE FOLLOWING IS A NOTICE TO THE CONTRACTOR AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT OR ENFORCE SAFETY REGULATIONS.
2. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
3. ALL SUBSURFACE CONSTRUCTION SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE "TRENCH SAFETY ACT".
4. TEMPORARY TRAFFIC CONTROL (TTC) IS REQUIRED FOR ALL WORKS ON HIGHWAYS, ROADS, STREETS, BIKE LANES, SIDEWALKS AND SHALL HAVE A TTC PLAN. THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER THAT IS FDOT ADVANCED MOT CERTIFIED AT THE COST OF THE CONTRACTOR. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED TTC PLAN AND THE REVIEWING AGENCY'S APPROVED PROCEDURES. THE PLAN AND WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL AND MISCELLANEOUS NOTES

1. THESE PLANS, DESIGN DOCUMENTS, AND NOTES ARE NOT EXHAUSTIVE. ALL THE APPLICABLE CONSTRUCTION STANDARDS AND DETAILS THAT ARE LISTED, REFERENCED, OR IMPLIED ARE INCLUDED IN THE CONTRACT DOCUMENTS BY REFERENCE.
2. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE REVIEWING AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. THE REPAIR OF DAMAGE EITHER ABOVE OR BELOW GROUND BY THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE WILL BE IN THE OPINION OF THE OWNER, APPLICABLE AGENCY, OR ENGINEER. ALL REPAIRS SHALL BE MADE AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THE PARTICULAR ENTITY.
4. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT, SIDEWALKS, AND GRADING AROUND BUILDINGS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE.
5. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY OBSERVED AREAS OF POOR DRAINAGE PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES.
6. ALL UNDERGROUND UTILITIES MUST BE INSTALLED, INSPECTED, AND TESTED PRIOR TO PAVEMENT BASE OR SIDEWALK INSTALLATION.

EROSION CONTROL AND STABILIZATION

1. CONTRACTOR IS REQUIRED TO SUBMIT A COMPLETE NOI AND APPROPRIATE FEE TO SECURE A FDEP GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) AT LEAST TWO DAYS BEFORE CONSTRUCTION BEGINS. A PERMIT IS REQUIRED FOR CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OR IF THE PROJECT IS PART OF A LARGER DEVELOPMENT THAT WILL ULTIMATELY DISTURB ONE OR MORE ACRES.
2. PROJECTS THAT DISCHARGE STORMWATER TO AN MS4, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE OPERATOR OF THE MS4.
3. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR OBTAINING PERMIT COVERAGE AND IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO MINIMIZE EROSION AND SEDIMENTATION FROM STORMWATER DISCHARGES DURING CONSTRUCTION. THE ENGINEER SHOULD NOT BE LISTED AS THE OPERATOR AS THEY DO NOT HAVE OPERATIONAL CONTROL OVER THE PROJECT.
4. WHEN THE OPERATOR CHANGES, THE NEW OPERATOR SHOULD OBTAIN PERMIT COVERAGE AT LEAST 2 DAYS BEFORE ASSUMING CONTROL OF THE PROJECT, AND THE PREVIOUS OPERATOR SHOULD FILE AN NPDES STORMWATER NOTICE OF TERMINATION WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROLS UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED.
6. ALL DISTURBED AND OPEN AREAS OF THE SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE.

GENERAL LEGEND - SEE PLANS FOR ADDITIONAL CALLOUTS

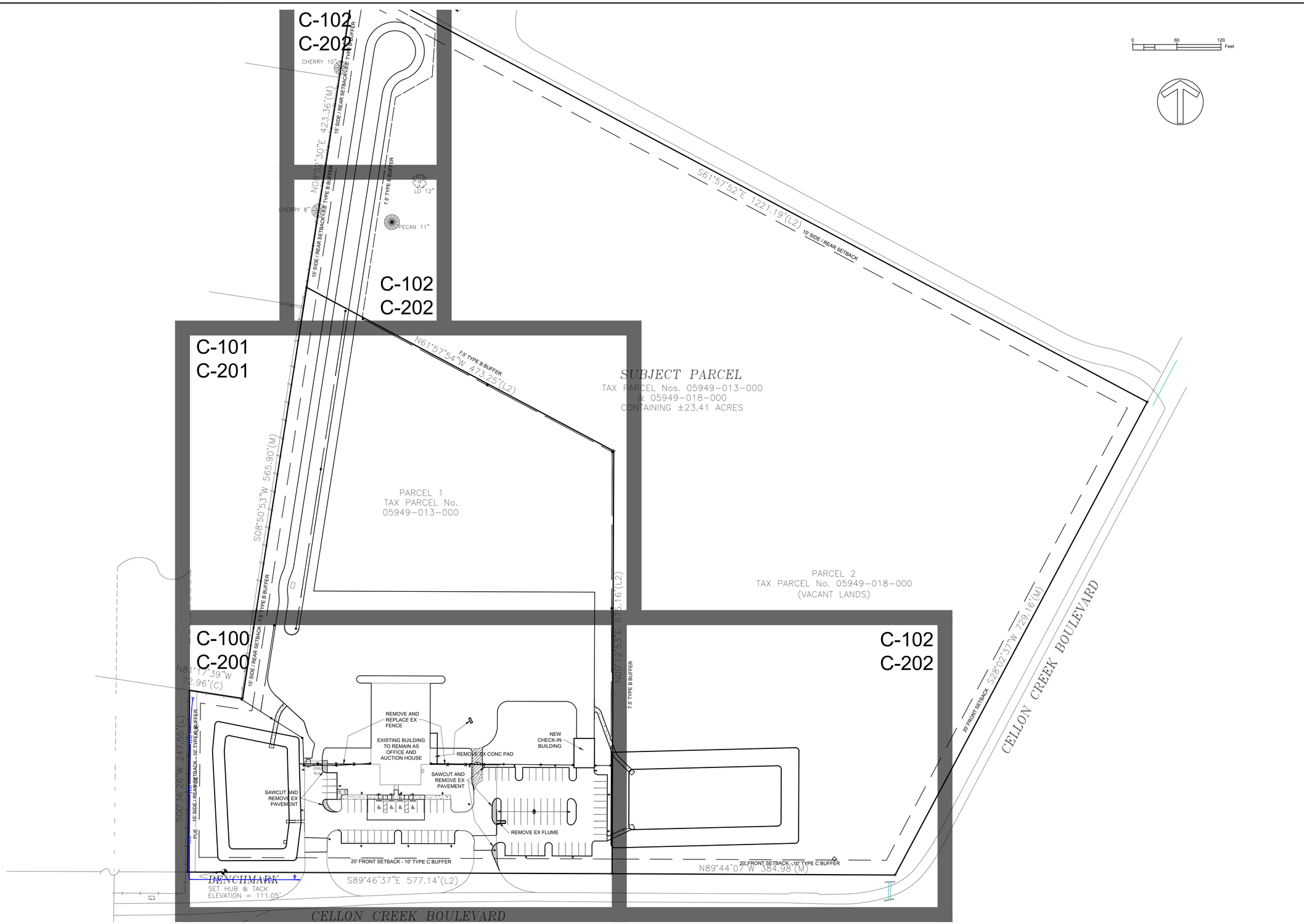
CABLE	EXISTING CABLE
COM	EXISTING COMMUNICATIONS
OHE	EXISTING ELECTRIC OVERHEAD
UGE	EXISTING ELECTRIC UNDERGROUND
FIBER	EXISTING FIBER OPTIC
FIRE	EXISTING FIRE
FM	EXISTING FORCEMAIN
GAS	EXISTING GAS
RCW	EXISTING RECLAIMED WATER
STORM	EXISTING STORM
TEL	EXISTING TELEPHONE
WM	EXISTING WATER
CABLE	PROPOSED CABLE
COM	PROPOSED COMMUNICATIONS
OHE	PROPOSED ELECTRIC OVERHEAD
UGE	PROPOSED ELECTRIC UNDERGROUND
FIBER	PROPOSED FIBER OPTIC
FIRE	PROPOSED FIRE
FM	PROPOSED FORCEMAIN
GAS	PROPOSED GAS
RCW	PROPOSED RECLAIMED WATER
STORM	PROPOSED STORM
TEL	PROPOSED TELEPHONE
WW	PROPOSED WATER
99	EXISTING ELEVATION CONTOUR
99	PROPOSED ELEVATION CONTOUR
	SWALE CENTERLINE
⊙ 99.99	PROPOSED GRADE SPOT ELEVATION
SILT	SILT FENCE
TREE	TREE BARRICADE
	SETBACK
	BUFFER
	PROPERTY BOUNDARY

TREE PRESERVATION AND DEMOLITION

1. CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE INDICATED TO REMAIN UNDISTURBED PER THE REVIEWING AGENCIES REQUIREMENTS. INSPECTIONS MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
2. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
3. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR REMOVED SHALL CONFIRMED WITH THE REVIEWING AGENCY AND THE OWNER. THE PROTECTION OR REMOVAL IS AT THE COST OF THE CONTRACTOR.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. DISTURBED AREAS SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, MISCELLANEOUS VEGETATION, DELETERIOUS MATERIAL, DEBRIS, ETC.
6. SOME ITEMS TO BE REMOVED OR SALVAGED MAY NOT BE DEPICTED ON THE PLANS OR SURVEY. CONTRACTOR SHALL BE AWARE OF ALL EXISTING IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS AND CONFIRM AN INVENTORY WITH THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OR SALVAGE OF ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, ETC., AND THEIR APPURTENANCES UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE PROPERLY DISPOSED IN A LEGAL MANNER.
8. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.

PERMITTING, CONSTRUCTION STANDARDS, SUBMITTALS, REQUESTS FOR INFORMATION, INSPECTIONS, TESTING, PUNCH LISTS, RECORD DRAWINGS, AND AS-BUILTS

1. SITE CLEARING AND DEMOLITION MAY NOT BE ABLE TO BEGIN UNTIL CERTAIN PERMITS HAVE BEEN ISSUED AND MAY REQUIRE PRE-CONSTRUCTION MEETINGS, INSPECTIONS, CLEARANCE. THESE PERMITS ARE TYPICALLY ISSUED BY THE APPLICABLE WATER MANAGEMENT DISTRICT AND THE MUNICIPALITY.
2. OTHER PERMITS ARE REQUIRED PRIOR TO COMPLETING OTHER SITE COMPONENTS SUCH AS THE UTILITY CONSTRUCTION PERMITS, DRIVEWAY CONNECTION PERMITS, ROW USE PERMITS, ETC.
3. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND OBTAINING ALL REQUIRED PERMITS, BONDS, TESTING, INSPECTIONS, CERTIFICATIONS, ETC. PRIOR TO AND DURING CONSTRUCTION (E.G. FDEP CGP, DEWATERING, MOT, WATER/SEWER INSPECTIONS).
4. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK.
5. THE CONTRACTOR IS RESPONSIBILITY TO VERIFY THE CONSTRUCTION STANDARDS APPLICABLE TO EACH PORTION OF THE PROJECT. A SUGGESTED LIST OF APPLICABLE STANDARDS TYPICALLY ACCOMPANY THIS NOTE ON THIS PLAN SHEET.
6. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PROCUREMENT OF MATERIALS AND INSTALLATION (E.G. PRECAST STRUCTURES, MANUFACTURED ITEMS). FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE
7. ALL REQUESTS FOR INFORMATION SHALL BE SUBMITTED TO THE ENGINEER BEFORE COMMENCING THE RELATED WORK VIA THE OWNER'S CONSTRUCTION DOCUMENTATION PROCESS.
8. CONTRACTOR IS RESPONSIBLE FOR COMPILING A LIST INSPECTIONS AND FIELD VISITS DESIRED BY THE OWNER AND THE ENGINEER AND REASONABLY SCHEDULING THOSE INSPECTIONS.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING ALL INSPECTIONS REQUIRED BY THE REVIEWING AGENCIES AS LISTED IN THE PERMITS, INSPECTOR'S REQUEST, OR IMPLIED BY THE DESIGN STANDARDS.
10. CONTRACTOR SHALL CONTRACT WITH AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING OF MATERIALS, SOILS, UTILITIES, ETC. THE TESTING SHALL BE IN ACCORDANCE WITH THE APPROVED PERMITS, CONSTRUCTION STANDARDS, INSPECTOR'S REQUEST, DESIGN REPORTS, AND STANDARD PAVING AND GRADING TESTING. THIS SHALL INCLUDE DENSITY TESTING IN ALL PAVEMENT AREAS, UTILITY TRENCH COMPACTION ESPECIALLY UNDER ROADS AND OTHER PAVED AREAS, CONCRETE, AND OTHER MATERIALS TESTING.
11. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ALL RETESTING COSTS AND ANY RECONSTRUCTION REQUIRED TO MEET THE TESTING REQUIREMENTS.
12. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER THE SCHEDULE OF PUNCH LIST SITE VISITS WITH THE CONSTRUCTION SCHEDULE TO AVOID REPEAT VISITS. A TIMELINE OF ADDRESSING THE PUNCH LIST ITEMS SHALL BE PROVIDED IN A TIMELY MANNER. ANY DISPUTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER.
13. RECORD DRAWINGS ARE DEFINED AS NOTES AND OTHER DOCUMENTATION COLLECTED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION AS IT RELATES TO INSTALLATION PROGRESS, FIELD CONDITIONS, MEANS, METHODS, DEVIATIONS, AND OTHER VARIATIONS FROM THE CONTRACT DOCUMENTS. THE DOCUMENTATION MUST BE MADE AVAILABLE TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES UPON REQUEST. RECORD DRAWINGS ARE NOT INTENDED TO BE EXHAUSTIVE, HOWEVER, VERIFICATION OF INSTALLED CONDITIONS CAN BE REQUESTED AT THE COST OF THE CONTRACTOR UTILIZING STANDARD METHODS.
14. CONTRACTOR SHALL CONFIRM REQUIREMENTS TO PROVIDE COMPLETE AS-BUILT INFORMATION TO THE OWNER, ENGINEER, AND REVIEWING AGENCIES AT THE COST OF THE CONTRACTOR.
15. AS-BUILTS ARE DEFINED AS A DRAWING PRODUCED BY A REGISTERED LAND SURVEYOR BASED ON FIELD MEASUREMENTS OF THE FINISHED SITE IMPROVEMENTS WITH LOCATIONS, ELEVATIONS, AND DESCRIPTION OF IMPROVEMENTS. THEY SHOULD MEET REVIEWING AGENCIES REQU



PRELIMINARY
NOT FOR CONSTRUCTION

PRICING :
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS : UNDER REVIEW

2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
2017-09-18 REVISED FROM SUMMIT PLANNING NOTES
2017-09-28 REVISED FROM SUMMIT PLANNING
2017-10-24 CITY OF ALACHUA INITIAL SUBMITTAL
2017-12-13 CITY OF ALACHUA RESUBMITTAL
2018-01-14 CITY OF ALACHUA RESUBMITTAL
2018-02-28 MINOR JBPRO COMMENT REVISIONS

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2018-02-28

CHRISTOPHER A. GMUER
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CLIENT :

DESIGN : C.A. GMUER PE
QUALITY CONTROL : C.A. GMUER PE

ALACHUA APP # TBD
SRWMD APP # TBD
GEng PROJECT # 17-0009

VEMO AUTO
AUCTIONS

DEVELOPMENT
PLAN &
SHEET KEY

C-050

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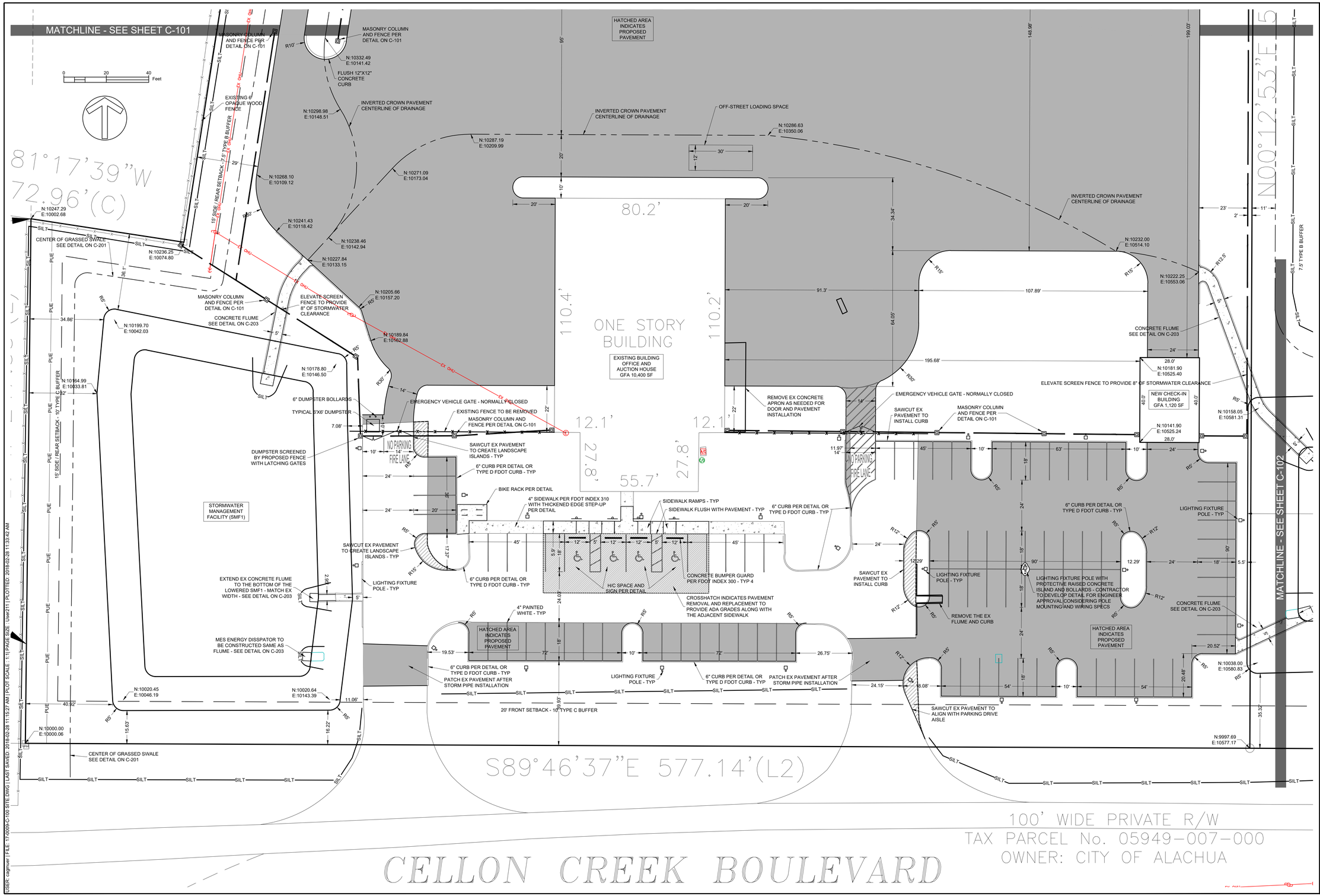

PRELIMINARY
NOT FOR CONSTRUCTION

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CONSTRUCTION :

UNDER REVIEW

PERMITTING / DESIGN REVISIONS :
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FL PE # 71599
2018-02-28

CHRISTOPHER A. GMUER LICENSE No. 71599 STATE OF FLORIDA PROFESSIONAL ENGINEER

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

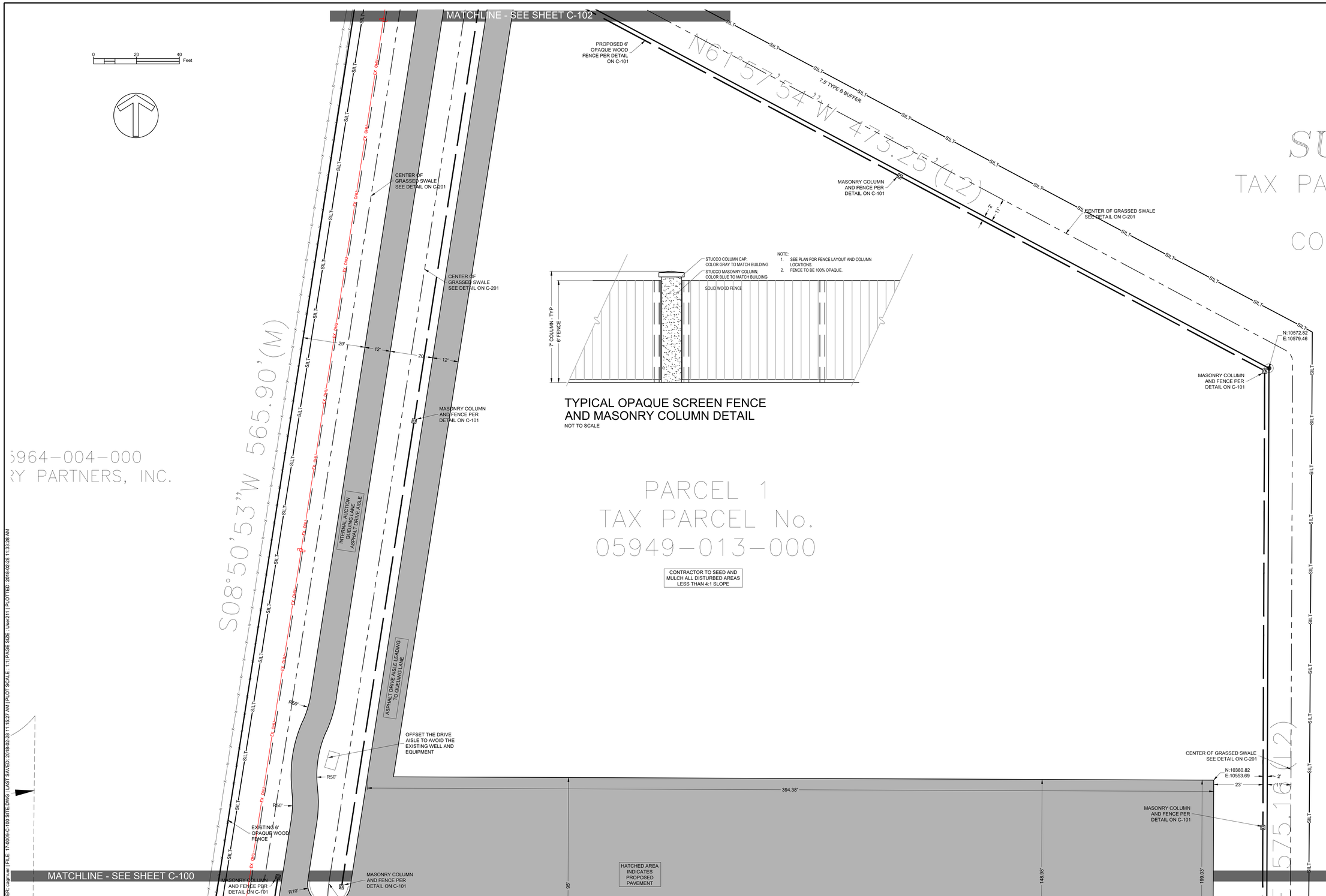
CLIENT :
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE
ALACHUA APP # TBD
SRWMD APP # TBD
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

DEMO, SITE, & HORIZONTAL CONTROL PLAN

C-100

USER: cagmuer | FILE: 17-0009-C-100 SITE.DWG | LAST SAVED: 2018-02-28 11:15:27 AM | PLOT SCALE: 1:1 | PAGE SIZE: User211 | PLOTTED: 2018-02-28 11:33:42 AM



PRELIMINARY
NOT FOR CONSTRUCTION

PRICING :
CONSTRUCTION :

UNDER REVIEW

PERMITTING / DESIGN REVISIONS :
2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
2017-09-18 REVISED FROM SITE PLAN REVIEW MEETING NOTES
2017-09-28 REVISED FROM INITIAL SUBMITTAL
2017-10-24 CITY OF ALACHUA INITIAL SUBMITTAL
2017-12-13 CITY OF ALACHUA RESUBMITTAL
2018-02-14 CITY OF ALACHUA RESUBMITTAL
2018-02-28 MINOR JBPRO COMMENT REVISIONS

ENGINEER OF RECORD :
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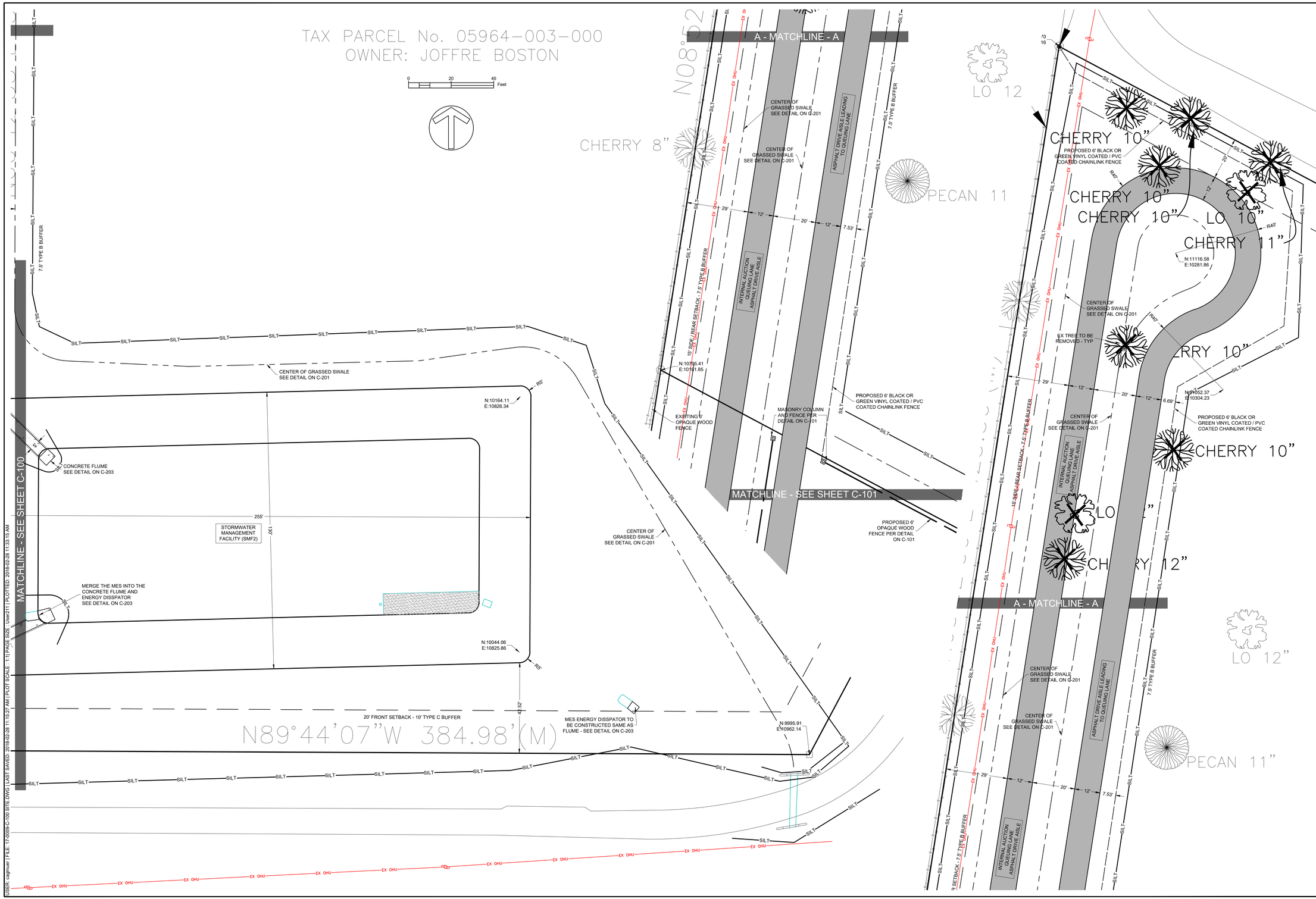
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

DEMO, SITE, & HORIZONTAL CONTROL PLAN

C-101

USER: cagmuer | FILE: 17-0009-C-100 SITE.DWG | LAST SAVED: 2018-02-28 11:15:27 AM | PLOT SCALE: 1:1| PAGE SIZE: User211 | PLOTTED: 2018-02-28 11:33:28 AM



PRELIMINARY
NOT FOR CONSTRUCTION

PRICING :
CONSTRUCTION :

UNDER REVIEW

PERMITTING / DESIGN REVISIONS :
2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
2017-09-18 REVISED FROM SUBMITTED PLANS
2017-10-06 REVISED INITIAL SUBMITTAL
2017-10-24 CITY OF ALACHUA INITIAL SUBMITTAL
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2018-02-28

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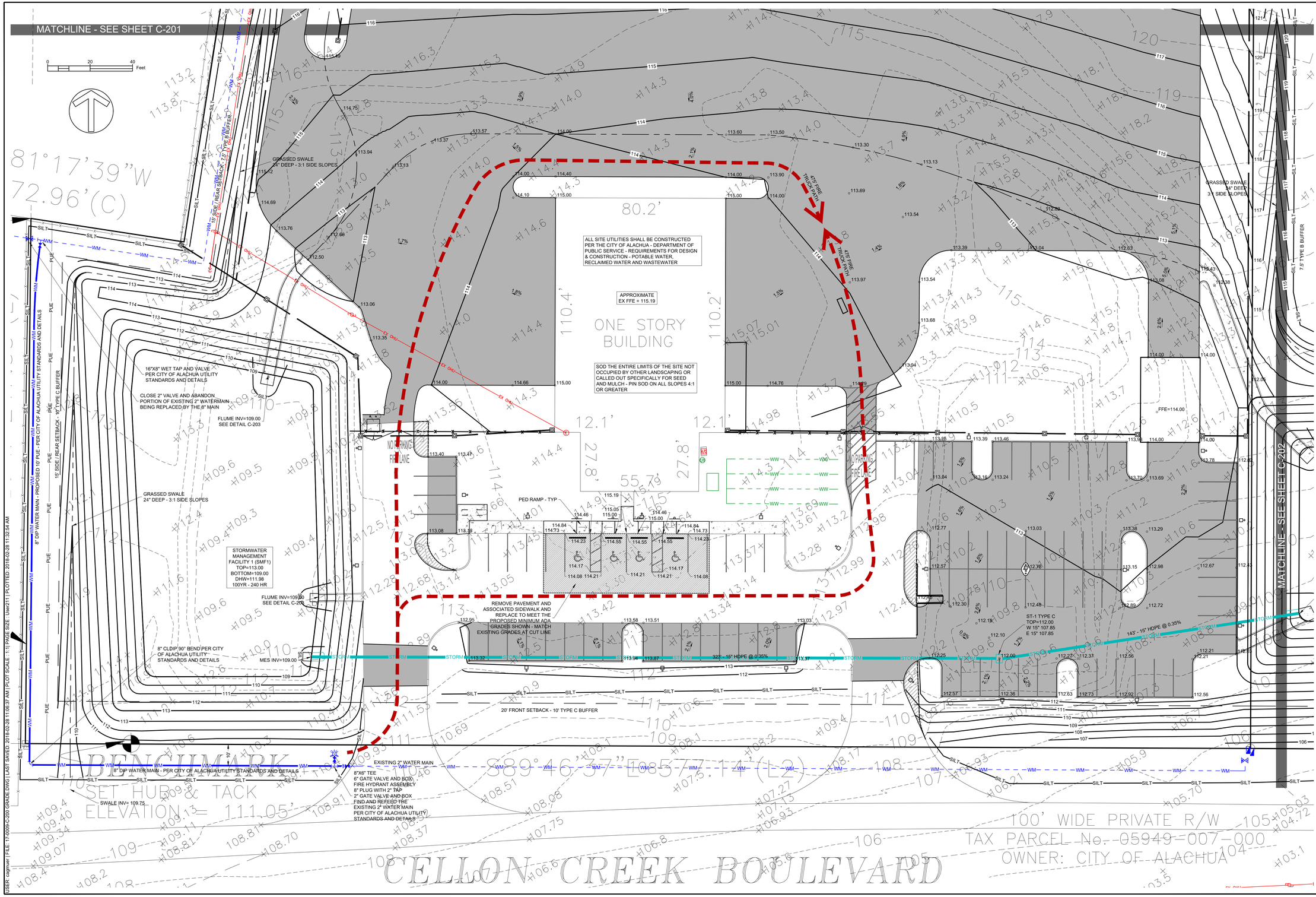
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

DEMO, SITE, & HORIZONTAL CONTROL PLAN

C-102

USER: cagmuer | FILE: 17-0009-C-100 SITE.DWG | LAST SAVED: 2018-02-28 11:15:27 AM | PLOT SCALE: 1:1| PAGE SIZE: User211 | PLOTTED: 2018-02-28 11:33:15 AM



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PRICING :
CONSTRUCTION :

UNDER REVIEW

PERMITTING / DESIGN REVISIONS :
2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
2017-09-18 REVISED PER STAFF MEETING NOTES
2017-09-28 REVISED FROM SUBMITTAL #1
2017-10-24 CITY OF ALACHUA INITIAL SUBMITTAL
2017-12-13 CITY OF ALACHUA RESUBMITTAL
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ENGINEER OF RECORD :
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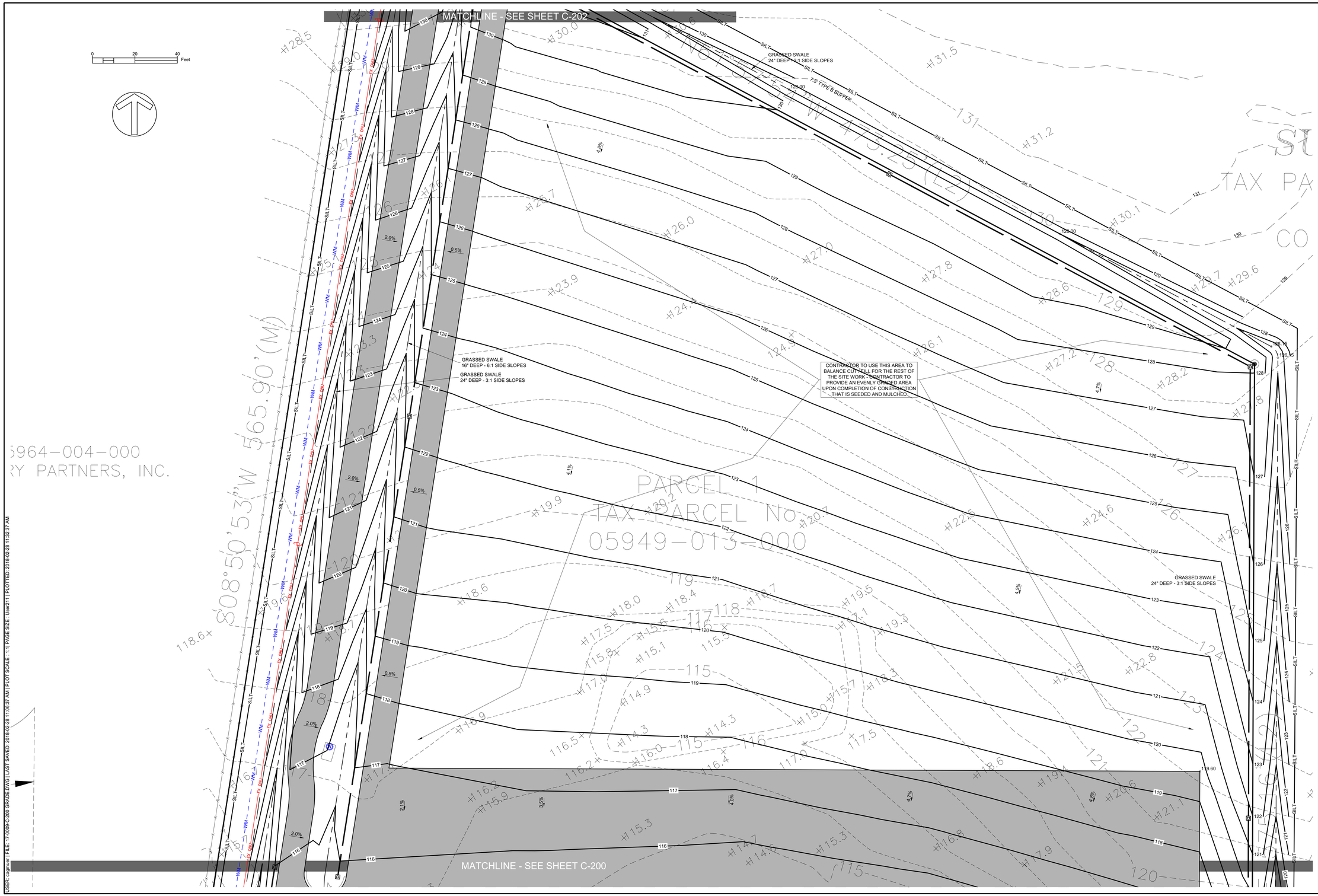
ALACHUA APP # TBD
SRWMD APP # TBD
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

PAVING, GRADING, DRAINAGE, & UTILITY PLAN

C-200

USER: cagmuer | FILE: 17-0009-C-200 GRADE.DWG | LAST SAVED: 2018-02-28 11:06:37 AM | PLOT SCALE: 1:1 | PAGE SIZE: User211 | PLOTTED: 2018-02-28 11:32:54 AM



PRELIMINARY
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CONSTRUCTION :

UNDER REVIEW

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2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
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ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
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2018-02-28

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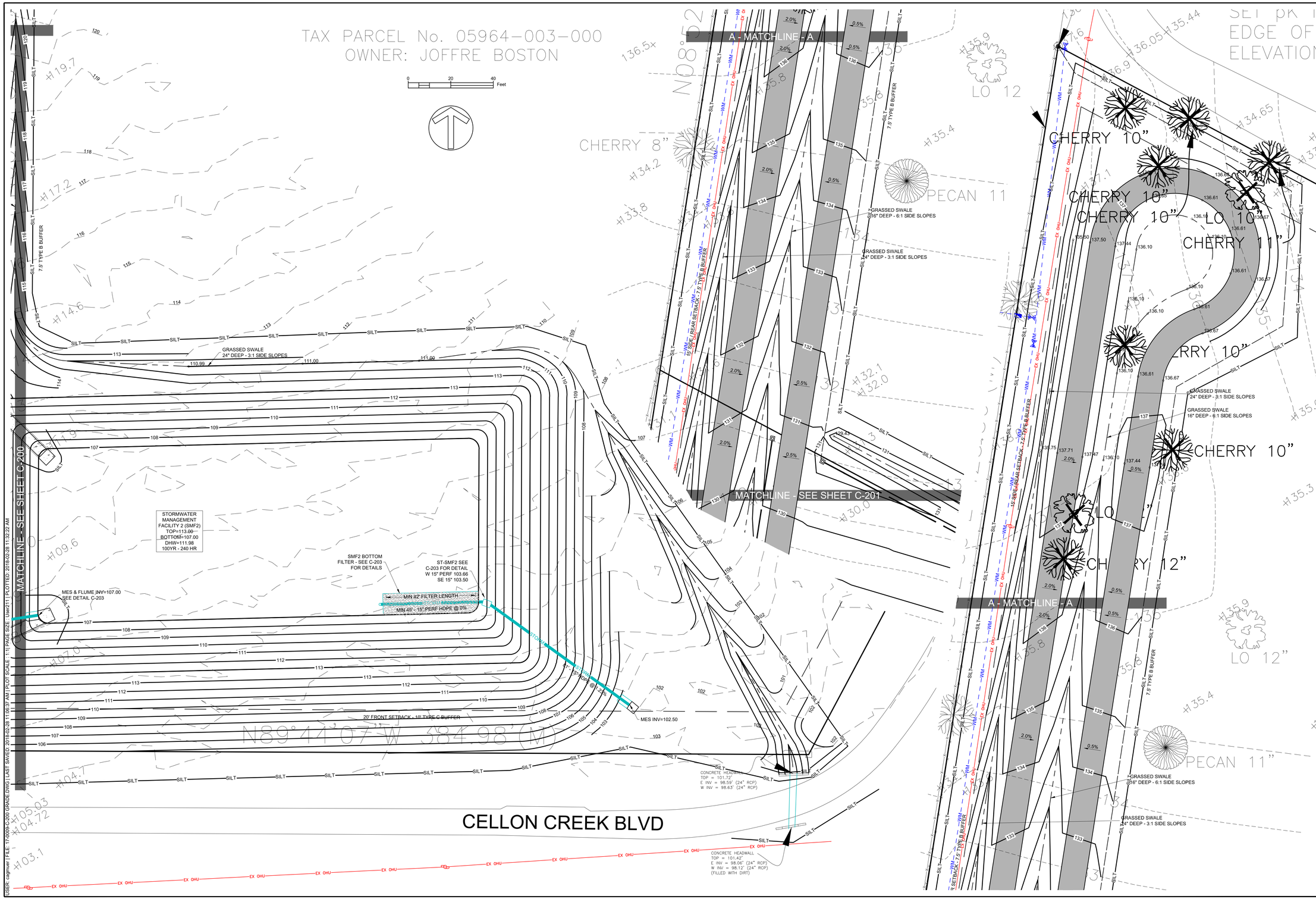
ALACHUA APP # TBD
SRWMD APP # TBD
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

PAVING, GRADING, DRAINAGE, & UTILITY PLAN

C-201

USER: cagmuer | FILE: 17-0009-C-200 GRADE.DWG | LAST SAVED: 2018-02-28 11:06:37 AM | PLOT SCALE: 1:1 | PAGE SIZE: User211 | PLOTTED: 2018-02-28 11:32:37 AM



PRELIMINARY
NOT FOR CONSTRUCTION

PRICING :
CONSTRUCTION :

UNDER REVIEW

PERMITTING / DESIGN REVISIONS :
2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
2017-09-18 REVISED FROM SUBMITTED DRAWINGS
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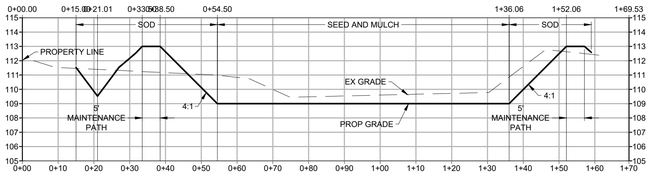
SRWMD APP # TBD
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

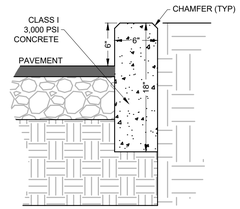
PAVING, GRADING, DRAINAGE, & UTILITY PLAN

C-202

USER: cagmuer | FILE: 17-0009-C-200 GRADE.DWG | LAST SAVED: 2018-02-28 11:06:37 AM | PLOT SCALE: 1:1 | PAGE SIZE: User211 | PLOTTED: 2018-02-28 11:32:22 AM

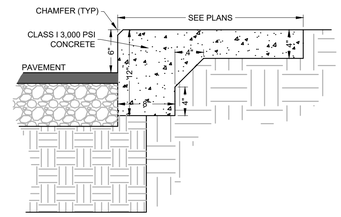


SMF1 - HORZ 1"=20' - VERT 1"=5'



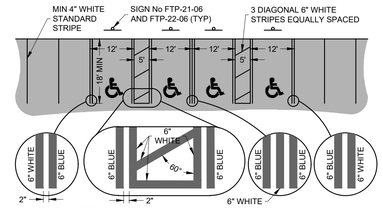
6" CURB DETAIL

NOT TO SCALE



STEP-UP SIDEWALK WITH THICKENED EDGE DETAIL

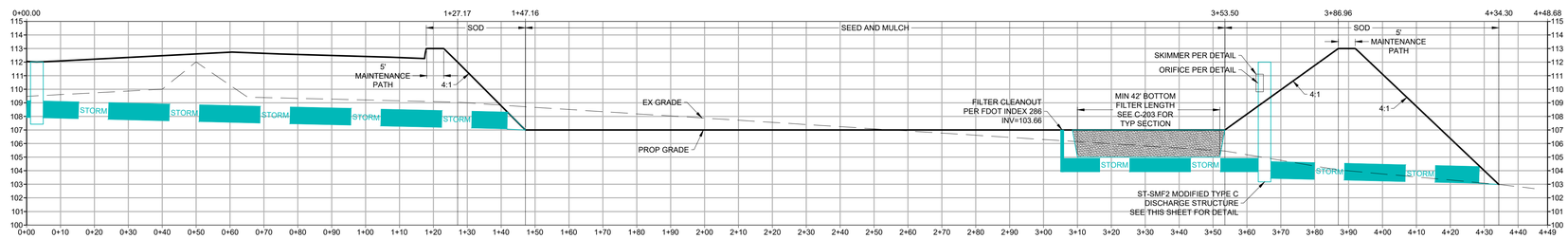
NOT TO SCALE



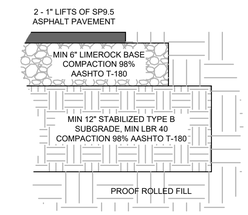
NOTES:
1. SEE PLANS FOR LAYOUT AND QUANTITY
2. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
3. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
4. THE FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.

ACCESSIBLE PARKING PAVEMENT MARKING DETAIL

NOT TO SCALE

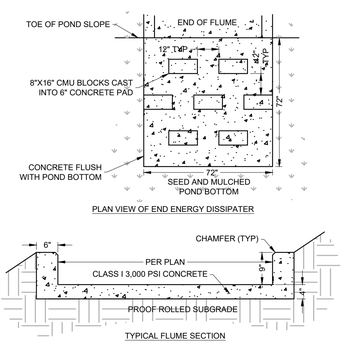


SMF2 - HORZ 1"=20' - VERT 1"=5'



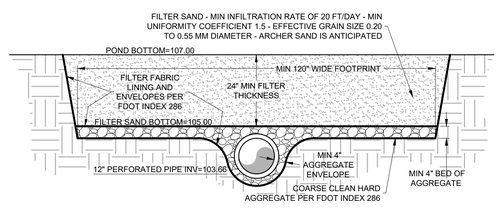
PROPOSED STANDARD PAVEMENT DESIGN DETAIL

NOT TO SCALE



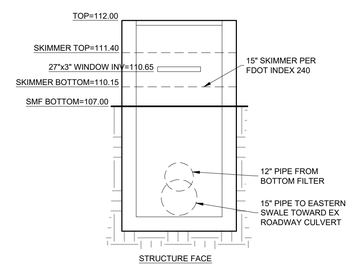
CONCRETE FLUME DETAIL

NOT TO SCALE



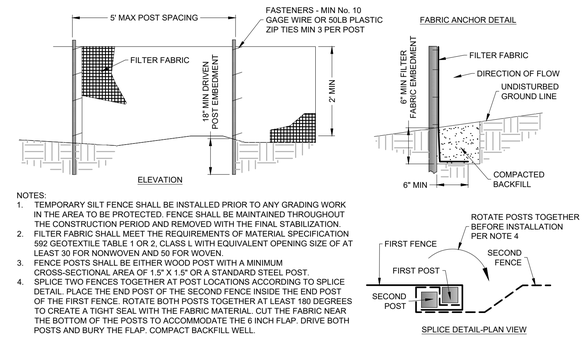
SMF2 BOTTOM FILTER TYPICAL SECTION

NOT TO SCALE



ST-SMF2 MODIFIED TYPE C DISCHARGE STRUCTURE DETAIL

NOT TO SCALE



NOTES:
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED WITH THE FINAL STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS L WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5" X 1.5" OR A STANDARD STEEL POST.
4. SPLICE TWO FENCES TOGETHER AT POST LOCATIONS ACCORDING TO SPLICE DETAIL. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE. ROTATE BOTH POSTS TOGETHER AT LEAST 180 DEGREES TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. CUT THE FABRIC NEAR THE BOTTOM OF THE POSTS TO ACCOMMODATE THE 6 INCH FLAP. DRIVE BOTH POSTS AND BURY THE FLAP. COMPACT BACKFILL WELL.

TYPICAL SILT FENCE DETAIL

NOT TO SCALE

PRELIMINARY
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PRICING :
CONSTRUCTION :

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2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
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2017-09-28 REVISED FROM SUMMER TIMES NOTES
2017-10-24 CITY OF ALACHUA INITIAL SUBMITTAL
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VEMO AUTO AUCTIONS

SMF CROSS SECTIONS AND DETAILS

C-203

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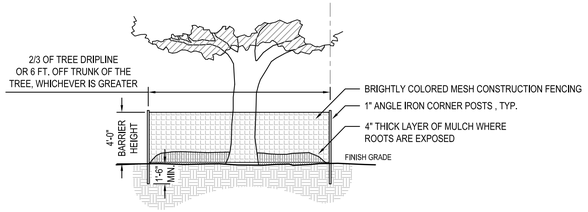
LANDSCAPE NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING TREE PROTECTION: PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED, SEE DETAIL BELOW FOR ADDITIONAL REQUIREMENTS.
3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
4. VISIBILITY: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
5. TREE REMOVAL: TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT.A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.
6. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
7. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
8. PLANT MATERIAL, GENERAL: ALL PLANT MATERIALS SHALL MEET 'FLORIDA NUMBER 1' REQUIREMENTS AS PER THE MOST CURRENT EDITION OF 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS', FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
9. PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 $\frac{1}{2}$" INCHES.
10. PROPOSED SHRUBS: PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
11. NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
12. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
13. MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
14. IRRIGATION: SEE IRRIGATION PLANS FOR IRRIGATION DESIGN.
15. RESPONSIBILITY: THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

NOTE:

1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
2. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
4. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
5. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
6. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
7. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS.



1 EXISTING TREE PROTECTION DETAIL
SCALE: N.T.S.

EXISTING REGULATED TREES AND REQUIRED MITIGATION

Per City of Alachua ULDR, Article 6., Sec. 6.2.1.D. Tree Planting, Relocation, Replacement, Credit, Banking

REQUIREMENTS =

- Tree Mitigation: New trees shall be installed to replace removed healthy, regulated (10" DBH and over) trees, excluding those trees on the City's Nuisance Tree List. Removed regulated trees shall be replaced on a 1 tree:1 tree basis. Removed heritage and champion trees shall be replaced on an inch:inch basis.
- Replacement Trees: Shall be graded Florida No. 1 or better. Replacement trees shall be of a similar type as that being removed. 50% shall be shade trees and 75% shall be site-specific trees chosen from the recommended tree list.
- Tree Credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development.

PROVIDED =

TREE NO.	EXISTING TREE	DBH	REMAIN OR REMOVE	MITIGATION REQUIRED or TREE CREDIT	TOTAL MITIGATION
1	Pecan / *Carya illinoensis*	11"	Remain	2 credits	
2	Live Oak / *Quercus virginiana*	12"	Remain	2 credits	
3	Live Oak / *Quercus virginiana*	12"	Remove	1 tree : 1 tree	2 trees
4	Live Oak / *Quercus virginiana*	10"	Remove	1 tree : 1 tree	2 trees
5	Willow / *Salix matsudana*	10"	Remain	2 credits	

** Note:*
1. Existing Cherry Laurels are not considered regulated trees as they are included in the City's 'Nuisance Tree' list.
2. Trees required for mitigation cannot be used for other site landscaping requirements.

Total Mitigation Required_____4 trees
Total Provided (Labeled as 'M' on plans all are shade trees of a similar species as those removed)_____4 trees
Total Tree Credits_____6

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (c.) Business Uses

REQUIREMENTS =

- Canopy Trees, Primary/Street Facing Site Areas: (3) canopy trees per acre.
- Canopy Trees, Side and Rear Site Areas: (2) canopy trees per acre.
- Understory Trees, Entire Site: (6) ornamental/understory trees per acre, with 50% planted in front of the structure and 25% planted on each side.
- Grassing, Entire Site: A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- Building Facade: An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

PROVIDED = Total Project Area_____11.3 AC

SIDE OF SITE	REQUIRED	PROVIDED
Front, South	Canopy: 3/AC = 34 Trees at 15-gallon, 1.5" caliper (= 51 caliper inches total) Understory: 6/AC with 50% in Front = 34 Trees	Canopy: Alternative compliance requested.* Included on plan are 38, 15-gallon with 1.5" caliper trees plus 5, 30-gallon trees with 2" caliper. Translating both to caliper inches, 38 x 1.5" = 57" plus 5 x 2" = 10" = 67 caliper inches total. Understory: 34 Trees
Side, West	Canopy: 2/AC = 23 Trees at 15-gallon, 1.5" caliper (= 34.5 caliper inches total) Understory: 6/AC with 25% on side = 17 Trees	Canopy: 2 Tree Credits + Alternative compliance requested for remaining 20 remaining required trees.* Included on plan are 16, 30-gallon trees with 2" caliper. 16 x 2" caliper = 32 caliper inches total= 21 tree equivalants. Understory: 3 Tree Credits + 14 Trees
Side, East	Canopy: 2/AC = 23 Trees at 15-gallon, 1.5" caliper (= 34.5 caliper inches total) Understory: 6/AC with 25% on side = 17 Trees	Canopy: Alternative compliance requested.* Included on plan are 17, 15-gallon with 1.5" caliper trees plus 5, 30-gallon trees with 2" caliper. Translating both to caliper inches, 17 x 1.5" = 25.5" plus 5 x 2" = 10" = 35.5 caliper inches total. Understory: 17 Trees
Rear, North	Canopy: 2/AC = 23 Trees at 15-gallon, 1.5" caliper (= 34.5 caliper inches total)	Canopy: Alternative compliance requested.* Included on plan are 18, 15-gallon with 1.5" caliper trees plus 4, 30-gallon trees with 2" caliper. Translating both to caliper inches, 18 x 1.5" = 27" plus 4 x 2" = 8" = 35 caliper inches total. (Also provided are 60 Understory Trees due to perimeter buffer and parking lot screening requirements)
Bldg. Facade	1 Canopy tree / 25 LF Row of shrubs, all perimeters Front Facade: 135LF/25 = 5.4 = 6 Trees Back Facade: 110LF/25 = 3.2 = 4 Trees Western Side Facade: 110LF/25 = 4.4 = 5 Trees Eastern Side Facade: 110LF/25 = 4.4 = 5 Trees Total required trees: 20 20 trees at 15-gallon, 1.5" caliper = 30 caliper inches total	Building facade trees noted with 'B' label on plans). Continuous paving along building's eastern and western perimeters prevent tree and shrub plantings along these building facades. Alternative compliance is requested in order to upsize all building facade trees to provide the total number of required caliper inches with less trees.* Shrub rows have been provided where possible along facades. Front: 1 Existing (Tree Credit) + 5 Proposed Trees + shrub row Back: 4 Proposed Trees + shrub row West: 1 Proposed Tree + partial shrub row East: 5 Proposed Trees + partial shrub row Total: 15 proposed, 30-gallon 2" canopy trees = 30 caliper inched total

* Alternative compliance is requested per Section 6.2.2(D)(9)(b)(iii): " Up to a 25% reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise." In some areas, the number of trees required would have resulted in a tree spacing that was not a best practice. To mitigate, 30-gallon, 2" caliper trees are proposed to allow for less trees in these tighter spaces. These larger trees provide 0.5" caliper more per tree than the code-minimum 15-gallon, 1.5" caliper trees. See calculations above that demonstrates the cumulative caliper per area meets requirements.

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIREMENTS =

- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required , no more than 50% shall be of one single species, OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TOTAL REQ. TREES	REQUIREMENT	PROVIDED
231	No more than a total of (116) for one proposed species	Most of one species is (66) Crape Myrtles

PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.2. Parking Lot Landscaping

REQUIREMENTS =

- Offset: Allow for a 2½-foot bumper overhang from the face of the curb to new plantings.
- Parking Interior Areas: (1) canopy or understory tree/2,000 SF with (10) shrubs per tree, ideally within interior of parking lot islands.
- Parking Perimeter: Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.

PROVIDED =

- Parking Interior Areas: (1) canopy or understory tree/ 2,000 SF total parking lot area plus 10 shrubs/tree.

REQUIREMENT	PROVIDED
34,180 SF parking area / 2,000 SF = 17 trees total + 10 shrubs per tree = 170 shrubs	17 understory trees & 218 shrubs

- Parking Perimeter: 4 canopy trees/100LF, 2 understory trees/100LF, and continuous, opaque hedge

REQUIREMENT	PROVIDED
Western Perimeter: 108 LF/ 25 = 5 Canopy trees 108 LF/ 50 = 3 Understory trees	Western: 5 Canopy trees, 3 Understory trees, and continuous hedge
Southern Perimeter: 355 LF/ 25 = 15 Canopy trees 355 LF/ 50 = 8 Understory trees	Southern: 15 Canopy trees, 8 Understory trees, and continuous hedge
Eastern Perimeter: 123 LF/ 25 = 5 Canopy trees 123 LF/ 50 = 3 Understory trees	Eastern: 5 Canopy trees, 3 Understory trees, and continuous hedge

SCREENING REQUIREMENTS

Per City of Alachua Memo, dated March 21, 2017

REQUIREMENTS =

- Outdoor Storage Screening: Outdoor storage areas shall be screened from view from all property lines and adjacent right of ways by an opaque fence or wall between 6-8 ft. in height. The perimeter of the fence shall be landscaped with one tree every 20 LF.

PROVIDED =

- Continuous fence: See Civil Plans for fence layout and details.
- Landscape: See below.

SCREENING SIDE	REQUIRED	PROVIDED
North	409 LF / 20 = 21 trees	21 trees, canopy and understory
East	425 LF / 20 = 22 trees	22 trees, canopy and understory
South	428 LF / 20 = 22 trees	22 trees, canopy and understory
West	500 LF / 25 = 25 trees	25 trees, understory

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =

- Vacant Adjacent Parcel (*Sec. 6.2.2.D.3.d.i.*): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application.
- Existing Buffers (*Sec. 6.2.2.D.3.d.ii.*): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.
- Existing Trees to Remain Credits (*Sec. 6.2.2.D.4.*): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.
- Alternative Landscape Plan (Sec. 6.2.2.D.9.i. & ii.): An alternative landscape plan may be used where unreasonable or impractical situations would result from application of this section... (i.) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel...(ii.) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels. *(Referred to as 'alternative compliance' below.)*
- Proposed Use and Adjacent Uses: 'Industrial Services' is the development site's proposed use. Eastern and northern adjacencies are zoned as industrial services, which is considered 'Commercial Uses' within Table 6.2-2. Buffer Class Application and requires a Type B buffer. These adjacencies are currently vacant. Western adjacencies include parcels that are zoned as industrial services, which is considered 'Commercial Uses' within Table 6.2-2. and require a Type B buffer, and a municipal-owned parcel, considered 'Public and Institutional Uses' within Table 6.2-2. and require a Type C buffer. Parcels along the site's western perimeter are developed. Southern adjacent use is 'Public and Institutional Uses' (owner: UF Foundation) within Table 6.2-2. and requires a Type C buffer. This adjacency is currently vacant.

PROVIDED =

SIDE OF SITE	REQUIRED	PROVIDED
West	1. Adjacency with Alachua Public Works site = 10' wide Type C. Selected Option 2 Buffer, which requires one canopy tree per 30 LF and one shrub per 8 LF. Total length = 242 LF = 8 canopy trees and 31 shrubs 2. Other western adjacencies = 7.5' wide Type B. Selected Option 3 Buffer, which requires one four-foot berm or fence plus one canopy tree per 40LF, for those sections adjacent to existing solid wood fences. Selected Option 2 Buffer, which required one canopy tree per 40 LF, plus one hedge for those areas along the northern existing chain-link fence. Total length = 985 LF/40 = 25 canopy trees and either solid wood fence or continuous hedge.	1. Type 'C' Buffer is met with 8 proposed canopy trees and 31 shrubs 2. Type 'B' Buffer is met by existing opaque wooden fences of adjacent properties to remain for the majority of this perimeter. Additionally, existing understory vegetation between these fences and the existing overhead utility lines will be preserved. The northern 135 LF of this perimeter includes an existing chain-link fence, and 'option 2' buffer is selected for this length, whith existing understory vegetation satisfying the shrub requirement. Alternative compliance is requested per Section 6.2.2(D)(9)(b)(i) for use of understory trees in lieu of canopy trees along this perimeter due to existing overhead utilities and the limited space for tree plantings between this overhead line and the proposed drive. Understory trees are proposed as larger than code-minimum size (30-gallon vs. 15-gallon) to assist in achieving buffer intent sooner. Total of 34 proposed understory and 2 canopy trees to remain meet this requirement. Trees are proposed at 20' minimum off of existing utility poles.
East	7.5' wide Type B. Either Option 3 Buffer, which requires a fence plus one canopy tree per 40LF, OR Option 2 Buffer, which requires one canopy tree per 40LF plus one hedge when a fence is not proposed. Since the adjacent site is vacant, only half of the requirement needs to be met. 1. Northern eastern buffer, along proposed chain-link fence, is proposed as Option 2: Total length = 433 LF/80 = 6 canopy trees and proposed hedge for half of length. 2. Central eastern buffer, along proposed solid wooden fence, is proposed as Option 3: Total length = 815/80 = 11 canopy trees and proposed solid fence. 3. Southern eastern buffer along proposed stormwater pond is proposed as Option 2: Total length = 165 LF/80 = 2 canopy trees and proposed hedge for half of the length.	1. Northern eastern buffer: 5 proposed and two existing canopy trees provided and proposed hedge along half of length. 2. Central eastern buffer: 16 proposed canopy trees and solid fence. 3. Southern eastern buffer: 3 canopy trees and proposed hedge along half of length.
North	7.5' wide Type B. Option 2 Buffer, which requires one canopy tree per 40LF plus one hedge. Since the adjacent site is vacant, only half of the requirement needs to be met. 1. Northern northern buffer: Total length = 145 LF/80 = 2 canopy trees and proposed hedge for half of the length. 2. Southern northern buffer along northern edge of proposed stormwater pond: Total length = 315 LF/80 = 4 canopy trees and proposed hedge for half of the length.	1. Northern northern buffer: 2 proposed canopy trees provided and proposed hedge for half of the length provided. 2. Southern northern buffer: 7 canopy trees and proposed hedge for half of the length provided.
South	10' wide Type C, Option 2 Buffer, which requires one canopy tree per 30LF plus one shrub per 8 LF. Since the adjacent site is vacant, only half of the requirement needs to be met. Total length = 835 LF (minus driveway widths)/60 = 14 canopy trees. 835LF/16 = 53 shrubs.	24 canopy trees and 159 shrubs provided. Shrubs have been grouped within various areas along this edge to look better and for ease of maintenance, versus shrubs spaced at 16' on center.

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
3462 NW 13th Avenue
Gainesville, Florida 32605
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

VEMO AUTO AUCTION

Alachua, FL

for

Dealers Auto Auction, Inc.

SEAL:

PROJECT NO: 17-047
CLIENT'S NO.:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 11 OCT 2017
REVISIONS:
08 DEC 2017
14 FEB 2018

SCALE:

AS SHOWN

SHEET TITLE:

LANDSCAPE NOTES, DETAILS, AND CALCULATIONS

SHEET NUMBER:

L-101

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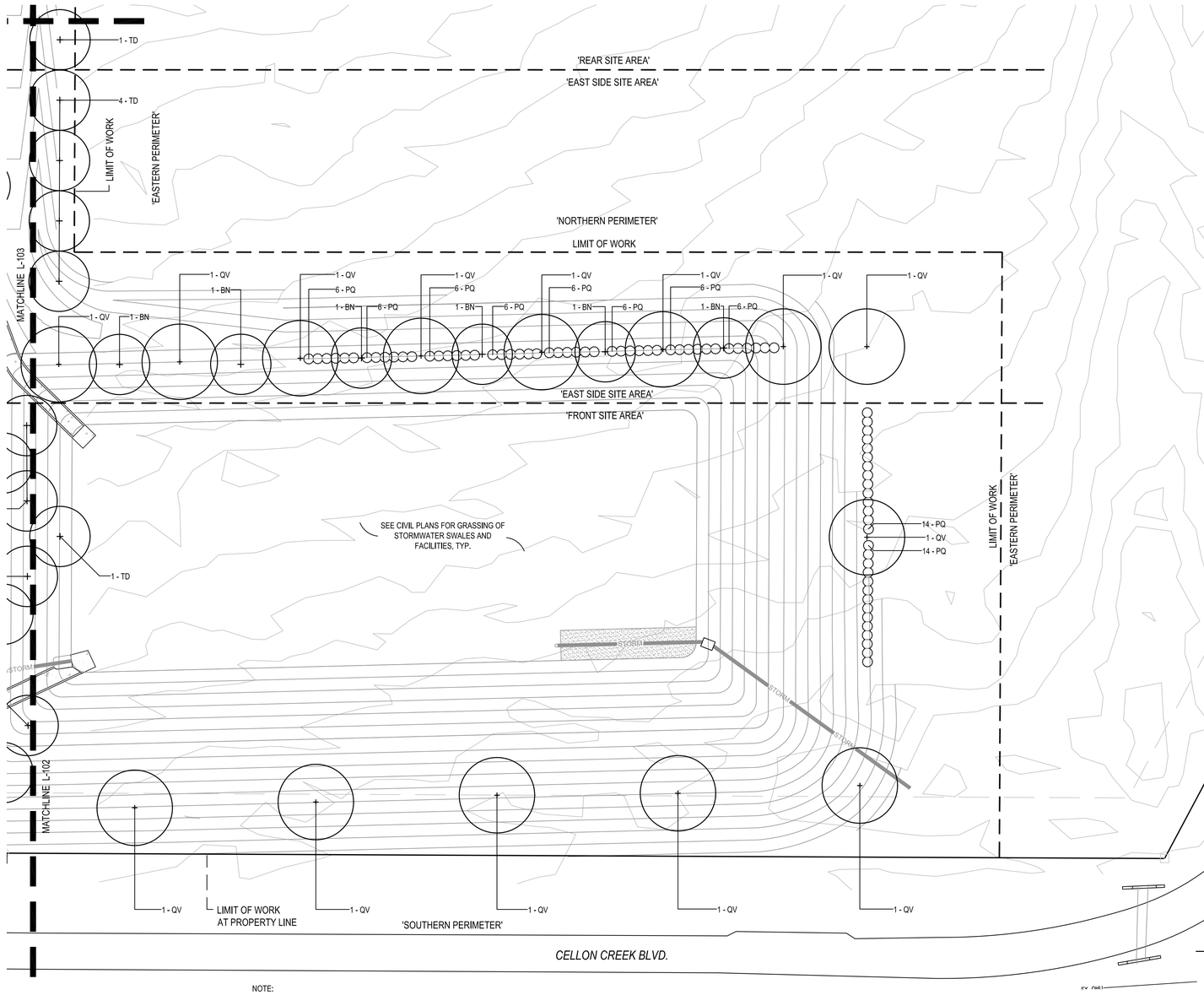
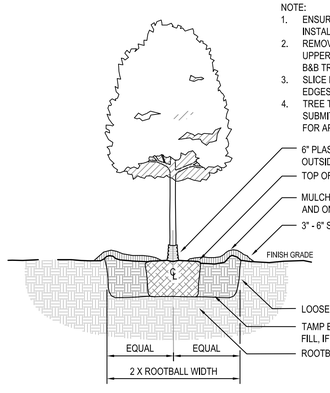


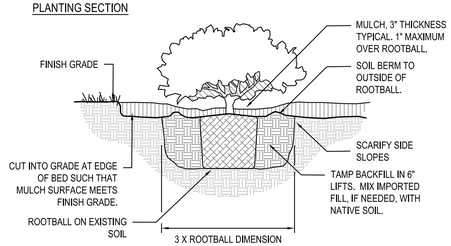


NOTE:
1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER 1/3 OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE IF NEEDED. SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

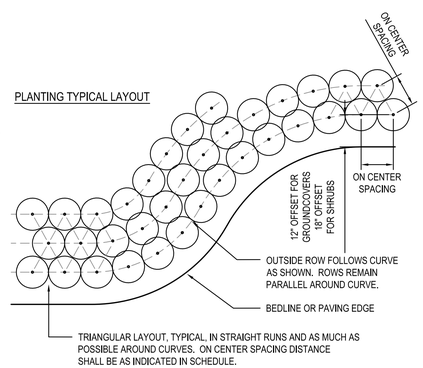
6" PLASTIC DRAIN TUBING IF TREE LOCATED OUTSIDE OF LARGER PLANTING AREA/IN TURF
TOP OF ROOTBALL 1-2" ABOVE FINISH GRADE
MULCH, 3" THICKNESS TYPICAL AND ONLY 1" OVER ROOTBALL
3" - 6" SOIL BERM TO OUTSIDE OF ROOTBALL
LOOSEN SIDE SLOPES OF PLANTING PIT
TAMP BACKFILL IN 6" LIFTS. MIX IMPORTED FILL, IF NEEDED, WITH NATIVE SOIL.
ROOTBALL SITS ON BOTTOM OF PLANTING PIT

1 TREE PLANTING DETAIL
SCALE: N.T.S

PLANTING SECTION



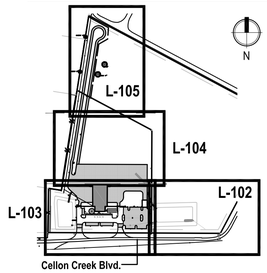
PLANTING TYPICAL LAYOUT



2 SHRUB PLANTING DETAILS
SCALE: N.T.S

NORTH

SHEET KEY N.T.S.



LEGEND

EXISTING TREES TO REMAIN (WITH TREE BARRIER)
PECAN 11" 2 (TREE NUMBER)

EXISTING TREES TO BE REMOVED
LO 10" 3

PROPOSED TREE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
BN	25	Betula nigra `Duraheat`	Duraheat River Birch	15 gal., 9` ht. x 36" spr., 1.5" cal.	As shown	`Understory Tree`, multi-trunk with 3 canes min.
LIN	66	Lagerstroemia indica x faurei `Natchez`	Natchez Crape Myrtle	15 gal., 8` ht. x 24" sprd., 1.5" cal.	As shown	`Understory Tree`, multi-trunk with 5 canes min.
QV	34	Quercus virginiana	Southern Live Oak	15 gal., 9` ht. x 36" spr., 1.5" cal.	As shown	`Canopy Tree`
TD	20	Taxodium distichum	Bald Cypress	15 gal., 9` ht. x 36" spr., 1.5" cal.	As shown	`Canopy Tree`
TDL	15	Taxodium distichum	Bald Cypress	30 gal., 10` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
UA	22	Ulmus alata	Winged Elm	15 gal., 9` ht. x 36" spr., 1.5" cal.	As shown	`Canopy Tree`
UAL	15	Ulmus alata	Winged Elm	30 gal., 11` ht. x 48" sprd., 2" cal.	As shown	`Canopy Tree`
VOL	34	Viburnum obovatum	Walter`s Viburnum	30 gal., 7` ht. x 36" sprd., 2" cal.	As shown	`Understory Tree`
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**	**NOTES**
BB	49	Buxus microphylla	Boxwood	3 gal., 24" ht. x 9" sprd.	24" o.c.	
ID	94	Ilex comuta `Dwarf Burford`	Dwarf Burford Holly	3 gal., 24" ht. x 18" sprd.	30" o.c.	
IS	85	Ilex vomitoria `Schillings Dwarf`	Dwarf Schillings Holly	3 gal., 18" ht. x 18" sprd.	30" o.c.	
LP	135	Loropetalum chinense rubrum `Plum Delight`	Purple Leaf Fringe Flower	3 gal., 24" ht. x 18" sprd.	30" o.c.	
PQ	259	Paspalum quadrifarium	Crowngrass	1 gal., 18" ht., full	36" o.c.	
VM	122	Viburnum obovatum `Mrs Shillers Delight`	Mrs Shillers Delight Viburnum	3 gal., 24" ht. x 18" sprd.	24" o.c.	
VO	31	Viburnum odoratissimum	Sweet Viburnum	3 gal., 24" ht. x 18" sprd.	48" o.c.	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		**NOTES**
SEED		Paspalum notatum `Argentine`	Bahia Grass	seed		25-30 lbs acre, spread & establish Apr. - Sept.
SOD		Paspalum notatum `Argentine`	Bahia Grass	sod		Sand grown and weed free

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ISSUED DATE: 11 OCT 2017
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08 DEC 2017
14 FEB 2018

SCALE:
0 10' 20' 40'
SCALE: 1" = 20'

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-102

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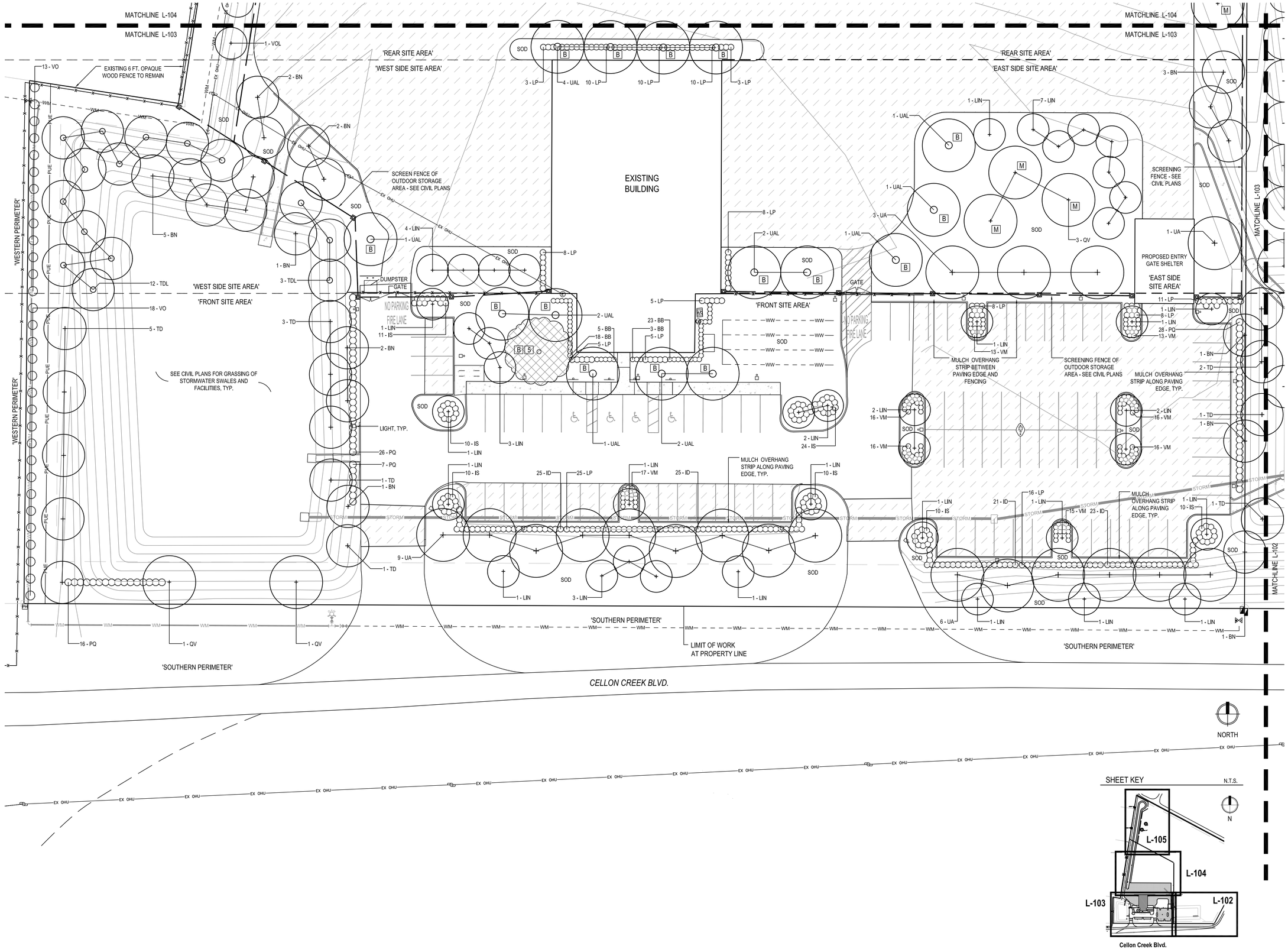

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Gainesville, Florida 32605
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

VEMO AUTO AUCTION

Alachua, FL

for

Dealers Auto Auction, Inc.

SEAL:

PROJECT NO: 17-047
CLIENT'S NO.:
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 11 OCT 2017
REVISIONS:
08 DEC 2017
14 FEB 2018

SCALE:
0 10' 20' 40'
SCALE: 1" = 20'

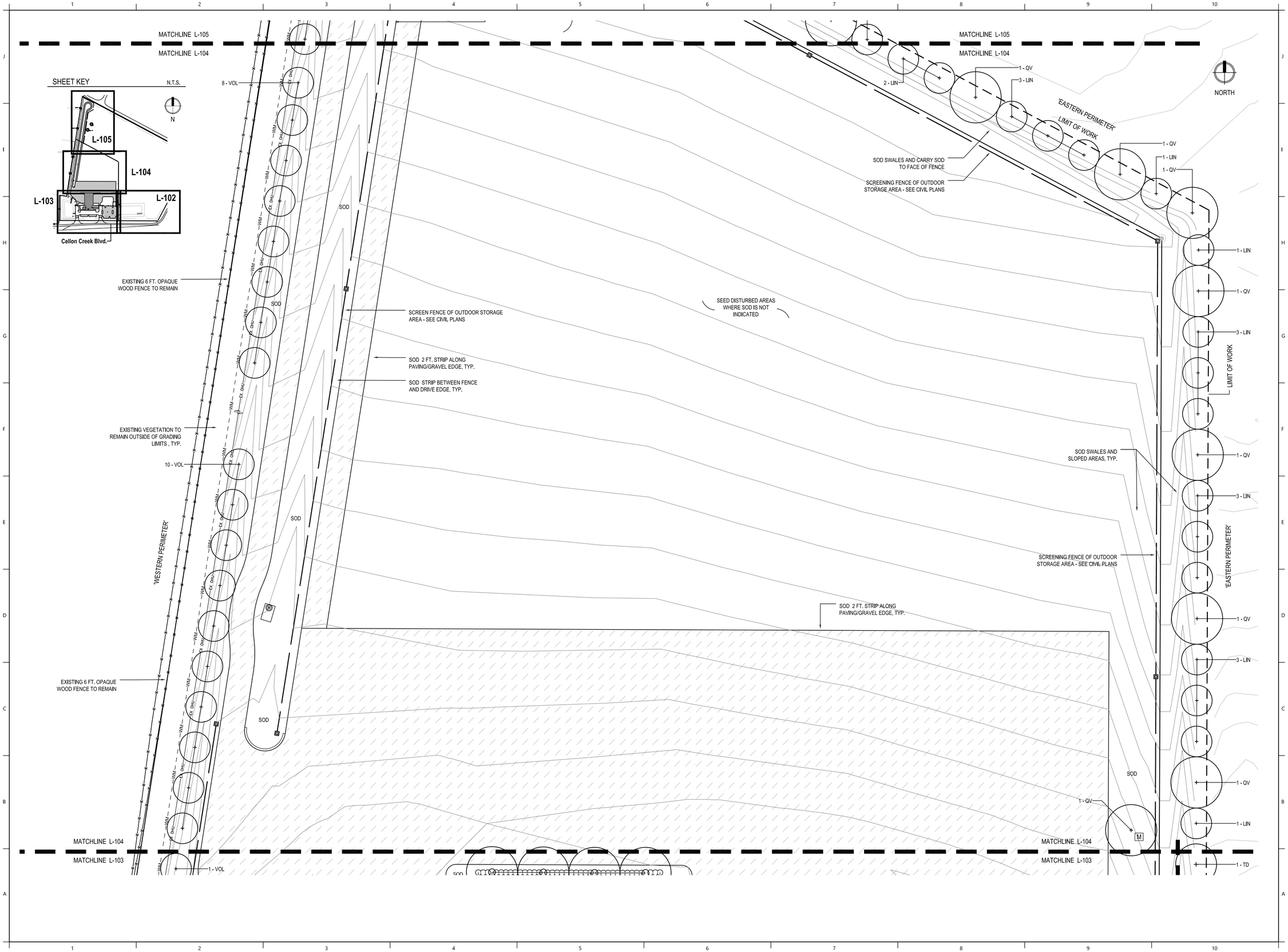
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-103

PLOTDATE: 02/10/2018 6:18 PM USER: ELISABETH MANLEY
FILENAME: C:\USERS\ELISABETH MANLEY\DESKTOP\PROJECTS\2017\17-047 VEMO AUTO AUCTIONS - OMUER\04_PRODUCTION\02_SPR & CD\2018-02-14 SPR 3 REV\01_SHEETS\17047 VEMO_L-SHEETS.DWG



MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
3462 NW 13th Avenue
Gainesville, Florida 32605
(352) 363-7412
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L-104

PLOTDATE: 02/10/2018 6:19 PM USER: ELISABETH MANLEY
CD:\USERS\ELISABETH MANLEY\DESKTOP\PROJECTS\2017\17-047 VEMO AUTO AUCTIONS - OMUSR\04_PRODUCTION\02_SPR & CD\2018-02-14 SPR 3 REV\01_SHEETS\17047 VEMO_L
FILENAME: SHEETS.DWG

MATCHLINE L-104 | MATCHLINE L-105

3 - VOL
EXISTING 6 FT. OPAQUE WOOD FENCE TO REMAIN
3 - VOL
EXISTING VEGETATION TO REMAIN OUTSIDE OF GRADING LIMITS , TYP.
CHERRY 8"
4 - VOL
EXISTING 6 FT. OPAQUE WOOD FENCE TO REMAIN
'WESTERN PERIMETER'
2 - VOL
CHERRY 10"
EXISTING VEGETATION TO REMAIN OUTSIDE OF GRADING LIMITS , TYP.
EXISTING CHAIN-LINK FENCE TO REMAIN
3 - VOL
NORTH

SCREENING FENCE OF OUTDOOR STORAGE AREA - SEE CIVIL PLANS
SOD 2 FT. STRIP ALONG PAVING/GRAVEL EDGE, TYP.
SOD AREA BETWEEN FENCE AND EDGE OF PAVEMENT
SOD SWALES AND CARRY SOD TO FACE OF FENCE
SCREENING FENCE OF OUTDOOR STORAGE AREA - SEE CIVIL PLANS
SEED DISTURBED AREAS WHERE SOD IS NOT INDICATED
SOD
SECURITY FENCE- SEE CIVIL PLANS
CHERRY 12"
CHERRY 10"
SECURITY FENCE- SEE CIVIL PLANS
LIMIT OF WORK AT PROPERTY LINE
1 - UA
24 - PQ
2 - LIN
1 - QV
39 - PQ
1 - QV
3 - LIN
LIMIT OF WORK
SOD 2 FT. STRIP ALONG OUTSIDE FENCE EDGE WHERE SHRUBS ARE NOT PROPOSED, TYP.
43 - PQ
1 - QV
CHERRY 10"
CHERRY 10"
CHERRY 11"
2 - UA
EXISTING PECAN TO REMAIN
TREE BARRIER, TYP. - SEE DETAIL, SHEET L-101
PECAN
CHERRY 12"
SEED DISTURBED AREAS WHERE SOD IS NOT INDICATED
1 - QV
'EASTERN PERIMETER'
EXISTING LIVE OAK TO REMAIN
'NORTHERN PERIMETER'
1 - QV
CHERRY 10"
1 - QV
3 - LIN
'EASTERN PERIMETER'
1 - QV
1 - LIN

MATCHLINE L-104 | MATCHLINE L-105

SHEET KEY
N.T.S.
N
L-105
L-104
L-103
L-102
Cellon Creek Blvd.

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TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY
A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS
A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
3. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
4. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING; CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
5. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
6. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
7. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
8. WRITTEN WARRANTIES AS SPECIFIED BELOW.
9. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL
B. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
C. PRUNING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
ALL PLANT MATERIAL TO COMPLY WITH 'FLORIDA #1' GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS' PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF 'EQUAL' STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS
A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
C. COMPLY WITH ALL APPLICABLE CODES.
D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY
A. EXISTING LANDSCAPE AND VEGETATION
1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
B. NEW PLANTS
1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLECT BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
B. NEW SOD:
1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT.
C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL, ABOVE, FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
E. A FINAL INSPECTION WILL BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS' NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING
A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OF DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CON'T

1.7 PROJECT CONDITIONS
A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL
A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
C. FILL TO BE OF PH 5-6.5.

2.2 MULCH
A. MULCH SHALL BE PINE STRAW, FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER
A. SHRUBS AND GROUNDCOVERS: UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
1. BETWEEN 5-6% TOTAL NITROGEN (N) CONSISTING OF 3.5-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
2. BETWEEN 1-2% PHOSPHATE (P2O5)
3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)

A. PALMS: FERTILIZE WITH AN 8N - 2P205 - 12K20 + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.60 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED. 5.60 - 8.40 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED. SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KIESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.5 - 2% MN AND FE (0.1 - 0.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
B. TURF: PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN, FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS
A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD
A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.6 WEED PRE-EMERGENT HERBICIDE
A. APPLY 'RON STAR G' PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS. REVIEW AND GAIN APPROVAL FROM OWNER PRIOR TO APPLICATION.

PART 3 - EXECUTION

3.1 PREPARATION
A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
E. GAIN APPROVAL FROM OWNER FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, ADHERE TO THE FOLLOWING REGARDING PREPARATION OF AREAS WITH UNCHANGED GRADE OR AREAS THAT HAVE NOT BEEN ALTERED BY CONSTRUCTION ACTIVITIES: REMOVE EXISTING GRASS, VEGETATION, AND TURF BY SPRAYING WITH "ROUND-UP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
F. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
G. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
H. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION
A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT. EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

PART 3 - EXECUTION, CON'T

3.3 PLANTING SHRUBS AND GROUNDCOVERS
A. PLANT SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
B. LAY OUT INDIVIDUAL SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY LANDSCAPE ARCHITECT. OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES BY THE ROOTBALL AND NOT BY THE TRUNK. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
G. ENSURE PLANT MATERIAL IS PLUMB.
H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING. MIX OR APPLY FERTILIZER JUST INSIDE OF PLANT FOLIAGE/DRIPLINE. DO NOT APPLY FERTILIZER DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS.
K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
N. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS NEEDED.

3.4 SODDING NEW LAWNS
A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
D. APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.
E. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAP SOD FIRMLY IN PLACE ONCE LAID.
F. ANCHOR SOD ON SLOPES GREATER THAN 3:1 WITH WOOD PEGS TO PREVENT SLIPPAGE, IF NEEDED.
G. AVOID DAMAGE TO SUBGRADE OR SOD DUE TO INSTALLATION ACTIVITIES.
H. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

3.5 CLEANUP
A. MAINTAIN WORK AREAS IN AN ORDERLY CONDITION. KEEP PAVEMENTS AND ADJACENT SITE AREAS CLEAN. REMOVE ALL POTS, LITTER, TOOLS, EQUIPMENT, AND EXTRANEOUS SOIL, SOD, OR MATERIALS AT THE END OF EACH WORK DAY. STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. DISPOSE OF MATERIALS AS DIRECTED.

3.6 NEW PLANT PROTECTION
A. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN PROTECTION DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
B. TREES WHICH ARE TO REMAIN IN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
C. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN THE DRIP LINE OF EXISTING OR NEWLY PLANTED TREES. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS.

3.7 MAINTENANCE
A. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING ACTIVITIES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE:
1. WEEDING: MAINTAIN PLANTINGS AND TURF AS WEED FREE.
2. MULCHING: MAINTAIN MULCH AT TREES, PALMS, AND WITHIN PLANTING BEDS AT A 3" DEPTH.
3. PEST CONTROL: SPRAY AS REQUIRED TO KEEP PLANTINGS AND TURF FREE OF INSECTS AND DISEASE.
4. MOWING: MOW TURF AREAS AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
5. REPLACEMENT: REPLACE PLANTS OR SOD AREAS THAT ARE IN POOR CONDITION.
6. LITTER REMOVAL: REMOVE LITTER AND DEBRIS FROM LANDSCAPE AND TURF AREAS.
7. RESTORE PLANTING SAUCERS OF TREES AND SHRUBS.
8. TIGHTEN AND REPAIR STAKE AND GUY WIRE SUPPORTS, IF PRESENT, AND RESET TREES AND SHRUBS TO PROPER GRADES OF VERTICAL POSITION AS REQUIRED.
9. REMOVE ALL TREE STAKING, IF PRESENT, WITHIN ONE YEAR AFTER PLANTING.

3.8 REPLACEMENT OF EXISTING LANDSCAPE DAMAGED DURING PROJECT
A. ANY EXISTING VEGETATION, INCLUDING TREES AND SHRUBS, DAMAGED OR DESTROYED SHALL BE REPLACED OR MITIGATED BY THE CONTRACTOR WITH LIKE SPECIES OR ANOTHER SPECIES APPROVED BY THE OWNER'S REPRESENTATIVE. ANY AREA OF VEGETATION THAT IS DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ITS ORIGINAL STATE WITHIN 72 HOURS OF THE COMPLETION OF THE ASSOCIATED CONSTRUCTION WORK.
B. IF REMOVAL OF AN EXISTING TREE REQUIRES MITIGATION, THE CONTRACTOR SHALL BE HELD LIABLE FOR THE COMPLETE COST, INCLUDING BUT NOT LIMITED TO TREE REPLACEMENT COSTS AND PAYMENTS REQUIRED TO PERMITTING AGENCIES.
C. TREE REPLACEMENT SPECIES AND PROCEDURES SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITIES.

3.9 INSPECTION AND ACCEPTANCE
A. WHEN ALL LANDSCAPE WORK IS SUBSTANTIALLY COMPLETE, THE LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE A SUBSTANTIAL COMPLETION INSPECTION TO DETERMINE ACCEPTABILITY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE ARCHITECT WILL PRODUCE A WRITTEN PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS THAT SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
B. ONCE ITEMS OF THE PUNCH LIST ARE ADDRESSED, THE LANDSCAPE ARCHITECT WILL CONDUCT A FINAL COMPLETION INSPECTION. IF NECESSARY, THE LANDSCAPE ARCHITECT WILL PRODUCE A FINAL PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS TO BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
C. FINAL ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER AND ALL SUBMITTALS HAVE BEEN MADE.
D. WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS PHASES OF INSTALLATION ARE COMPLETED AND AS AGREEABLE TO THE LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS SUBSTANTIALLY COMPLETE.

END OF SECTION

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VEMO AUTO AUCTION

Alachua, FL

for

Dealers Auto Auction, Inc.

SEAL:

PROJECT NO: 17-047
CLIENT'S NO.:
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 11 OCT 2017
REVISIONS:
04 DEC 2017
14 FEB 2018

SCALE:

SHEET TITLE:

LANDSCAPE TECHNICAL SPECIFICATIONS

SHEET NUMBER:

L-106

PLOTDATE: 02/10/2018 6:23 PM USER: ELISABETH MANLEY
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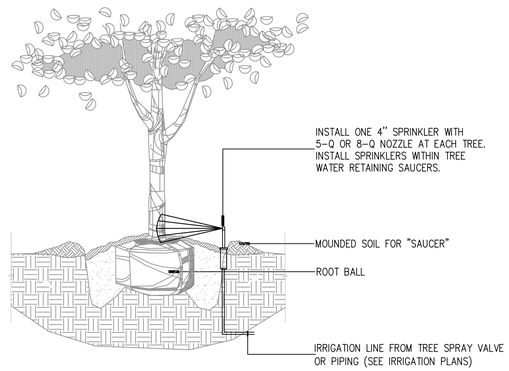

1 TREE SPRINKLER LOCATION
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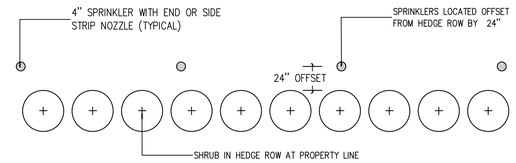
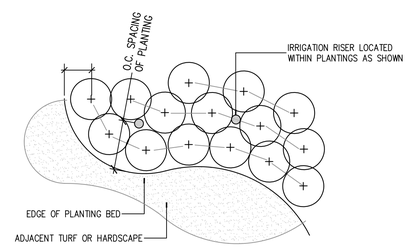
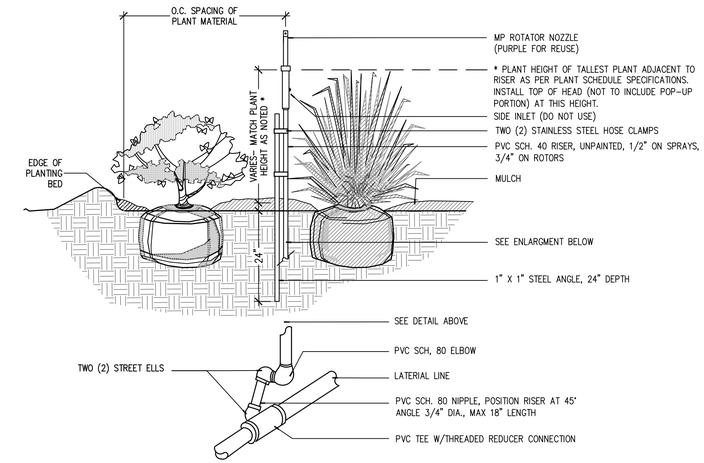


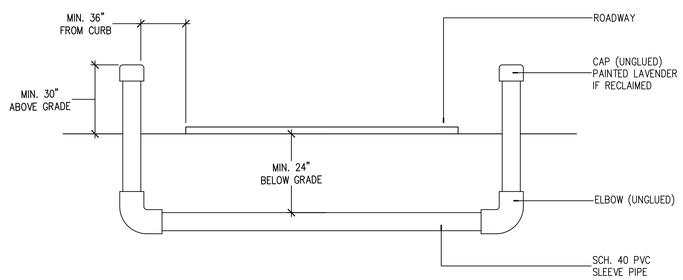
2 SPRAY/ROTOR LAYOUT FOR HEDGE SHRUBS, PLAN
SCALE: N.T.S.



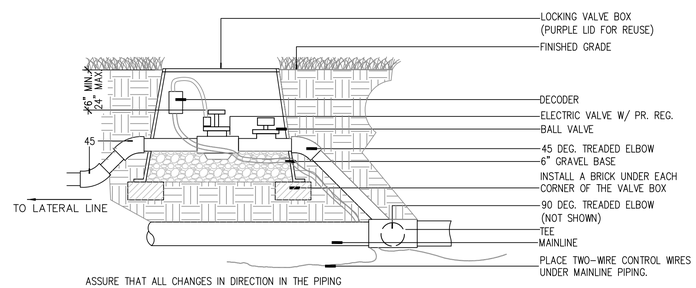
3 SPRAY/ROTOR LAYOUT IN SHRUB BED, PLAN
SCALE: N.T.S.



4 SPRAY/ROTOR LAYOUT IN SHRUB BED, SECTION
SCALE: N.T.S.



5 SLEEVE DETAIL
SCALE: N.T.S.

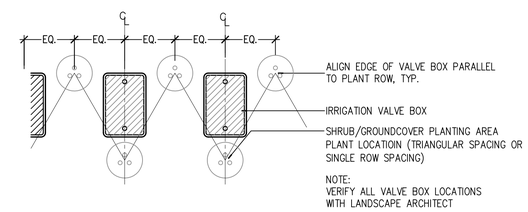


ASSURE THAT ALL CHANGES IN DIRECTION IN THE PIPING ARE THRUST BLOCKED OR RESTRAINED USING MECHANICAL MEANS ACCORDING TO INDUSTRY STANDARDS.

GROUND ALL VALVE LOCATIONS, INDIVIDUAL OR MULTIPLE, TO 10 OHMS OR LESS WITH GROUND ROD AND GROUNDING PLATE PER MANUFACTURER'S RECOMMENDATIONS.

NOTE:
ALL VALVE BOXES SHALL BE MARKED WITH THE CHRISTY I.D. TAGS OR SUBSTITUTION ACCEPTABLE TO OWNER

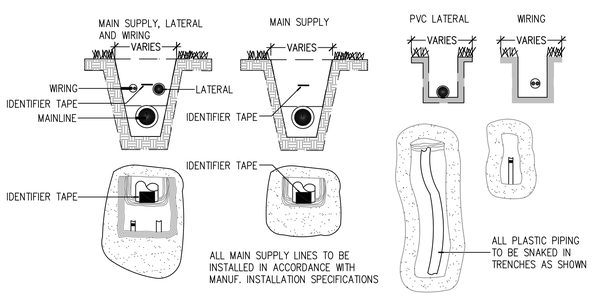
6 ZONE VALVE INSTALLATION
SCALE: N.T.S.



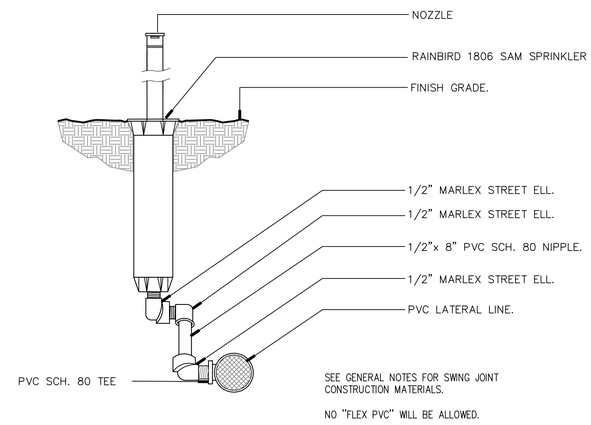
NOTE:
VERIFY ALL VALVE BOX LOCATIONS WITH LANDSCAPE ARCHITECT

VALVE GROUPINGS TO BE LOCATED IDEALLY IN SHRUB/GROUNDCOVER AREAS. IF NOT POSSIBLE, LOCATE IN TURF AREAS NEAR HARDSCAPE EDGES.

7 TYPICAL VALVE BOX GROUPING
SCALE: N.T.S.



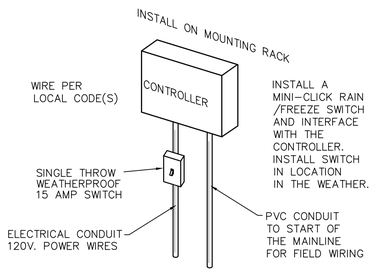
8 PIPE AND WIRE TRENCH CONFIGURATION
SCALE: N.T.S.



SEE GENERAL NOTES FOR SWING JOINT CONSTRUCTION MATERIALS.

NO "FLEX PVC" WILL BE ALLOWED.

9 4" SPRAY HEAD AT GRADE DETAIL
SCALE: N.T.S.



CONNECT CONTROLLER GROUND TO A GROUNDING ELEMENT WITH A MAXIMUM RESISTANCE AS RECOMMENDED BY THE CONTROLLER MANUFACTURER.

10 CONTROLLER INSTALLATION
SCALE: N.T.S.

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PROJECT NAME:

VEMO AUTO AUCTION

Alachua, FL

for

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SEAL:

PROJECT NO: 17-047
CLIENT'S NO.:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 11 OCT 2017
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08 DEC 2017
14 FEB 2018

SCALE:

AS SHOWN

SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

L-201

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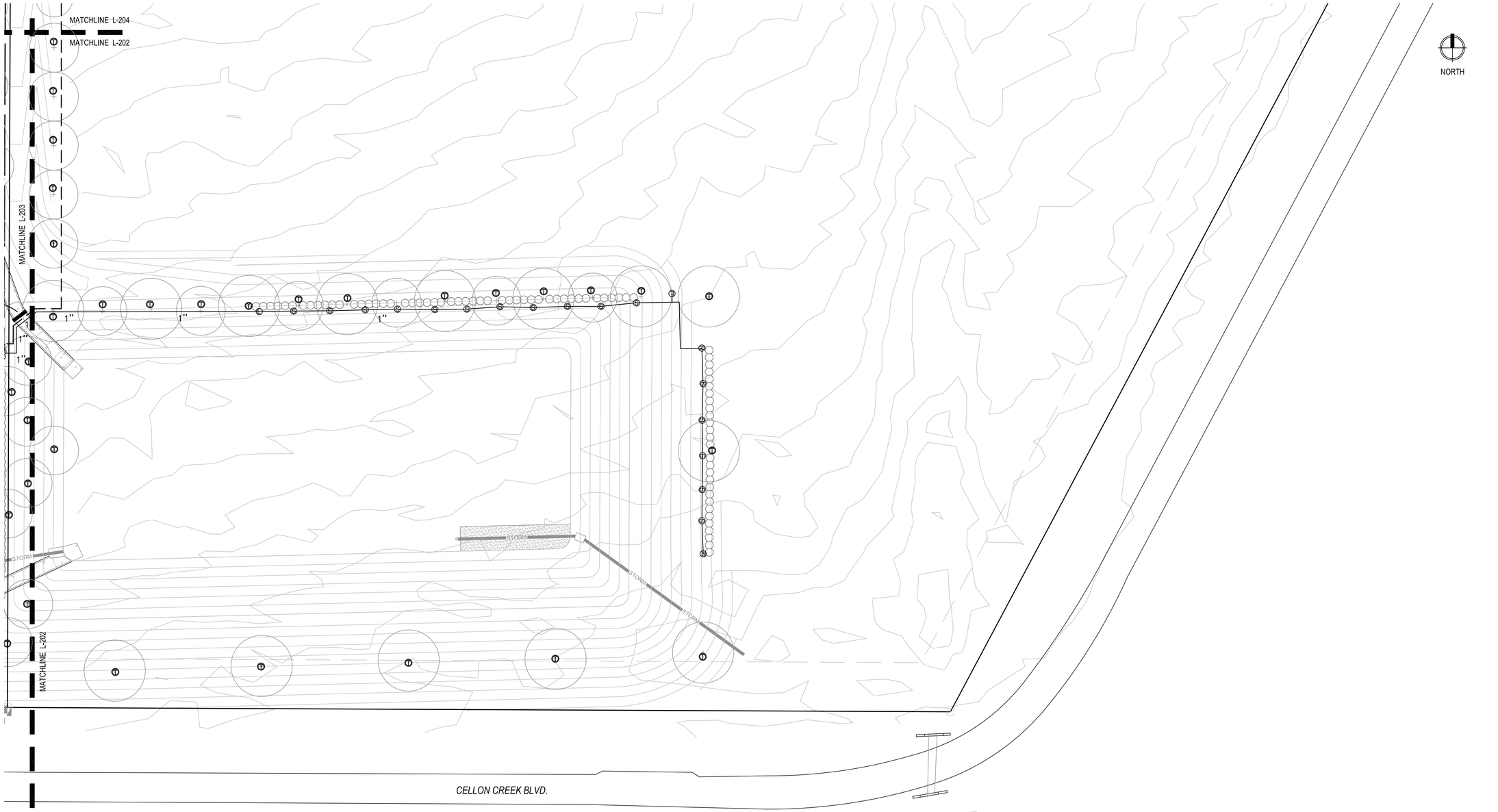
FILENAME: C:\USERS\ELISABETH MANLEY\DESKTOP\PROJECTS\2017\17-047 VEMO AUTO AUCTIONS - GAINER\04_PRODUCTION\02_SPR & C3D\2018-02-14 SPR 3 REV\01_SHEETS\17047 VEMO_I SHEETS.DWG



IRRIGATION NOTES

1. INSTALL ALL PIPING SHOWN BETWEEN DIFFERENT PIPE SIZES AS THE LARGER SIZED PIPE.
2. INSTALL ALL PIPING TO INDIVIDUAL HEADS AS 3/4".
3. INSTALL PIPING BETWEEN THE LAST MARKED PIPE AND PIPING TO INDIVIDUAL HEADS (WHERE NO OTHER MARKINGS SHOW) AS 3/4".
4. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
5. THIS SYSTEM REQUIRES 20 GPM AT 50 PSI AT THE POINT OF CONNECTION. VERIFY GALLONAGE AND PRESSURES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.
6. PROVIDE PROOF TO THE LANDSCAPE ARCHITECT THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
7. ADJUST THE IRRIGATION SYSTEM COMPONENTS AND EXISTING SYSTEM TO PROVIDE UNIFORM COVERAGE. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPE MATERIALS INCLUDING SHRUBS, GROUND COVER, TREES AND TURF.
8. ADJUST THE VERTICAL ORIENTATION OF SPRINKLERS ON SLOPES TO PROVIDE UNIFORM COVERAGE OF THE SLOPED AREA.
9. IRRIGATION HEADS SHALL BE LOCATED MINIMUM ONE (1) FOOT FROM ANY WALL, COLUMN, OR BUILDING EDGE/FACE.
10. IRRIGATION HEADS SHALL BE DIRECTED AWAY FROM BUILDING AT ALL TIMES, SO THAT SPRAY DOES NOT HIT BUILDING FACE, COLUMN, WALL, ETC.
11. ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
12. PROVIDE HAND WATERING FOR ESTABLISHMENT PERIOD FOR ALL PLANTINGS NOT LOCATED IN IRRIGATED AREAS AND THAT DO NOT HAVE SUPPLEMENTAL IRRIGATION INSTALLED. PLANTINGS TO INCLUDE ALL PROPOSED TURF, SHRUBS AND GROUNDCOVERS, AND TREES.
13. CONSULT WITH THE OWNER AS TO LOCATIONS OF THIS SYSTEM'S INSTALLATION AS RELATED TO THE FUTURE PHASE OF THIS PROJECT TO MINIMIZE IMPACT ON THIS SYSTEM DURING THE FUTURE PHASES OF CONSTRUCTION.
14. INSTALL THE SYSTEM IN ACCORDANCE WITH THE LOCAL IRRIGATION CODES REQUIREMENTS.
15. INSTALL MARLEX STREET ELLS FOR ALL HEADS ON RISERS AND ALL SPRINKLERS IN TURF.
16. INSTALL ALL OTHER SPRINKLERS WITH FUNNY PIPE AND SBE-050 FITTING. (USE SBE-075 IF THREADED FITTING ON PIPE IS 3/4".)
17. CONNECT TO THE PUMP DISCHARGE AS THE POINT OF CONNECTION.
18. ALL IRRIGATION HEADS IN SHRUBS/GROUNDCOVER AREAS (TALLER THAN 12" AT MATURITY) SHALL BE INSTALLED ON RISERS. (BUT NOT HEDGE SPRINKLERS WHICH SHALL BE MOUNTED AT GRADE 24" AWAY FROM THE EDGE OF THE HEDGE).
19. GROUND THE TWO-WIRE ZONE WIRING SYSTEM AT THE CONTROLLER, AT ALL VALVE (OR VALVE GROUP) LOCATIONS AND AT ALL TERMINATIONS OF THE WIRING SYSTEM.
20. GROUND THE TWO-WIRE SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

IRRIGATION SCHEDULE

T	RAIN BIRD 1804–SAM WITH 5–Q NOZZLE (TREES)
T	RAIN BIRD 1804–SAM WITH 8–Q NOZZLE (TREES)
L	RAIN BIRD 1804–SAM WITH RAIN BIRD R–LCS15 ROTARY NOZZLE
R	RAIN BIRD 1804–SAM WITH RAIN BIRD R–RCS15 ROTARY NOZZLE
S	RAIN BIRD 1804–SAM WITH RAIN BIRD R–SS30 ROTARY NOZZLE
S	RAIN BIRD 1812–SAM WITH RAIN BIRD R–SS30 ROTARY NOZZLE
	RAIN BIRD 1812–SAM WITH RAIN BIRD R–VAN14 NOZZLE
	RAIN BIRD 1812–SAM WITH RAIN BIRD R–VAN14 NOZZLE

POC — POINT OF CONNECTION TO WELL DISCHARGE (20 GPM @ 65 PSI REQUIRED) ASSURE THAT PUMP OPERATES AUTOMATICALLY WITH IRRIGATION SYSTEM

HUNTER IC–600–PL CONTROLLER AND DUAL–48M MOUNTED ON ELECTRICAL RACK

HUNTER WSS–SEN SOLAR SYNC SENSOR

2" CL 200 PVC MAIN LINE ROUTING

ZONE PIPE ROUTING

SCHEDULE 40 PVC SLEEVE LOCATION

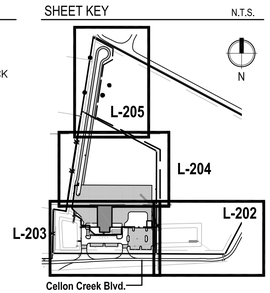
HUNTER ICV–101G–FS–AS–ADJ VALVE WITH DUAL–1 DECODER AND GROUNDING

STA.	SIZE
C–3	1"
TYPE	GPM
SHRUB	19.6

VALVE PROGRAMMING, SIZE, APPLICATION AND GALLONAGE

SHEET KEY

N.T.S.



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SEAL:

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CLIENT'S NO.:
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 11 OCT 2017
REVISIONS:
08 DEC 2017
14 FEB 2018

SCALE:

0 10' 20' 40'
SCALE: 1" = 20'

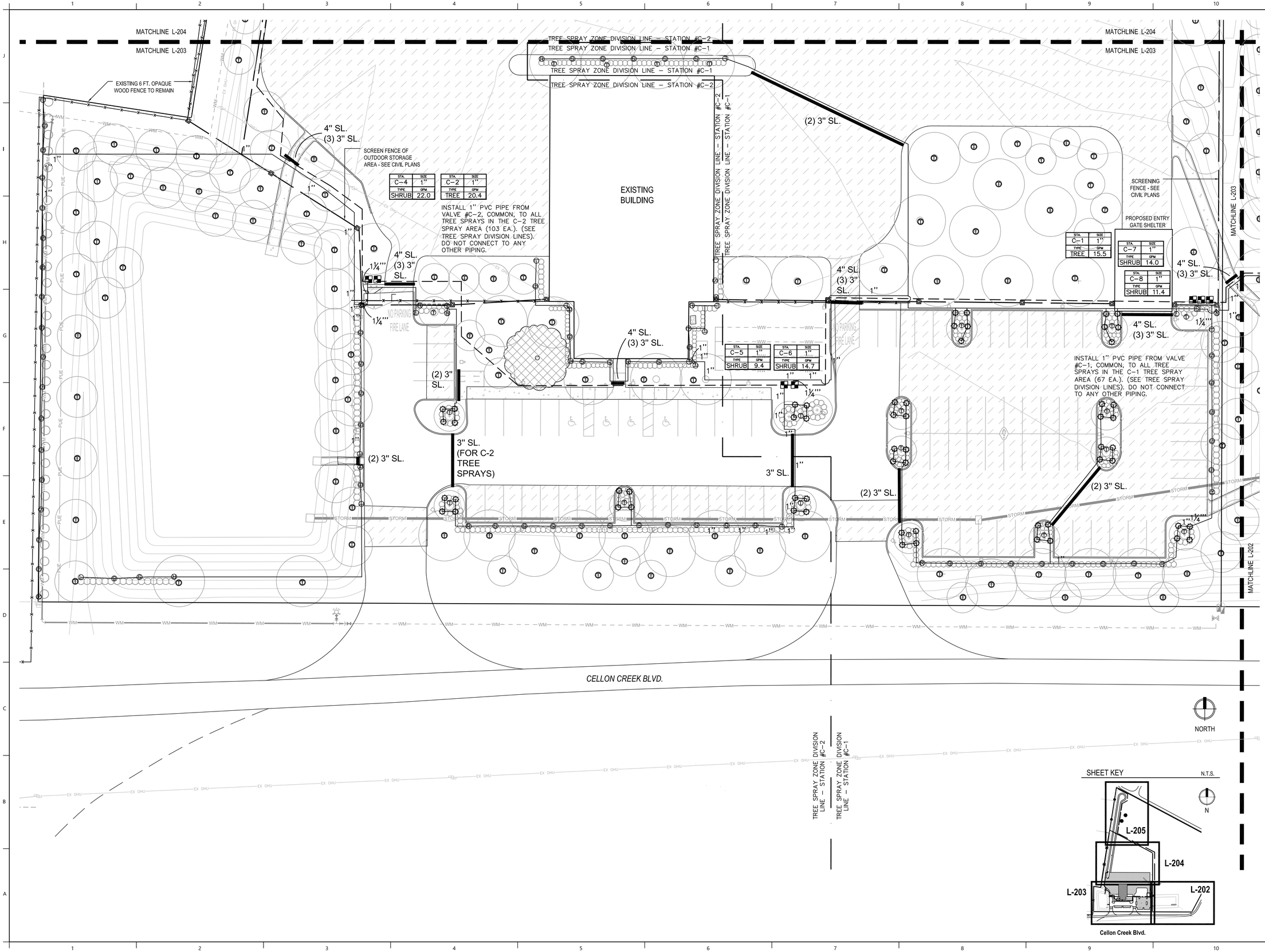
SHEET TITLE:

IRRIGATION PLAN, NOTES, AND SCHEDULE

SHEET NUMBER:

L-202

PLOTDATE: 02/10/2018 6:47 PM USER: ELISABETH MANLEY
FILENAME: C:\DESKTOP\PROJECTS\2017\17-047 VEMO AUTO AUCTIONS – OAKLEY\04_PRODUCTION\02_SPR & CD\2018-02-14 SPR 3 REV\01_SHEETS\17047 VEMO_I SHEETS.DWG



STA.	SIZE
C–4	1"
TYPE	GPM
SHRUB	22.0

STA.	SIZE
C–2	1"
TYPE	GPM
TREE	20.4

STA.	SIZE
C–1	1"
TYPE	GPM
TREE	15.5

STA.	SIZE
C–7	1"
TYPE	GPM
SHRUB	14.0

STA.	SIZE
C–8	1"
TYPE	GPM
SHRUB	11.4

STA.	SIZE
C–5	1"
TYPE	GPM
SHRUB	9.4

STA.	SIZE
C–6	1"
TYPE	GPM
SHRUB	14.7

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SCALE:
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SCALE: 1" = 20'

SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-203

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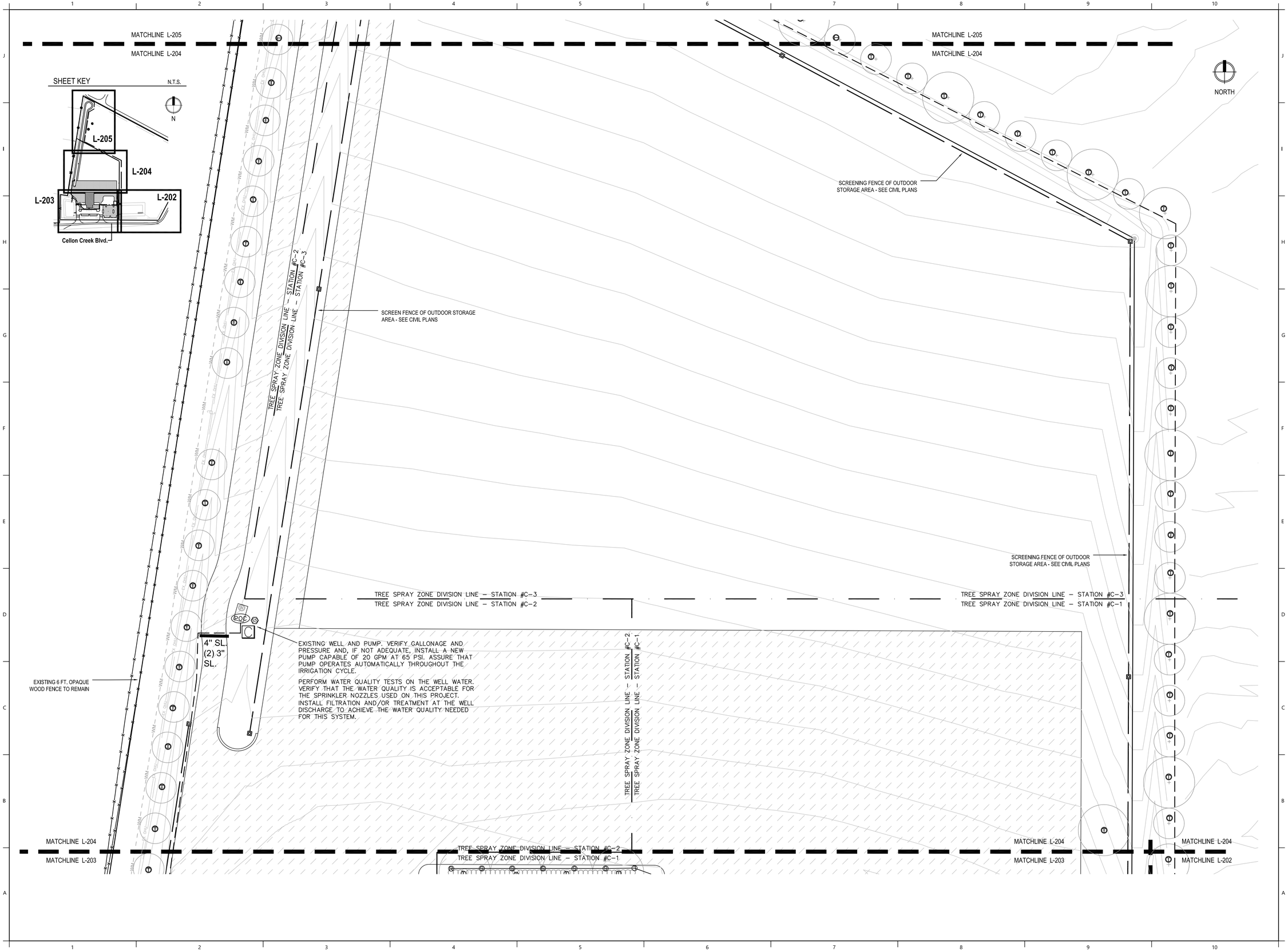

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SCALE: 1" = 20'

SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-204

PLOTDATE: 02/19/2018 6:59 PM USER: ELISABETH MANLEY
FILENAME: C:\VAULT\ELISABETH MANLEY\DESKTOP\PROJECTS\2017\17-047 VEMO AUTO AUCTIONS - GAINER\04_PRODUCTION\02_SPR & CD\2018-02-14 SPR 3 REV\01_SHEETS\17047 VEMO_I SHEETS.DWG

MATCHLINE L-205
MATCHLINE L-204

EXISTING 6 FT. OPAQUE WOOD FENCE TO REMAIN

CHERRY 8"

EXISTING 6 FT. OPAQUE WOOD FENCE TO REMAIN

TREE SPRAY ZONE DIVISION LINE – STATION #C-3
TREE SPRAY ZONE DIVISION LINE – STATION #C-2

CHERRY 10"

EXISTING CHAIN-LINK FENCE TO REMAIN

NORTH

TREE SPRAY ZONE DIVISION LINE – STATION #C-2
TREE SPRAY ZONE DIVISION LINE – STATION #C-3

SCREENING FENCE OF OUTDOOR STORAGE AREA - SEE CIVIL PLANS

SECURITY FENCE- SEE CIVIL PLANS

SECURITY FENCE- SEE CIVIL PLANS

INSTALL A 1" CRISPIN AIR/VACUUM RELIEF VALVE IN A VALVE BOX AT THE END OF THE MAIN LINE.

DO NOT OPERATE VALVE C-3 OR C-9 AS THE FIRST ZONE IN AN IRRIGATION CYCLE.

STA.	SIZE
C-3	1"
TYPE	GPM
TREE	8.2

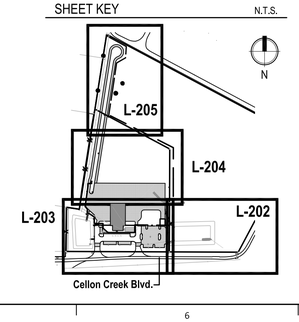
STA.	SIZE
C-9	1"
TYPE	GPM
SHRUBS	16.2

INSTALL 1" PVC PIPE FROM VALVE #C-3, COMMON, TO ALL TREE SPRAYS IN THE C-3 TREE SPRAY AREA (41 EA.). (SEE TREE SPRAY DIVISION LINES.) DO NOT CONNECT TO ANY OTHER PIPING.

CHERRY 11"

CHERRY 12"

SHEET KEY N.T.S.



MATCHLINE L-205
MATCHLINE L-204

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
3462 NW 13th Avenue
Gainesville, Florida 32605
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

VEMO AUTO AUCTION

Alachua, FL

for

Dealers Auto Auction, Inc.

SEAL:

PROJECT NO: 17-047
CLIENT'S NO.:
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 11 OCT 2017
REVISIONS:
08 DEC 2017
14 FEB 2018

SCALE:

0 10' 20' 40'
SCALE: 1" = 20'

SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-205

PLOTDATE: 02/10/2018 6:54 PM USER: ELISABETH MANLEY
FILENAME: Z:\DESIGN\ELISABETH MANLEY\DESKTOP\PROJECTS\2017\17-047 VEMO AUTO AUCTIONS - GAINSER\04_PRODUCTION\02_SPR & CD\2018-02-14 SPR 3 REV\01_SHEETS\17047 VEMO_I SHEETS.DWG

TECHNICAL SPECIFICATIONS - IRRIGATION, SECTION 328400

PART 1 - GENERAL

1.1 DESCRIPTION

A. FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF AND MULCH AREAS.

1.2 APPLICABLE STANDARDS

A. AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."

B. ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."

C. ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.

D. ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR-PR).

1.3 SUBSTITUTIONS

A. WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

PART 2 - MATERIALS

2.1 PIPE

A. FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR THE FLEXIBLE POLYETHYLENE (POLY PIPE) PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 (SDR 21) PVC.

B. SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

C. INSTALL ALL ABOVE GROUND PIPE AS D.I.P. OR GALVANIZED PIPE.

D. FURNISH FLEXIBLE POLYETHYLENE PIPE (POLY PIPE) AS VIRGIN POLYETHYLENE PIPE WITH A MINIMUM OF 5/8" INSIDE DIAMETER IN INDIVIDUAL LENGTHS OF AT LEAST 22" PER PIECE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. NO "FLEX PVC" IS ALLOWED.

2.2 PIPE FITTINGS

A. FOR MAIN LINE PVC PIPE FITTINGS, USE SCHEDULE 80 PVC FITTINGS WITH THREADED OUTLETS FOR CONNECTIONS TO THE REMOTE CONTROL CONTROL VALVES.

B. FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454-B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454- B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.

C. CONNECT ALL "POLY PIPE" AND RISER ASSEMBLIES TO THE IRRIGATION PIPELINE WITH A SCHEDULE 80 TEE, AS DESCRIBED ABOVE.

D. DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE ONE HALF OF A SCHEDULE 80 NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.

E. CONNECT ALL PVC PIPING TO GALVANIZED PIPING USING A TOE NIPPLE

2.3 SOLVENT CEMENT AND PRIMER

A. USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F656.

2.4 SPRINKLERS

A. INSTALL RAIN BIRD 1804-SAM SERIES SPRINKLERS WITH APPROPRIATE NOZZLES AND SCREENS FOR ALL HEDGE SHRUB SPRAY HEAD APPLICATIONS.

B. INSTALL RAIN BIRD 1812-SAM SERIES SPRINKLERS WITH APPROPRIATE NOZZLES AND SCREENS FOR ALL OTHER SHRUB SPRAY HEAD APPLICATIONS.

C. INSTALL RAIN BIRD 1804-SAM SERIES SPRINKLERS WITH APPROPRIATE NOZZLES FOR ALL TREE SPRAY APPLICATIONS.

2.5 ELECTRIC VALVES

A. USE HUNTER ICV SERIES ELECTRIC VALVES WITH DUAL-1 DECODERS FOR ALL APPLICATIONS.

2.6 CONTROLLER

A. USE A HUNTER I-CORE SERIES CONTROLLER WITH A HUNTER SOLAR-SYNC SENSOR AND A DUAL-48M MODULE FOR THIS SYSTEM.

2.7 WIRE

A. USE U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VAC APPLICATIONS.

B. USE RED #14 AWG WIRE FOR ALL VALVE POWER WIRES.

C. USE WHITE #14 AWG WIRE FOR VALVE COMMON WIRE.

D. USE #14 OR LARGER TWISTED SHIELDED PAIR WIRE FOR ALL TWO-WIRE COMMUNICATIONS APPLICATIONS ON THIS SYSTEM.

E. USE 5/8" OR LARGER COPPER GROUND RODS, COPPER GROUNDING PLATES, CADWELD "ONE SHOT" CONNECTORS AND #6 OR LARGER BARE COPPER WIRE FOR ALL GROUNDING APPLICATIONS FOR THIS SYSTEM.

F. INSTALL GROUNDING AT THE CONTROLLER, ALL DECODER LOCATIONS, AND ALL TERMINATIONS OF THE TWO-WIRE SYSTEM.

2.8 VALVE BOXES

A. USE AMETEK JUMBO VALVE BOXES FOR ALL APPLICATIONS.

2.9 POINT OF CONNECTION

A. CONNECT TO THE EXISTING PUMP DISCHARGE AS THE POC FOR THIS SYSTEM. ASSURE THAT AT LEAST 20 GPM AT 65 PSI IS AVAILABLE FOR THE IRRIGATION SYSTEM WITH AUTOMATIC OPERATION OF THE PUMP FOR THIS SYSTEM. CONTROLS MAY BE EITHER PRESSURE ON AND FLOW OFF OR CONTROLLER PUMP START.

2.10 SPLICING MATERIALS

A. USE DBY SPLICE KITS FOR ALL UNDERGROUND WIRE SPLICING APPLICATIONS.

2.11 MATERIAL QUANTITIES

A. VERIFY ALL MATERIAL QUANTITIES BEFORE BIDDING.

2.12 TESTING MATERIALS

A. PROVIDE ALL MATERIALS NECESSARY FOR THE TESTING OF THE SYSTEM, INCLUDING PUMPS, GENERATORS, HOSES, PIPING, FITTINGS, ETC.

B. ASSURE THAT ALL ITEMS FOR TESTING ARE IN A SAFE AND ACCEPTABLE OPERATING CONDITION.

PART 3 - EXECUTION

3.1 GENERAL

A. INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.

B. INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW BY THE LANDSCAPE ARCHITECT/OWNER. FLAGS SHALL BE CLEARLY MARKED OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/ FLAGGING HAS BEEN APPROVED.

C. COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER TO THE PLANT MATERIAL.

3.2 PIPE TRENCH CONSTRUCTION

A. PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAINLINE PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.

B. PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL-LOADED.

3.3 BACK FILL

A. PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE-GRAINED MATERIAL FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN DIAMETER, ROCKS, OR STONES.

B. TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

3.4 FITTING AND PIPE CONNECTIONS

A. SQUARE CUT, CLEAN AND PRIME ALL JOINTS BEFORE CEMENTING.

B. FULLY ENGAGE ALL JOINTS WHILE CEMENTING.

C. PVC FITTINGS: MAKE ALL SOLVENT WELD JOINTS IN ACCORDANCE WITH ASTM D2855. PRIME ALL FITTINGS WITH PURPLE PRIMER BEFORE MAKING SOLVENT WELD CONNECTIONS. ALLOW SOLVENT WELDED JOINTS AT LEAST ONE (1) HOUR TO SET UP BEFORE MOVING OR HANDLING. DO NOT PERMIT WATER IN THE PIPE FOR AT LEAST TWENTY-FOUR HOURS AFTER MAKING A SOLVENT WELD ON THAT PIPE UNLESS RECOMMENDED OTHERWISE BY THE SOLVENT CEMENT MANUFACTURER. SEAL ALL THREADED PVC FITTINGS WITH LIQUID TEFLON EXCEPT SPRINKLER HEADS, ELECTRIC VALVE CONNECTIONS AND SWING JOINTS. INSTALL ALL OF THESE EXCEPTIONS USING ONE INCH TEFLON TAPE.

3.5 FLUSHING PIPELINES

A. FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED.

B. MAINTAIN A MINIMUM PIPE VELOCITY OF THREE FEET PER SECOND AND FLUSH FOR A MINIMUM TIME OF: T = 2L/3 WHERE T = TIME IN SECONDS & L = PIPE LENGTH IN FEET FROM INLET POINT TO MOST DISTANT POINT IN PIPELINE.

3.6 INSTALLING ELECTRIC VALVE CONTROL WIRING

A. INSTALL WIRING IN THE SAME TRENCH AND ALONG THE SAME ROUTE AS, AND UNDERNEATH THE MAINLINE EXCEPT IN LOCATIONS WHERE THE WIRE WILL PASS UNDER PAVING. AT THOSE LOCATIONS INSTALL THE WIRE INSIDE OF A PVC SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN PVC SLEEVES.

B. USE A CONTINUOUS WIRE BETWEEN THE DECODER AND VALVE. MAKE AN EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE CONNECTION.

C. ATTACH PERMANENT MARKINGS AT EACH END OF EACH WIRE NEAR THE VALVE TO IDENTIFY IT BY VALVE NUMBER.

3.7 AUTOMATIC CONTROLLER INSTALLATION

A. LOCATION - VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

B. VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE WIRING FROM THE CONTROLLER TO EACH VALVE.

3.8 VALVE INSTALLATION

A. INSTALL ALL AUTOMATIC ZONE VALVES AND BALL VALVES IN VALVE BOXES. NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.

B. INSTALL ANY MAIN LINE ISOLATION VALVES IN VALVE BOXES.

3.9 INSTALLATION OF SPRAY HEADS

A. INSTALLATION SCHEDULE - INSTALL SPRAY HEADS AFTER THE SPRINKLER BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.

B. ORIENTATION - INSTALL POP-UP UNITS IN A PLUMB POSITION AND FIELD ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE DISTANCE AND CLOSER WHERE INDICATED. ADJUST NOZZLE DISTANCE AS NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON STRUCTURES AND PAVEMENT. ALIGN POP-UP SPRAY HEADS IN A VERTICAL ORIENTATION AS SHOWN IN THE DETAILS. ADJUST AS NECESSARY TO PROVIDE THE BEST COVERAGE IN SLOPED AREAS.

3.10 TESTING

A. PRESSURE TEST THE SYSTEM MAIN LINE BEFORE APPRECIABLY BACKFILLING.

B. PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS. ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE CITY OF ALACHUA PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.

3.11 INSPECTIONS

A. THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION.

- INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, SPRINKLER AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION - NOTIFY 48 HOURS IN ADVANCE.
- SPRINKLER COVERAGE TEST - NOTIFY 48 HOURS IN ADVANCE.
- FINAL INSPECTION - NOTIFY 48 HOURS IN ADVANCE.

PART 3 - EXECUTION, CON'T

3.12 TESTING

A. COVERAGE TESTS - CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING PRESSURE CONDITIONS BEFORE ANY GROUND COVER OR TURF IS PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.

3.13 WARRANTY

A. THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE CONTROLLER, AND HIS LABOR.

3.14 DRAWING OF RECORD

A. THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC VALVE, MANUAL CONTROL VALVE AND QUICK COUPLING VALVE.

3.15 ADDITIONAL SUBMITTALS

A. SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING AND ELECTRICAL-RELATED EQUIPMENT, BOUND IN ONE FOLDER. FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.

3.16 RAIN GAUGE

A. ASSURE THAT EACH CONTROLLER IS INTERFACED WITH A RAIN SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN OR FREEZING TEMPERATURES.

3.17 MISCELLANEOUS

A. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.

B. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WITH THE INSTALLATION.

C. ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.

D. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.

E. FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS TO PROVIDE PROPER COVERAGE.

F. ADJUST ALL VALVE FLOW CONTROL KNOBS AND PRESSURE REGULATORS TO PROVIDE PROPER COVERAGE AND TO REDUCE FOGGING OF SPRINKLERS.

--- END OF SECTION ---

LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK - CALL SUNSHINE STATE ONE CALL

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
3462 NW 13th Avenue
Gainesville, Florida 32605
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

VEMO AUTO AUCTION

Alachua, FL

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Dealers Auto Auction, Inc.

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PROJECT NO: 17-047
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ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 11 OCT 2017
REVISIONS:
14 FEB 2018

SCALE:

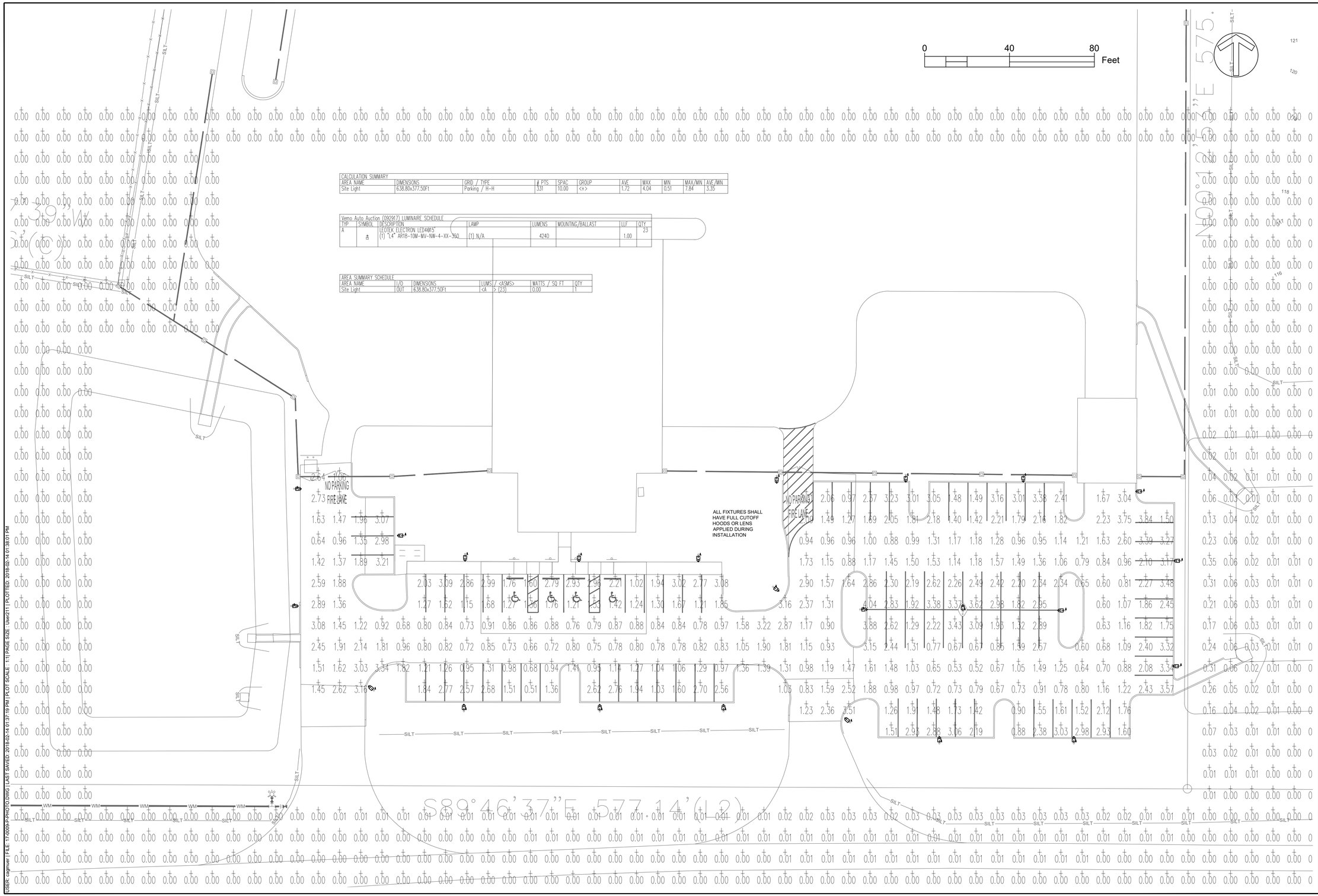
SHEET TITLE:

IRRIGATION TECHNICAL SPECIFICATIONS

SHEET NUMBER:

L-206

PLOTDATE: 02/10/2018 6:55 PM USER: ELISABETH MANLEY
FILENAME: Z:\DESIGN\ELISABETH MANLEY\DESKTOP\PROJECTS\2017\17-047 VEMO AUTO AUCTIONS - OAKLER\04_PRODUCTION\02_SPR & CD\2018-02-14 SPR 3 REV\01_SHEETS\17047 VEMO_I SHEETS.DWG



CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Site Light	638.80x377.50Ft	Parking / H-H	331	10.00	<+>	1.72	4.04	0.51	7.84	3.35

Vemo Auto Auction (092917) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
A		LEDTEK ELECTRON LED4B15' (1) 7.4" AR16-10M-MV-NW-4-XX-360	(1) N/A	4240		1.00	23

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Site Light	OUT	638.80x377.50Ft	<A> (23)	0.00	1

PRELIMINARY
NOT FOR CONSTRUCTION

PRICING :
CONSTRUCTION :

UNDER REVIEW

PERMITTING / DESIGN REVISIONS :
2017-09-11 REVISED CONCEPT WITH GRADING AND STORM DESIGN
2017-09-18 REVISED FROM SITE PLAN COMMENTS NOTES
2017-09-26 REVISED FROM SITE PLAN COMMENTS
2017-10-24 CITY OF ALACHUA INITIAL SUBMITTAL
2017-12-13 CITY OF ALACHUA RESUBMITTAL
2018-02-14 CITY OF ALACHUA RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2018-02-14

CHRISTOPHER A. GMUER
LICENSE
No. 71599
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT :
DESIGN: C.A. GMUER PE
QUALITY CONTROL : C.A. GMUER PE
ALACHUA APP # TBD
SRWMD APP # TBD
GEng PROJECT # 17-0009

VEMO AUTO AUCTIONS

PHOTOMETRIC PLAN

P-100

USER: cagmuer | FILE: 17-0009-P-PHOTO.DWG | LAST SAVED: 2018-02-14 01:37:19 PM | PLOT SCALE: 1:1 | PAGE SIZE: User211 | PLOTTED: 2018-02-14 01:38:01 PM

BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, INSIDE THE FERNANDEZ GRANT, CITY OF ALACUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL 1 (PER O.R. 4513, PAGE 1687)

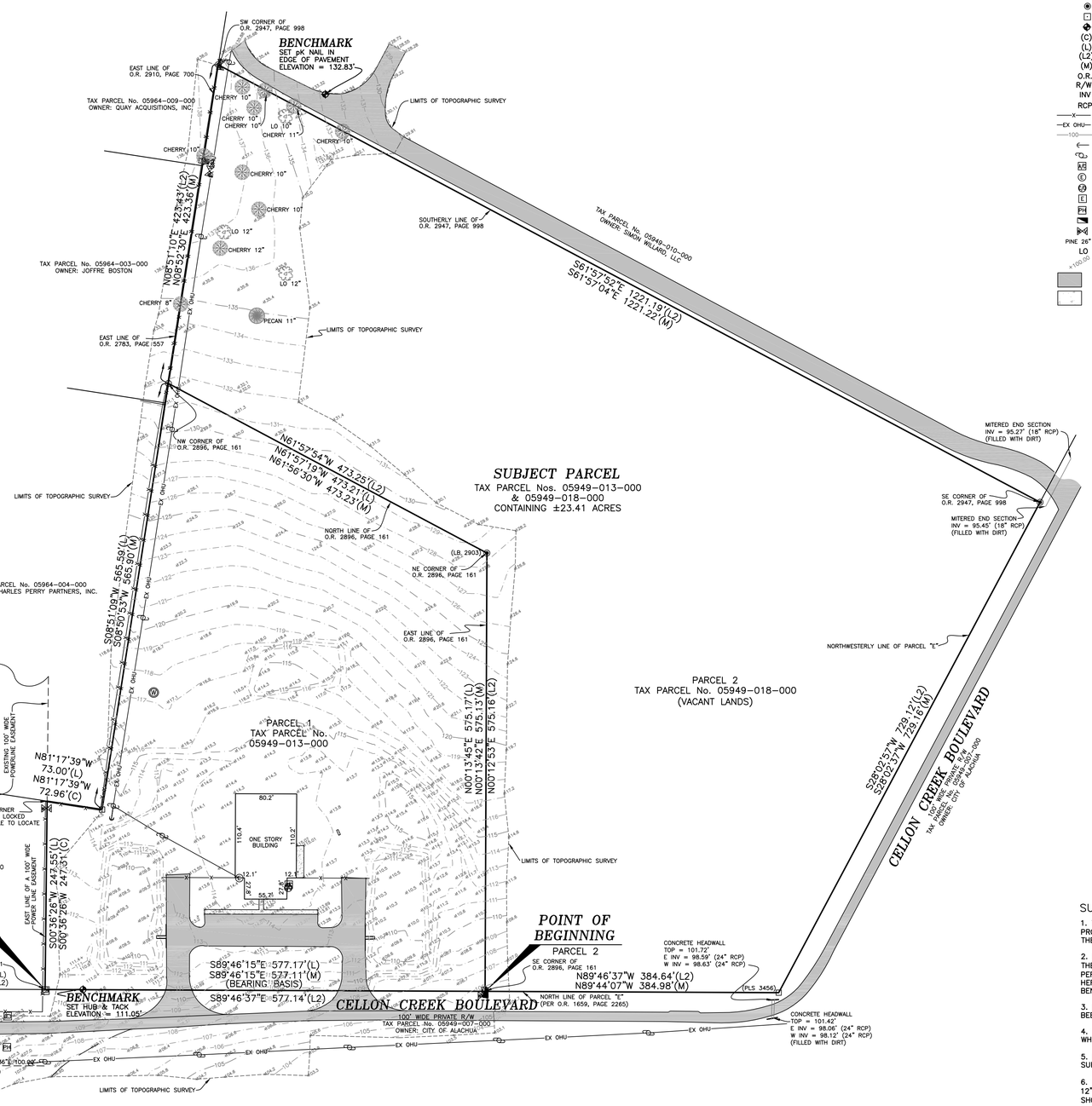
A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCEL "E," AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 ET SEQ., A DISTANCE OF 1659.70 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID NORTH LINE OF PARCEL "E" WITH THE EAST RIGHT OF WAY LINE OF A I 00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG SAID NORTH LINE OF PARCEL "E" A DISTANCE OF 577.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF 575.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 61 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 473.21 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 08 DEGREES 51 MINUTES 09 SECONDS WEST, A DISTANCE OF 565.59 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 81 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 73.00 FEET TO A STEEL ROD AND CAP ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF THE FLORIDA POWER CORPORATION EASEMENT; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 26 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 247.55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (PER O.R. 4513, PAGE 1649)

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, WITHIN THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 114 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE; THENCE SOUTH 89'46'01" EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCELS "D AND E"", AS PER OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1699.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2896, PAGE 161 OF SAID PUBLIC RECORDS; THENCE SOUTH 89"46'37" EAST, CONTINUING ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 577.14 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 00'12'53" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 575.16 FEET. TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 61'57'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 473.25 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2783, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH 08'51'10" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2910, PAGE 700 OF SAID PUBLIC RECORDS, A DISTANCE OF 423.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2947, PAGE 998 OF SAID PUBLIC RECORDS; THENCE SOUTH 61'57'52" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 122L.19 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE NORTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL "E", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF SAID PUBIC RECORDS (SAID PARCEL "E" BEING THE 100 FOOT WIDE RIGHT OF WAY CELLON DRIVE); THENCE SOUTH 28'02'57" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 729.12 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL "E" AND THE NORTH LINE OF SAID PARCEL "E"; THENCE NORTH 89'46'37" WEST ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 384.64 FEET TO THE POINT OF BEGINNING.

FLOOD NOTE:

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12001C0140D FOR ALACHUA COUNTY, FLORIDA INCORPORATED AREAS, EFFECTIVE DATE JUNE 16, 2006, FOR CITY OF ALACHUA, COMMUNITY NUMBER 120664 PANEL NUMBER 0140 SUFFIX D.



LEGEND:

- = FOUND 1/2" IRON PIPE (NO ID)
- = FOUND 5/8" REBAR (NO ID)
- = FOUND 5/8" REBAR & CAP (EDA)
- = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
- = BENCHMARK
- (C) = CALCULATED
- (L) = PER PARCEL 1 LEGAL DESCRIPTION
- (L2) = PER PARCEL 2 LEGAL DESCRIPTION
- (M) = MEASURED
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- INV = INVERT
- RCP = REINFORCED CONCRETE PIPE
- —x— = FENCE LINE
- —EX OHU— = EXISTING OVERHEAD UTILITY LINE
- —100— = CONTOUR LINE
- = GUY ANCHOR
- = WOOD POWER POLE
- = AIR CONDITIONER
- = ELECTRIC METER
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE PEDESTAL
- = WATER METER
- = WATER VALVE
- PINE 26" = TREE TYPE & DIAMETER
- LO = LIVE OAK
- +100.50 = SPOT ELEVATION
- = ASPHALT PAVEMENT
- = CONCRETE SURFACE

SURVEYOR NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS PROJECTED FROM A RECORD BEARING OF NORTH 79°06'35" WEST, ALONG THE SOUTHERLY LINE OF THE SUBJECT PARCEL.

2. ELEVATIONS SHOWN HEREON ARE BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). ALL ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. ALL SITE BENCHMARKS SHOULD BE CHECKED AND VERIFIED BEFORE USE.

3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.

5. RECORDED EASEMENT AND/OR DEEDS NOT FURNISHED TO THE SURVEYOR ARE NOT SHOWN.

6. TREES (8" INCHES IN DIAMETER AND LARGER FOR HARD WOODS AND 12" IN DIAMETER AND LARGER FOR PINES) ON THE SUBJECT PARCEL ARE SHOWN HEREON (TREES LYING WITHIN THE WETLAND AREAS HAVE NOT BEEN LOCATED), MEASUREMENTS WERE TAKEN AT CHEST HEIGHT.

JOB NUMBER: 17-094

SHEET 1 OF 1

FIELD BOOK – SEE FOLDER
DRAFTED: LAF
CHECKED: LAF
SURVEY DATE: 7/3/17

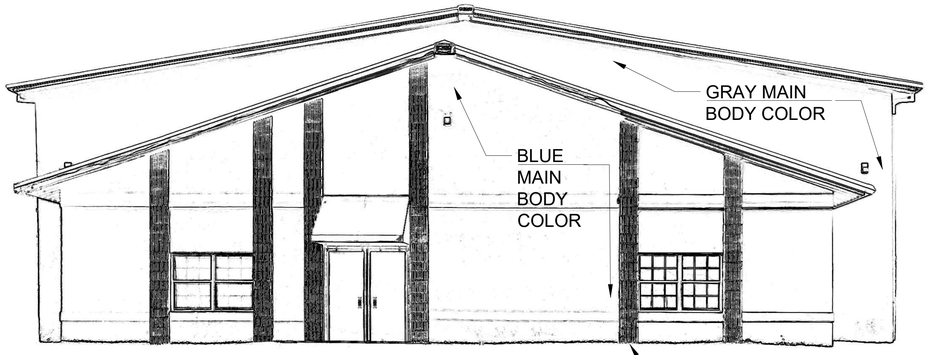
CERTIFIED TO:
TERRA-COM ENVIRONMENTAL CONSULTING, INC.

FLOWERS SURVEYING AND MAPPING INC
207 SE CONDOR GLEN
HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 454-8147
EMAIL: FLOWERSSURVEYING@GMAIL.COM

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR & MAPPER
FLA. LICENSE NO. 6602

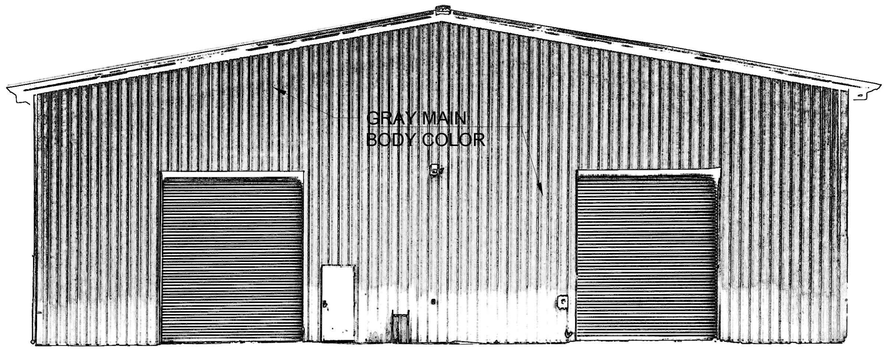
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED.

I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

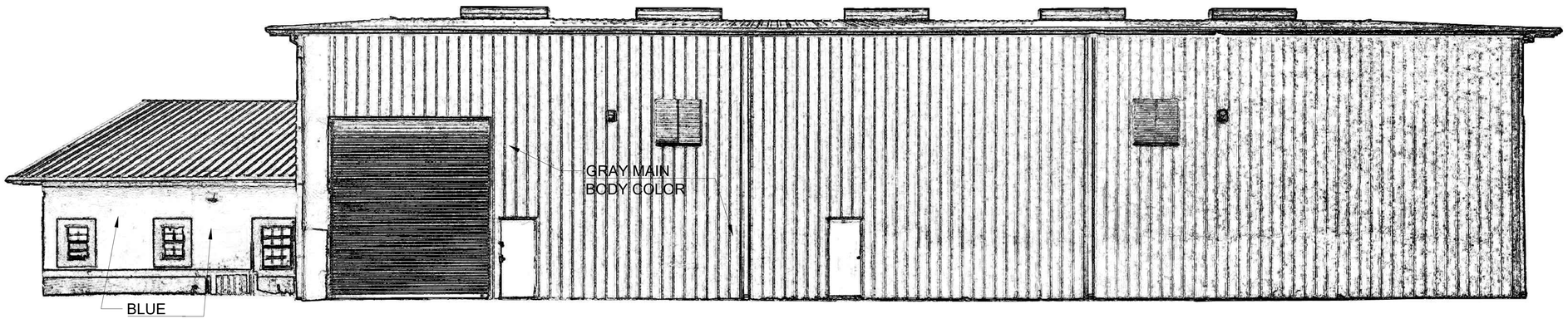


NORTH ELEVATION

GRAY
VERTICAL
ACCENTS

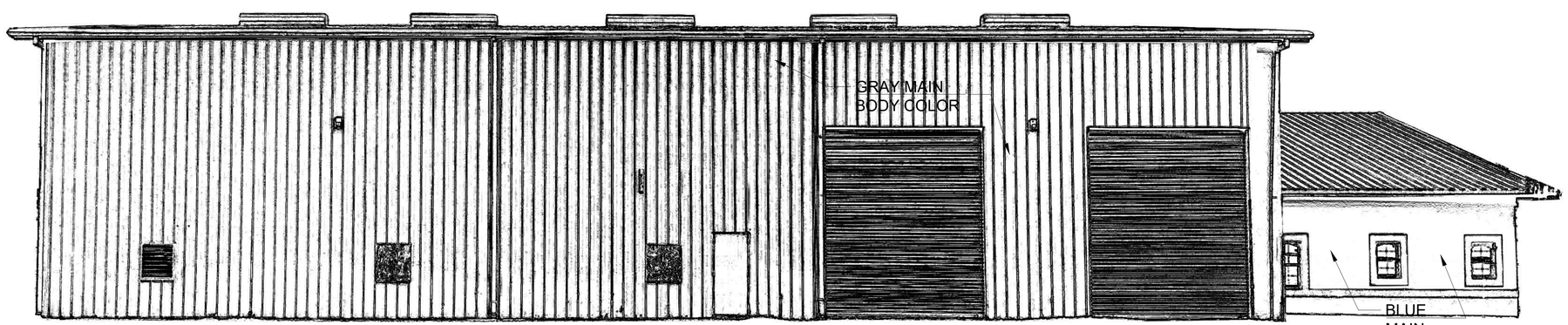


SOUTH ELEVATION



BLUE
MAIN
BODY
COLOR

WEST ELEVATION

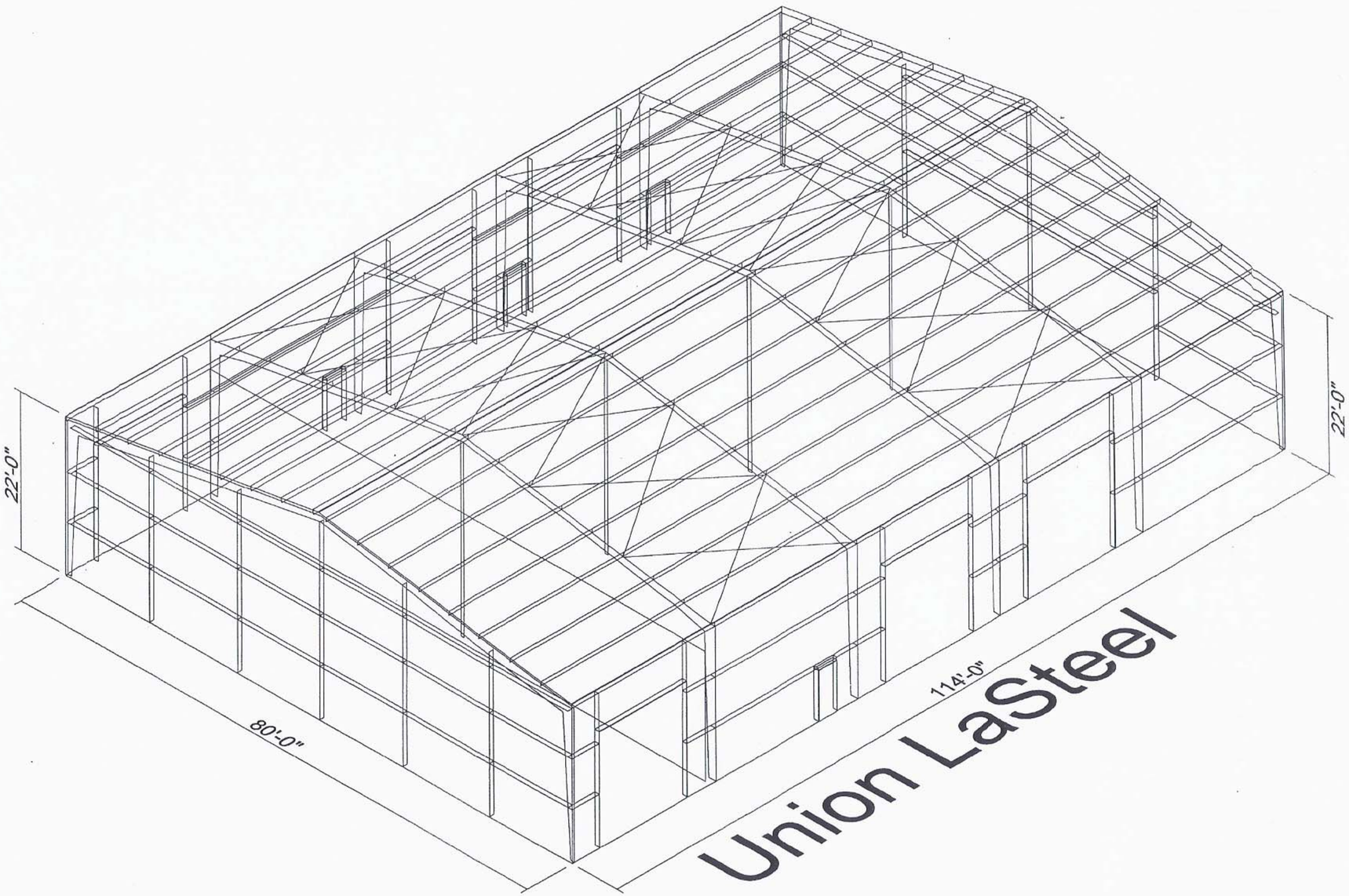


EAST ELEVATION

BLUE
MAIN
BODY
COLOR

EX BUILDING
PHOTO
ELEVATIONS

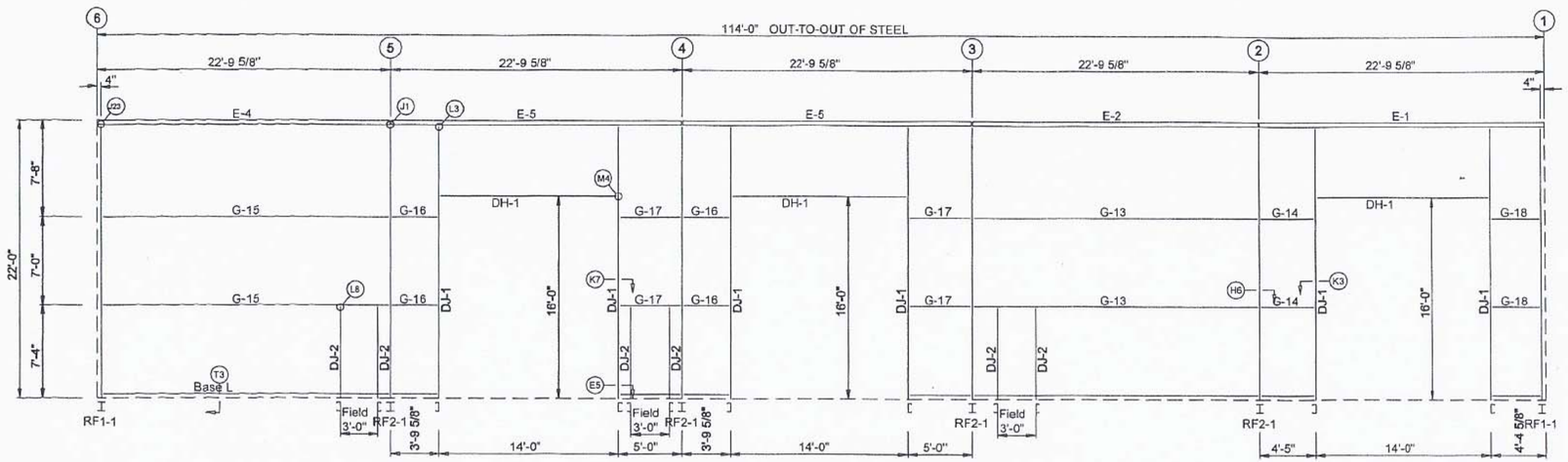
A1.0



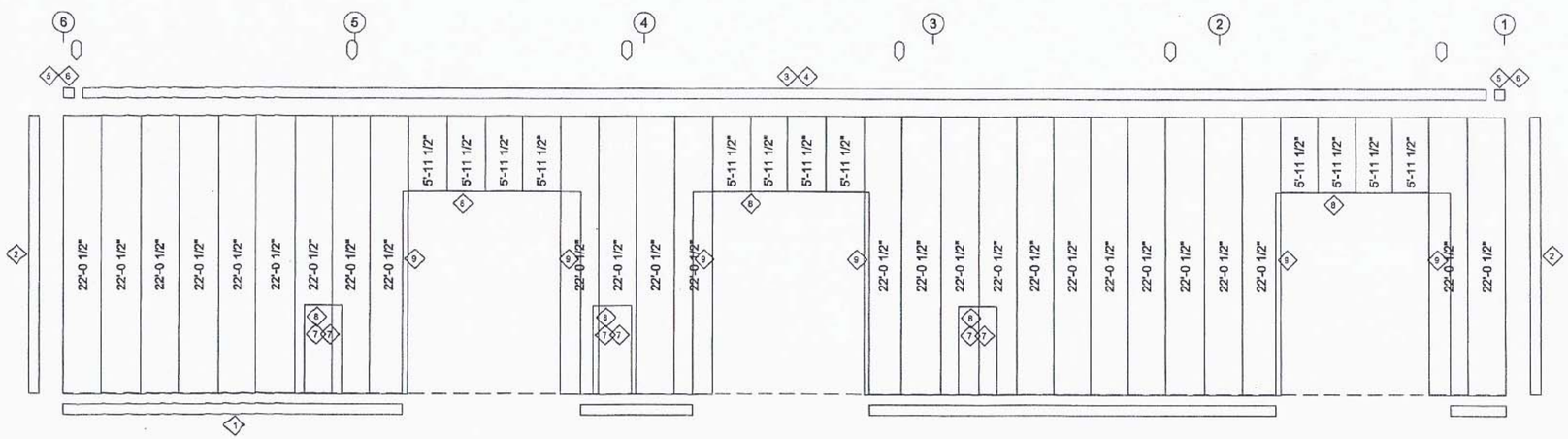
WAREHOUSE
DOOR
REVISIONS

A2.0

DOWNSPOUT LOCATIONS



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. SX - Need Sill Poly Color

TRIM TABLE
FRAME LINE A

◇ID	PART	LENGTH	DETAIL
1	BT-101	10'-3"	TRIM_68
2	CT-102	10'-3"	TRIM_323
3	ET-702	10'-3"	TRIM_316
4	GU-121	10'-3"	
5	EC-122	6"	
6	SCB	6"	
7	JT-101	10'-3"	TRIM_401
8	HT-101	10'-3"	TRIM_232
9	JT-101	10'-3"	TRIM_239

MEMBER TABLE
FRAME LINE A

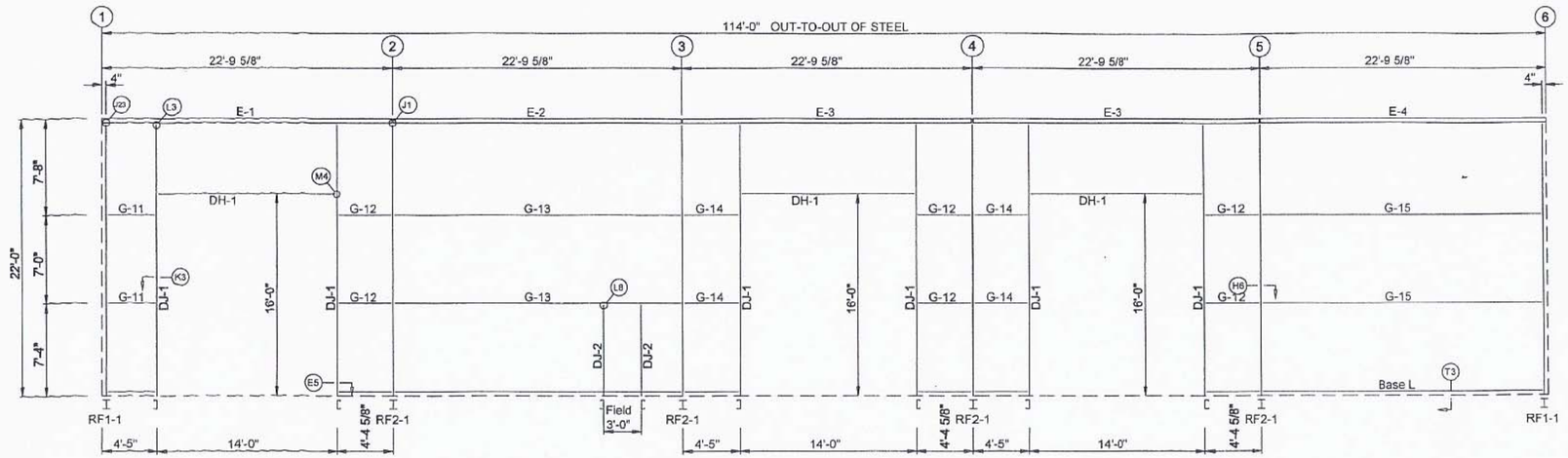
MARK	PART	LENGTH
DJ-1	8X35C12	21'-5 1/4"
DJ-2	8X35C16	7'-4"
DH-1	8X35C16	14'-0"
E-1	E085342L	22'-9 1/16"
E-2	E085342L	22'-9 1/16"
E-4	E085342L	22'-9 1/16"
E-5	E085342L	22'-9 1/16"
G-13	8X25Z12	22'-2 13/16"
G-14	8X25Z16	3'-9 3/8"
G-15	8X25Z12	21'-10 13/16"
G-16	8X25Z16	3'-2"
G-17	8X25Z16	4'-4 3/8"
G-18	8X25Z16	3'-5"

Union LaSteel				
PROJECT		SIDEWALL FRAMING		
ID	BruceNeal80x114	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 6/14/17	SHEET	OF

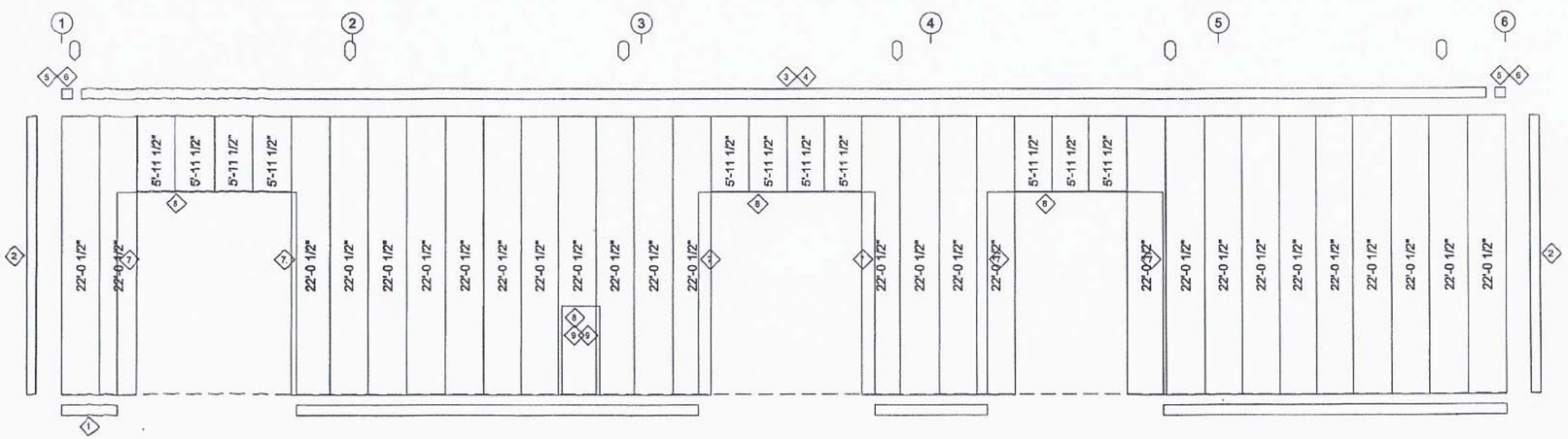
WAREHOUSE
DOOR
REVISIONS

A2.1

DOWNSPOUT LOCATIONS



SIDEWALL FRAMING: FRAME LINE K



SIDEWALL SHEETING & TRIM: FRAME LINE K

PANELS: 26 Ga. SX - Need Sill Poly Color

TRIM TABLE
FRAME LINE K

◇ID	PART	LENGTH	DETAIL
1	BT-101	10'-3"	TRIM_68
2	CT-102	10'-3"	TRIM_323
3	ET-702	10'-3"	TRIM_316
4	GU-121	10'-3"	
5	EC-122	6"	
6	SCB	6"	
7	JT-101	10'-3"	TRIM_239
8	HT-101	10'-3"	TRIM_232
9	JT-101	10'-3"	TRIM_401

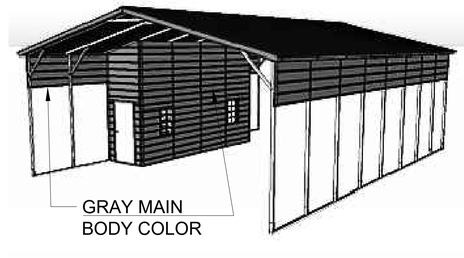
MEMBER TABLE
FRAME LINE K

MARK	PART	LENGTH
DJ-1	8X35C12	21'-5 1/4"
DJ-2	8X35C16	7'-4"
DH-1	8X35C16	14'-0"
E-1	E085342L	22'-9 1/16"
E-2	E085342L	22'-9 1/16"
E-3	E085342L	22'-9 1/16"
E-4	E085342L	22'-9 1/16"
G-11	8X25Z16	3'-5 3/8"
G-12	8X25Z16	3'-9"
G-13	8X25Z12	22'-2 13/16"
G-14	8X25Z16	3'-9 3/8"
G-15	8X25Z12	21'-10 13/16"

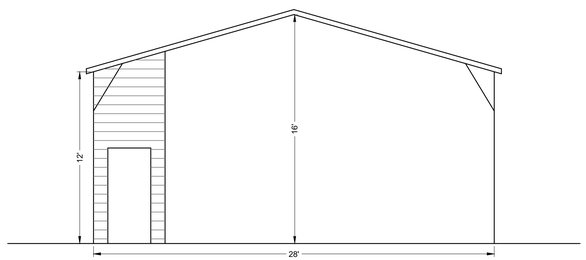
Union LaSteel				
PROJECT		SIDEWALL FRAMING		
ID	BruceNeal80x114	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS		DATE: 6/14/17	SHEET	OF

WAREHOUSE
DOOR
REVISIONS

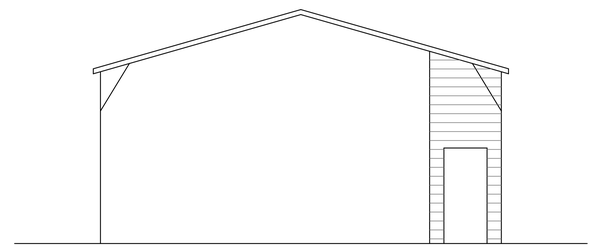
A2.2



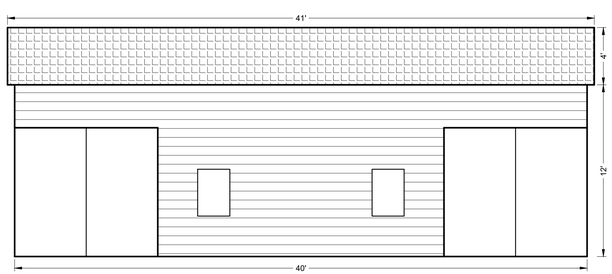
ISOMETRIC ELEVATION



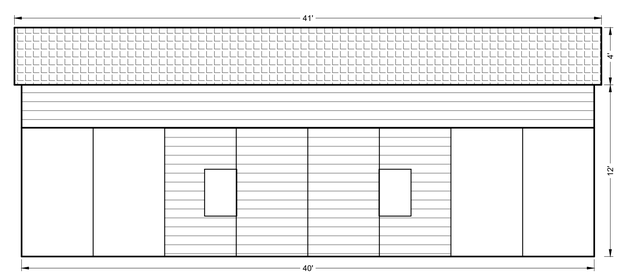
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

CHECKIN
BUILDING
ELEVATIONS

A3.0

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

March 1, 2018

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Vemo Auto Auctions

This package is submitted in preparation of the P&Z Board Meeting scheduled for this project.
Attachments (13 copies, collated into individual packages, double sided, 3-hole punched, with CD):

- Site Plan Application (Signed and Notarized)
- Authorized Agent Affidavit (Signed and Notarized)
- LDR Administrator Interpretation / Use Determination Letter dated March 21, 2017
- Concurrency Impact Analysis
- Consistency with the City of Alachua Comprehensive Plan
- Neighborhood Meeting Materials (Published Notice, Written Notice, Meeting Summary, Mailing Labels)
- Legal Description and TP# on Letter
- Proof of Ownership (Deed)
- Proof of Payment of Taxes
- Fire Demand Calculations and Fire Hydrant Flow Test
- Copy of SRWMD Application
- Stormwater Management Report (Signed and Sealed)
- Geotechnical Reports (Signed and Sealed)
- Site Lighting Cut Sheets
- Site Plans (24x36) Signed and Sealed

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE
President

elegant solutions | technology driven | civil engineering

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Vemo Auto Auctions
2. Address of Subject Property: 10100 Cellon Creek Blvd., Alachua, FL
3. Parcel ID Number(s): 05949-013-000 and 05949-018-000
4. Existing Use of Property: Wholesale automotive auctions facility
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: ILW - Light and Warehouse Industrial
7. Acreage: ± 23.4 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Christopher Gmuer Title: President
   Company (if applicable): Gmuer Engineering, LLC
   Mailing address: 2603 NW 13th ST Box 314
   City: Gainesville State: FL ZIP: 32609
   Telephone: (352) 281-4928 FAX: _____ e-mail: chrisg@gmuereng.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Bruce Neal
   Mailing Address: 3728 NE 4th ST
   City: Gainesville State: FL ZIP: 32609

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

1. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

9. Proof of ownership (i.e., copy of deed.)

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

10/24/2017

Signature of Applicant

Signature of Co-applicant

Christopher A. Gmuer, PE, President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 24 day of October, 2017, by Christopher Gmuer, who is/~~are personally known to me~~ or who has/have produced Florida drivers license as identification.

NOTARY SEAL

CHRISTOPHER SHEPHERD
Notary Public - State of Florida
Commission # GG 141777
My Comm. Expires Sep 6, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 10100 Celon Creek Blvd. Alachua, FL

Parcel ID Number(s): 05949-013-000 and 05949-018-000

Acreage: ± 23.4 Acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Bruce Neal Title: President

Company (if applicable): Dealers Auto Auction, Inc.

Mailing Address: 3728 NE 4th ST

City: Gainesville State: FL ZIP: 32609

Telephone: (478) 449-3232 FAX: (386) 365-3865 e-mail: bruce.neal@vemoauctions.com

C. AUTHORIZED AGENT

Name: Christopher Gmuer Title: President

Company (if applicable): Gmuer Engineering, LLC

Mailing address: 2603 NW 13th ST Box 314

City: Gainesville State: FL ZIP: 32609

Telephone: (352) 281-4928 FAX: N/A e-mail: chrisg@gmuereng.com

D. REQUESTED ACTION:

Site Plan Application to add additional impervious area behind the existing building as outdoor storage and additional parking with associated modifications to the stormwater management facility.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Bruce Neal, President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 26th day of Sept, 2017, by _____, who is/are personally known to me or who has/have produced Driver's License as identification.

NOTARY SEAL

MARK A PERRY NOTARY PUBLIC MY COMMISSION EXPIRES 8/31/2021 HOUSTON COUNTY GEORGIA

Mark Perry

Signature of Notary Public, State of Georgia

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 21, 2017

Bruce Neal
Dealers Auto Auction, Inc.
554 SW Windsor Drive
Lake City, FL 32024

RE: LDR Administrator Interpretation/Use Determination Request
Wholesale Automobile Auctions at 10100 Cellon Creek Boulevard

Dear Mr. Neal,

On March 6, 2017, the City of Alachua Planning & Community Development Department received your application for an interpretation of the Land Development Regulations (LDR) Administrator pursuant to Section 2.4.19 of the City's LDRs. Your application requests an interpretation of whether the proposed use of "wholesale automobile auctions" would be permitted as an unlisted use at 10100 Cellon Creek Boulevard (Tax Parcel Number 05949-013-000) pursuant to Section 4.2.1(D) of the City's LDRs.

Section 2.4.19(C)(3) states, "...the LDR Administrator shall review and evaluate the request in light of the Comprehensive Plan, these LDRs, the Official Zoning Atlas, and other relevant codes and statutes... and then render an interpretation." This letter shall serve as the interpretation by the LDR Administrator for your request.

The zoning of the subject property is Light & Warehouse Industrial (ILW). The general purpose of the ILW zoning district is described in Section 3.5.2(G) of the City's LDRs as follows:

> ILW, Light and Warehouse Industrial District. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

Table 4.1-1 of the City's LDRs sets forth the uses allowed within each zoning district. If a use is not specifically listed in Table 4.1-1, .Section 4.2.1(D) of the City's LDRs establishes the procedure for considering the approval of the use. Section 4.2.1(D)(2) states, "In order to determine the proposed use has an impact that is similar in nature, function, and duration to the other use types allowed in a specific zone district, the LDR Administrator shall assess all relevant characteristics of the proposed use..." The preceding section defines the minimum characteristics upon which the LDR Administrator's determination shall be based.

This interpretation considers and is based upon the narrative provided on page 2 of the application submitted for this interpretation. Based upon this narrative, it has been determined that the most comparable uses established in Table 4.1-1 and as defined in Article 10 of the City's LDRs are as follows: Auction House; Automobile Rental and Sales; and Wholesale sales.

An "auction house" is defined in Article 10 of the City's LDRs as follows: "a place where the property of others, such as objects of art, furniture and other goods (except livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events."

"Automobile rental and sales" is defined in Article 10 of the City's LDRs as follows: "premises on which new or used passenger automobiles, trailers, or light trucks in operating condition are displayed for sale, lease or rental."

"Wholesale sales" is defined in Article 10 of the City's LDRs as follows: "establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional business users; or to other wholesalers. The term "wholesale establishment" does not include office or retail sales of business supplies/office equipment."

Table 4.1-1 identifies that an "auction house" and "automobile rental and sales" are not permitted uses in the ILW zoning district; "wholesale sales" is a permitted use in the ILW zoning district.

The Future Land Use Map (FLUM) Designation of the subject property is Industrial. Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designation. Policy 1.5.a of the FLUE states, "Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties." Further, Policy 1.5.b states, "The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions."

The narrative provided in the application for this interpretation states the expected attendance at each weekly auction is approximately 80 – 100 persons, the number of vehicles expected to be sold at weekly auctions at the subject property is 120 – 180 vehicles per auction, and that vehicles are stored on site pending sale. The narrative also indicates that approximately 10 – 15 employees would operate from the subject property. The narrative states most employees would inventory vehicles, track titles and post pictures, videos, and reports of vehicles online, as well as wash and detail some vehicles prior to auctions. It is the City's understanding that these employees would generally work from the subject property daily during standard business hours.

Based upon the general purpose of the ILW zoning district, as stated in Section 3.5.2(G) of the City's LDRs, the applicable policies of the City's Comprehensive Plan, including Policies 1.5.a and 1.5.a of the FLUE, and the description of the proposed use as provided in the application, the proposed use of "wholesale automobile auctions" is found to be a use that generally has an impact similar in nature, function, and duration to other use types allowed in the ILW zoning district. The use of "wholesale automobile sales" is hereby found to be a use permitted at 10100 Cellon Creek Boulevard.

While the City finds this use to be consistent with those generally permitted in the ILW zoning district, improvements to the subject property will be required in order to provide adequate parking, screening, and other applicable standards as established in the City's LDRs. Section 6.1.4(B)(3) of the City's LDRs states, " In the event a use is not listed in Table 6.1-1, Minimum Off-Street Parking Standards, the minimum required off-street parking requirement shall be that of the use with parking requirements or characteristics that are most similar to the unlisted use, as determined by the LDR Administrator."

The use, as described within the application for this interpretation, would include continuous storage of vehicles while sales are pending. The nature of such storage is comparable to that which may occur at an "auction house" or as part of "automobile rental and sales" uses. The parking standard for an "auction house" is 1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area; and for "automobile rental and sales", the parking standard is 1 space per 350 square feet of floor area, plus 1 space per 1,000 square feet of outdoor display area. In accordance with Section 6.1.4(B)(3), it is hereby determined the use with the most similar characteristics to "wholesale automobile auctions" is an "auction house".

According to data available from the Alachua County Property Appraiser's office, the existing building is approximately 10,368 square feet. Using the parking standard determined to be applicable to "wholesale automobile auctions" (1 space per 350 square feet of floor area, plus 1 space for each 1,000 square feet of outdoor auction area), as well as an estimation of the outdoor area required to support outdoor storage of vehicles (180 vehicles, parking spaces for each automobile equal to 9 feet by 20 feet, minimum 22 foot drive aisles with parking on either side of the drive aisles), it is estimated that a minimum of 80 parking spaces would be required to serve the proposed use. Please note that, in accordance with Section 6.1.3(E)(1), required off-street parking areas shall, at a minimum, be surfaced with structurally adequate asphaltic concrete or concrete surface course, and maintained in a smooth, well-graded condition. Further, Section 6.1.3(B), states that required off-street parking facilities shall not be used for storage of any type or kind, nor shall areas devoted to such uses be used to comply with the off-street parking standards of this section. Therefore, any areas used for storage of vehicles pending sale/display at auction cannot be used to comply with the minimum off-street parking required for the use.

The storage of automobiles pending sale/display at auction would be considered outdoor storage, which is defined in Article 10 of the City's LDRs as follows: "*Outdoor storage* means the keeping, in an unroofed area of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. This shall not include the display of vehicles for sale in a new or used car sales lot. Such activities may be the principal use of the land where located or as an accessory use to another principal use."

Outdoor storage as an accessory use must comply with the requirements of Section 4.4.4(E):

(E) *Outdoor storage as an accessory use.* Outdoor storage may be allowed as an accessory use in the districts identified in Table 4.4-1, Table of Permitted Accessory Uses. The storage area shall meet all of the following standards:

(1) *Incorporated into design.* Each outdoor storage area shall be incorporated into the overall design of the primary structure on the site and shall be located at the rear of the primary structure.

(2) *Goods stored must be sold on the premises.* Goods stored in an outdoor storage area shall be limited to those sold on the premises as part of an associated, additional primary use.

(3) *Screening.* Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Materials may not be stored higher than the height of the primary structure. The perimeter of the fence or wall shall be landscaped with a seven-foot-wide strip containing a minimum of one tree every 20 feet on center of screened area.

(4) *Landscaped berm.* A landscaped earth berm may be used instead of or in combination with a fence or wall.

(5) *Storage area covering.* If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

(6) *Storage.* No materials may be stored in areas intended for vehicular or pedestrian circulation.

(7) *Exterior lighting.* If installed, exterior lighting shall meet the functional needs of the establishment without adversely affecting adjacent properties or the neighborhood.

Compliance with the preceding off-street parking and outdoor storage requirements would be evaluated and demonstrated through an application for a Site Plan. Further information concerning the Site Plan review process is provided in Sections 2.2 and 2.4.9 of the City's LDRs. Additional information concerning the development review process is also available on the City's web site at: http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/509-development-review-process. It should be noted that there may be additional requirements within the City's LDRs that apply to address required site improvements, such as landscaping, open space, and stormwater management standards, which would also require a demonstration of compliance through a Site Plan application.

If you have any questions related to this interpretation, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
Assistant City Manager
Acting on Behalf of LDR Administrator

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Adam Hall, AICP, Planner
Marvin Bingham, Esq., Bingham & Mikolaitis, PA
File

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

February 14, 2018

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Vemo Auto Auctions
Concurrency Impact Analysis

This proposed development for the Vemo Auto Auctions site located at 10100 Cellon Creek Blvd / TP#05949-013-000 and 05949-018-000 proposes to change the use of an existing building and parking area to a wholesale automobile auctions facility. The building and attached metal building will function as the office and auction facility. A use interpretation was provided by the LDR administrator dated March 21, 2017 and outlines the code provisions that allow this facility within the Industrial Future Land Use classification and the Light and Warehouse Industrial (ILW) zoning district. The following is a Concurrency Impact Analysis for this development and is submitted in accordance with the City of Alachua Site Plan requirements and incudes roads, potable water facilities, sanitary sewer facilities, and solid waste facilities.

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. The site will convey runoff via overland flow to the proposed stormwater management facility. The treated storm water will discharge at a rate below predevelopment flows to the southern property line. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

The industrial use will not have impact to the City's Park and Recreation Facilities.

Transportation

Trip Generation Calculations per ITE Trip Generation 9th Edition

Land Use	KSF	AADT		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
General Light Industrial (110)	11,520 SF	6.97	80	0.92	11	0.97	11

Public facility capacities are based on the August 2017 Development Monitoring Report. Below are the roadway segments within a half mile of the development.

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Affected Roadway Segments

Roadway Segment (FDOT Segment #, CoA Comp Plan #)		Comp Plan MSV	Existing Traffic	Reserved Trips	Available Capacity	New Trips	Residual Cap.
State Roads		Min LOS Std: D					
U.S. Hwy 441 (FDOT 106, CoA 3 From NW 126th Ave to CR 2054)	AADT	35,500	17,295	1,768	15,527	80	15,447
	PM	2,790	1,643	253	1,390	11	1,379

Trip distribution is based on the published FDOT D-Factors. 100% of the trips were assigned to US 441. The D factor for the adjacent segment of US 441 is 57.8. It is presumed that 57.8% (46 AADT, 6 PM) of the trips will head west on US 441 toward I-75 and 42.2% (34 AADT / 5 PM) of the trips will head east on US 441.

Conclusion: The relatively low traffic generation of the development means there is available capacities in the identified road segments and will not exceed the adopted LOS standards.

Potable Water

Current Permitted Capacity	2,300,000 GPD
Less Actual Potable Water Flow	1,301,000 GPD
Reserved Capacity	60,524 GPD
Residual Capacity	938,476 GPD
Proposed Demand	(10,400 SF + 1,120 SF) X 15 GPD/100SF GFA = 1,728 GPD
Residual Capacity after Proposed	936,748 GPD

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Sanitary Sewer

Current Permitted Capacity	1,500,000 GPD
Less Actual Potable Water Flow	654,000 GPD
Reserved Capacity	57,964 GPD
Residual Capacity	788,036 GPD
Proposed Demand	0 GPD (existing septic system to be utilized)
Residual Capacity after Proposed	788,036 GPD

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Solid Waste

Existing Demand	39,568.00 lbs/day	7,221.16 tons/yr
Reserved Capacity	5,280.27 lbs/day	963.65 tons/yr
Proposed Demand	69.12 lbs/day	8.98 tons/yr

(6 lbs per day per 1,000 SF) * 11,520 SF Bldg * 52 weeks per year * 5 days per week / 2,000 lbs per ton

Revised Reserved Capacity after Proposed	5,349.39 lbs/day	972.63 tons/yr

Conclusion: The demand of the development will not exceed the adopted LOS standards.

Stormwater

A separate stormwater report has been provided along with the site grading plan.

Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE
President

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

February 14, 2018

City of Alachua Planning & Zoning
15100 NW 142nd Terr
Alachua, FL 32615

Re: Vemo Auto Auctions
Consistency with the City of Alachua Comprehensive Plan

This proposed development for the Vemo Auto Auctions site located at 10100 Cellon Creek Blvd / TP#05949-013-000 and 05949-018-000 proposes to change the use of an existing building and parking area to a wholesale automobile auctions facility. The building and attached metal building will function as the office and auction facility. A use interpretation was provided by the LDR administrator dated March 21, 2017 and outlines the code provisions that allow this facility within the Industrial Future Land Use classification and the Light and Warehouse Industrial (ILW) zoning district. The following is a Comprehensive Plan Consistency Analysis for this development in accordance with the City of Alachua Site Plan requirements and is submitted as a supplement to the LDR administrator letter also included the application package.

The Comprehensive Plan language is provided and followed with the consistency statement in bold.

Goal One: Economic Development
The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.
The proposed development proposes to repurpose an existing building and facility that is currently unoccupied. It also proposes to utilize a greater portion of the site This will offer economic growth consistent with the City of Alachua's goal to encourage the diversification and expansion of commercial businesses.

Vision 2020
Future Land Use Element
Objective 1.5: Industrial:

elegant solutions | technology driven | civil engineering

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The proposed use as a wholesale automobile auction facility encourages the reuse of vehicles through distribution to a network of vehicle brokers.

Policy 1.5.a: Industrial:

Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

The proposed development requires a large temporary staging area for the vehicles being auctioned. The auctions are pre-scheduled events at times convenient to regional brokers typically at off-peak traffic periods.

Policy 1.5.b:

The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

The proposed use has a majority of use elements in common with outdoor storage lots with some commonalities with industrial service uses.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   The site utilizes two driveways from Cellon Creek Blvd into the site. The proposed use does not any anticipated non-vehicular access needs for the site. Also, the site is remote from any adjacent neighbor.
2. Buffering from adjacent existing/potential uses;
   The required buffers have been provided.
3. Open space provisions and balance of proportion between gross floor area and site size;
   The majority of the proposed use is outdoor storage area followed by outdoor auction area and standard off-street parking. Building GFA is not a major component and as such open area is a major proportion.
4. Adequacy of pervious surface area in terms of drainage requirements;
   The drainage design incorporates a combination of grassed swales, pipes, inlets, flumes, and grading to control runoff from the pervious surfaces and discourage erosion.
5. Placement of signage;
   The existing signage is proposed to be maintained and any revisions will be permitted by a separate permit from the site plan application.
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light

trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
The site plan includes lighting calculations showing compliance with these requirements.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
All of the proposed outdoor areas (outdoor storage, outdoor auction, and off-street parking) are very clearly defined on the site and provides separation and clear routes for each type of circulation pattern.
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
The site plan includes landscaping and irrigation plans showing compliance with these requirements.
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
The drainage design takes into consideration the two significant site constraints, slope and soils. Existing vegetation was not significant as the property has been maintained as an open field and no historic significant has been identified.
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
We have worked with city staff to define the applicable standards appropriate for this use and its performance.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
The required FAR has been met with calculations provided in the site plans.

<u>Objective 2.4: Landscaping and Tree Protection Standards:</u>
<u>Policy 2.4:a: Landscaping: General</u> - The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a plant pallet to assist in the landscape design. Landscape plans shall include a mixture of perimeter and internal landscaping.
A landscape plan is included as part of the site plan set and shows the site has been landscaped, which includes both perimeter and interior landscaping. Of the ±11.3 acre project area, approximately ±4.30 acre or 38% is landscaped. TO be clear, this does not include the outdoor storage area north of the pavement proposed to be grass.s

<u>Policy 2.4.2: Landscaping: Buffering</u> - A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses that may not be fully compatible. The City shall establish buffer yard requirements that are based on the nature of the adjacent uses and the desired result of the buffer.
A landscape plan is included as part of the site plans meeting all of the code requirements including the applicable buffers and parking screening.

<u>Objective 2.5: Open Space Standards:</u>

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.
Approximately 86% of the site will be pervious area / open space. This far exceeds the 10% open space requirement.

Goal 4: Infill and Redevelopment: Objective 4.3: Redevelopment:
The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.
The proposed development is not located in these areas but does propose redevelopment of an existing site.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
The project site is generally sloped with minimal trees or vegetation. The highest portion of the site runs from the northwest to the southeast. The site appears to have been historically cleared of any native vegetation.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
The site plans show the erosion control measures per state requirements.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.
The proposed project site does not include any FEMA 100 year floodplain.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
The proposed project site does not include any delineated wetlands.

Objective 5.2: Availability of facilities and services:
All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.
The existing building is currently serviced by the City of Alachua.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, storm water, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan shall connect to the City of Alachua's potable water and wastewater system.

No new buildings or utility services are proposed. The development will continue the existing utility services.

Community Facilities And Natural Groundwater Aquifer Recharge Element

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins; 2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space; 3. Development of a stormwater pollution prevention plan; 4. Development of a sinkhole remediation plan; 5. Development of a groundwater monitoring plan

A stormwater pollution prevention plan will be developed in coordination with the selected contractor. As the operator of the eorion control systems, they are responsible for preparing and filing the notice of intent with FDEP per 62-621.300(4)(a). This cannot be done ahead of time or by anyone other than the construction site operator.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive parking areas.

The proposed development proposes the minimum number of parking spaces.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

The proposed development currently proposed one handicap space as required per ADA.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service:

A. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
The proposed development will comply with all applicable sanitary sewer quality standards of the EPA and FDEP.

B. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

C. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.
A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Objective 1.2:
Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.
No new buildings or utility services are proposed. The development will continue the existing utility services.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:
FACILITY TYPE LEVEL OF SERVICE STANDARD Solid Waste Landfill .73 tons per capita per year
A separate Concurrency Analysis is included as part of this site plan application package to address these concerns.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:
LEVEL OF SERVICE STANDARD
For all projects which fall totally within a stream, or open Lake Watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of predevelopment runoff for storm events up through and including either:
1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not

degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or -thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

A Grading and Drainage Plan and Stormwater Management Report is included as part of the development plan application. The site will convey runoff via overland flow to the proposed stormwater management facilities. The treated storm water will discharge at a rate below predevelopment flows to the southern property line. The design is consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a, and the Suwannee River Water Management District.

Objective 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not included remodeling of existing developments or additions of less than 33% to existing developments.

No new buildings or utility services are proposed. The development will continue the existing utility services.

Conservation and Open Space Element

OBJECTIVE 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

There are no identified wetlands on the proposed project site.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

The proposed development will provide economic growth consistent with the City of Alachua's goal.

Please let us know if you need any additional information for your review.

Sincerely,
Gmuer Engineering, LLC

Christopher A Gmuer, PE
President

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Neighborhood Meeting

For a site plan to construct a new parking lot and associated stormwater facility improvements for the purpose of converting the facility from its previous manufacturing use to an automotive auction use. The site is located on TP#05949-013-000 and 05949-018-000 at approximately 10100 Cellon Creek Blvd, Alachua, FL.

Date: Thursday, July6th, 2017
Time: 5:30pm
Place: 10100 Cellon Creek Blvd, Alachua, FL
Contact: Christopher A. Gmuer, PE, (352) 281-4928, Gmuer Engineering, LLC

Mr. Gmuer will be holding a workshop to discuss the proposed site plan described above.

Per the City of Alachua Land Development Regulations, the property is zoned ILW, Light and Warehouse Industrial District. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings.

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 there.

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P.O. BOX 9
ALACHUA FL 32616

TODAY IN HISTORY

In **1940**, German troops entered Paris during World War II; the same day, the Nazis began transporting prisoners to the Auschwitz concentration camp in German-occupied Poland.

In **1943**, the U.S. Supreme Court, in West Virginia State Board of Education v. Barnette, ruled 6-3 that children in public schools could not be forced to salute the flag of the United States.

In **1954**, President Dwight D. Eisenhower signed a measure adding the phrase "under God" to the Pledge of Allegiance.

In **1972**, the Environmental Protection Agency ordered a ban on domestic use of the pesticide DDT, to take effect at year's end.

TODAY'S BIRTHDAYS

Actress **Marla Gibbs** is 86. President **Donald Trump** is 71. Actor Will Patton is 63. Singer Boy George is 56. Rock musician Chris DeGarmo is 54. Actress Yasmine Bleeth is 49. International Tennis Hall of Famer Steffi Graf is 48. Actress Lucy Hale is 28.

LOTTERY

Tuesday, June 13
Pick 2
Early drawing: 2-0
Night drawing: 6-3
Pick 3
Early drawing: 2-6-6
Night drawing: 7-2-6
Pick 4
Early drawing: 5-6-1-5
Night drawing: 5-1-4-2
Pick 5
Early drawing: 4-7-8-2-9
Night drawing: 9-1-4-3-2
Fantasy 5
4-8-23-25-27
Lucky Money
11-14-28-44 LB: 2
MEGA MILLIONS
27-51-62-68-75 PB: 8

PREVIOUS RESULTS

Fantasy 5 — MONDAY
9-13-24-32-34
Match...Payoff...Winners
5-of-5...$36,717.82...5
4-of-5...$131.50....225
3-of-5...$11.50...7,094

Force is strong in this Star Wars auction

By Mark Pratt
The Associated Press

This photo provided by Profiles in History shows an R2-D2 droid pieced together over several years from different props used in the first five Star Wars movies, which will be among several Star Wars-related items up for auction on June 26-28 by the auction house in Calabasas, Calif. [PROFILES IN HISTORY VIA THE ASSOCIATED PRESS]

BOSTON — Die-hard Star Wars fans will need to rely on more than the force if they want to bid on an R2-D2 droid that appeared in several of the franchise's movies.

A couple million dollars might also help.

Luke Skywalker's lightsaber, Darth Vader's helmet and shoulder armor, as well as imperial and rebel weapons are on the block, but the centerpiece is no doubt the squat blue, white and silver droid famous for communicating in a series of electronic beeps and squeaks.

Representing "the pinnacle of the Star Wars collecting universe," it could fetch up to $2 million in the June 26-28 auction, according to Calabasas, California-based auction house Profiles in History.

The bidding is being handled by Boston-based online auction marketplace Invaluable.

Nothing like a complete R2 unit has ever been sold at auction before, said Stephanie Connell, a London-based movie memorabilia consultant not involved in the sale.

"This is not just a normal movie prop," she said. "This is instantly recognizable, the creme de la creme of movie props."

Connell wracked her mind, but said she could not recall any single piece of Star Wars memorabilia ever selling for anywhere close to $2 million.

The 43-inch tall R2 unit for sale is sort of a Frankenstein's monster of droids, pieced together over several years from different original components used in the first five Star Wars movies.

There is no other known complete original R2 unit in the public domain, according to the auction house.

For the sequels after the original "Star Wars: A New Hope" in 1977, production designers took the aluminum, steel and fiberglass R2 units, retired old and worn out parts and added new features to save time and meet production deadlines.

Fans outbid for the droid may want to take a shot at landing the lightsaber.

Carried by actor Mark Hamill as Luke Skywalker in the first two Star Wars movies, it is expected to sell for anywhere from $150,000 to $250,000.

Unfortunately, the prop does not emit a blade of blue light.

The 10.5-inch lightsaber comes directly from the archive of Gary Kurtz, producer of "Star Wars: A New Hope" and "The Empire Strikes Back," and is accompanied with a letter of authenticity signed by Kurtz.

Not a Star Wars fan? Props from some of Hollywood's most famous movies are also for sale, including the illuminated disco dancing floor from "Saturday Night Fever," which is expected to get as much as $1.5 million; and the clothes worn by Leonardo DiCaprio as Jack Dawson in "Titanic."

In terms of movie memorabilia, Star Wars rates as one of the most popular with collectors, right up there with "The Wizard of Oz," "Casablanca" and the Harry Potter films, Connell said.

For that reason, a collector of fine artwork or classic cars could end up buying the R2-D2.

"This is something you could put right next to a Picasso," she said.

"This is not just a normal movie prop. This is instantly recognizable, the creme de la creme of movie props."

Stephanie Connell, a London-based movie memorabilia consultant, about the auction of a complete R2-D2 from the Star Wars franchise

Cosby jury studies 2005 deposition

By Maryclaire Dale and Michael R. Sisak
The Associated Press

NORRISTOWN, Pa. — The jury in the Bill Cosby sexual assault case, weighing charges that could send him to prison for the rest of his life, drilled down Tuesday on what the TV star said happened inside his suburban Philadelphia home and how he characterized his relationship with the accuser.

With deliberations stretching into the evening of a second day, jurors reviewed more than a dozen passages from a deposition Cosby gave more than a decade ago. They heard excerpts on a wide range of topics, from Cosby's first meeting with Andrea Constand to the night in 2004 she says he drugged and violated her.

As he described reaching into Constand's pants, Cosby testified, "I go into the area that is somewhere between permission and rejection. I am not stopped."

Cosby is charged with drugging and molesting Constand, 44. His lawyer has said they were lovers sharing a consensual sexual encounter.

The 79-year-old entertainer did not take the stand at his trial, but prosecutors used his deposition testimony — given in 2005 and 2006 as part of Constand's civil suit against him — as evidence.

As they pored over Cosby's words, the jurors appeared to struggle with some language in one of the charges against him: "without her knowledge." The jury asked about the phrasing Tuesday morning, but Judge Steven O'Neill said he could not define it for them.

The jury is considering three counts of felony aggravated indecent assault. The third count covers Cosby's alleged use of pills to impair Constand before groping her breast and genitals.

Outside the courthouse, Constand's lawyers blasted the Cosby team Tuesday for releasing a statement from a woman who had been blocked from testifying at the trial.

Cosby's spokesman, Andrew Wyatt, read the statement from longtime Temple University official Marguerite Jackson, who said Constand told her of a plan to falsely accuse a "high-profile person" of sexual assault so she could sue and get money.

A judge blocked Jackson from taking the stand, ruling it would be hearsay. Constand said on the witness stand she did not know Jackson.

Constand's lawyer, Dolores Troiani, told reporters that Jackson is "not telling the truth" and faulted Wyatt for circulating Jackson's statement while jurors were deliberating.

Jackson stood by her account, telling The Associated Press in a phone interview that Cosby's lawyers are "going to say whatever they need to say."

The jury, sequestered for the duration of the trial and unaware of the back-and-forth outside, reviewed the testimony of the police officer who took Constand's initial report.

Jurors were also keenly focused on what Cosby said about the pills he gave to Constand before their encounter, asking for the second time in deliberations to revisit a portion of the deposition in which the comedian talked about giving Constand "three friends."

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A Neighborhood Meeting will be held to discuss a site plan to construct a new parking lot and associated stormwater facility improvements for the purpose of converting the facility from its previous manufacturing use to an automotive auction use. The site is located on TP#05949-013-000 and 05949-018-000 at approximately 10100 Cellon Creek Blvd, Alachua, FL.

The meeting will be held
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10100 Cellon Creek Blvd
Alachua, FL 32615

Contact Person: Christopher A. Gmuer, PE
(352) 281-4928 - Gmuer Engineering, LLC

GF-GH038887

Monument recommendation spurs action

By Brady McCombs
The Associated Press

Interior Secretary Ryan Zinke rides a horse May 9 in the new Bears Ears National Monument near Blanding, Utah. [SCOTT G WINTERTON/THE DESERET NEWS VIA ASSOCIATED PRESS FILE PHOTO]

SALT LAKE CITY — Interior Secretary Ryan Zinke's recommendation to downsize a vast new national monument in Utah created optimism among opponents of 26 other monuments under review around the country and fear among conservation groups that worry he will propose shrinking or rescinding other sites in his final report due in late August.

Along the New England coast, commercial fishermen were ecstatic to hear Monday about Zinke's proposed reduction of the Bears Ears National Monument in Utah and hopeful it foreshadows a similar fate for a marine monument they oppose.

They're preparing to make a pitch for a full undoing of the designation when Zinke visits the area later this week.

Opponents of other sites are making similar plans after the Bears Ears decision, saying the designations often close areas to oil, gas and mineral development along with other uses.

"It sets a precedent for the review of all the monuments," said Beth Casoni, executive director of the Massachusetts Lobstermen's Association Inc. "Under the former administration, we questioned whether this is about conservation or just control."

Conservation groups that were stung by the recommendation are trying to rally public support to fully preserve the monuments but expect they will have to resort to a protracted legal fight if President Donald Trump eventually downsizes or eliminates monument designations.

They assert the 1908 Antiquities Act allows presidents to create monuments but only gives Congress the power to modify or rescind them.

"It's obvious the goal is to serve private interests over the public good," said Kristen Boyles, a staff attorney with the environmental group Earthjustice.

As Zinke gets ready to visit the Katahdin Wood and Waters Monument in Maine, people on both sides of the issue are dissecting his Bears Ears proposal.

Demar Dahl, an Elko County commissioner in Nevada, said he expects Zinke will take the same shrink-but-not-rescind approach with two Nevada monuments under review.

"I don't have the problem with things being protected that need to be protected, but when you set aside maybe 10 times more area than you need that's when you get to the point when you need common sense to kick in," Dahl said.

The Gainesville Sun

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Meeting Sign-in Sheet
Re: Vemo Auto Auctions – Neighborhood Workshop
Date Time: July 6, 2017 at 5:30pm

NAME	Email	Phone
Christopher Gmuer	chrisg@gmureng.com	352-2814928

elegant | technology | civil

Vemo Auto Auctions

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PARCEL 1 (PER O.R. 4513, PAGE 1687) TP# 5949-13-0

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCEL "E," AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 ET SEQ., A DISTANCE OF 1659.70 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID NORTH LINE OF PARCEL "E" WITH THE EAST RIGHT OF WAY LINE OF A I 00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 15 SECONDS EAST, ALONG SAID NORTH LINE OF PARCEL "E" A DISTANCE OF 577.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 00 DEGREES 13 MINUTES 45 SECONDS EAST. A DISTANCE OF 575.17 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 61 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 473.21 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 08 DEGREES 51 MINUTES 09 SECONDS WEST, A DISTANCE OF 565.59 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 81 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 73.00 FEET TO A STEEL ROD AND CAP ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF THE FLORIDA POWER CORPORATION EASEMENT; THENCE RUN SOUTH 00 DEGREES 36 MINUTES 26 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 247.55 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 (PER O.R. 4513, PAGE 1649) TP# 5949-18-0

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, WITHIN THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 114 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE; THENCE SOUTH 89°46'01" EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCELS "D AND E'", AS PER OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1699.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2896, PAGE 161 OF SAID PUBLIC RECORDS; THENCE SOUTH 89"46'37" EAST, CONTINUING ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 577.14 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 00°12'53" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 575.16 FEET. TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 61°57'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 473.25 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2783, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH 08°51'10" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2910, PAGE 700 OF SAID PUBLIC RECORDS, A DISTANCE OF 423.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2947, PAGE 998 OF SAID PUBLIC RECORDS; THENCE SOUTH 61'57'52" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 122L.19 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE NORTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL "E'', AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF SAID PUBIC RECORDS (SAID PARCEL "'E" BEING THE 100 FOOT WIDE RIGHT OF WAY CELLON DRIVE); THENCE SOUTH 28°02'57" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 729.12 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL "E" AND THE NORTH LINE OF SAID PARCEL "E"; THENCE NORTH 89°46'37" WEST ALONG SAID NORTH LINE OF PARCEL "E'', A DISTANCE OF 384.64 FEET TO THE POINT OF BEGINNING.

Prepared by:
C. L. Hall
Classic Title Services, Inc.
10998 Bonita Beach Road
Bonita Springs, Florida 34135

File Number: 8853

consideration: $575,000.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3057356 2 PG(S)
5/5/2017 1:25 PM
BOOK 4513 PAGE 1687
J.K.'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 770467
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $4,025.00
Intang. Tax: $0.00

General Warranty Deed

Made this 3rd day of May, 2017 A.D. By **Hicks Holdings, LLC, a Florida limited liability company,** whose address is: 59 Fairview Boulevard, Fort Myers Beach, Florida 33931, hereinafter called the grantor, to **BRUCE D. NEAL and LANETTE T. NEAL, husband and wife**, whose post office address is: 554 SW Windsor Drive, Lake City, FL 32024-0000 hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

A Tract of land situated in Fractional Section 19, Township 8 South, Range 19 East, and the Fernandez Grant, Alachua County, Florida, said Tract of land being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 24, Township 8 South, Range 18 East, being on the West line of the aforementioned Fractional Section 19, Township 8 South, Range 19 East for the point of reference and run South 89 degrees 46 minutes 15 seconds East, along an Easterly projection of the North line of said Southeast 1/4 of the Southeast 1/4 and along the North line of Parcel "E," as described in Official Records Book 1659, Page 2265 et seq., a distance of 1659.70 feet to a concrete monument at the intersection of said North line of Parcel "E" with the East right of way line of a 100 foot wide Florida Power Corporation Easement and the true point of beginning; thence continue South 89 degrees 46 minutes 15 seconds East, along said North line of Parcel "E" a distance of 577.17 feet to a steel rod and cap; thence run North 00 degrees 13 minutes 45 seconds East, a distance of 575.17 feet to a steel rod and cap; thence run North 61 degrees 57 minutes 19 seconds West, a distance of 473.21 feet to a steel rod and cap; thence run South 08 degrees 51 minutes 09 seconds West, a distance of 565.59 feet to a concrete monument; thence run North 81 degrees 17 minutes 39 seconds West, a distance of 73.00 feet to a steel rod and cap on the aforementioned East right of way line of the Florida Power Corporation Easement; thence run South 00 degrees 36 minutes 26 seconds West, along said East right of way line a distance of 247.55 feet to the true point of beginning.

Parcel ID Number: **05949-013-000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

Prepared by:
C. L. Hall
Classic Title Services, Inc.
10998 Bonita Beach Road
Bonita Springs, Florida 34135

File Number: 8853

consideration: $575,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name DENNIS L. KNOPF

Witness Printed Name MATT CURRIE

HICKS HOLDINGS, LLC

(Seal)
By: Daniel J. Hicks, Manager Member

State of Michigan
County of Macomb

The foregoing instrument was acknowledged before me this 3 day of May, 2017, by Daniel J. Hicks, Manager Member of Hicks Holdings, LLC, a Florida limited liability company, who is/are personally known to me or who has produced _____ as identification.

DEBORAH A. KNOPF
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires: Sept 23, 2018
Acting in the County of Macomb

Notary Public
Print Name: Deborah A Knopf
My Commission Expires: September 23, 2018

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3057349 2 PG(S)
5/5/2017 12:32 PM
BOOK 4513 PAGE 1649
J.K.'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 770456
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $3,640.00
Intang. Tax: $0.00

Prepared by and return to:
Brent E. Baris
For the Firm
Brent E. Baris, P.A.
P.O. Box 223
High Springs, FL 32655
386-454-0688
File Number: **17-042**

Parcel Identification No. **05949-018-000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **4th** day of **May, 2017** between **Canvas Church FL, Inc. f/k/a Christ Central Alachua, Inc., a Florida non-profit corporation** whose post office address is **15551 NW US HWY 441, Unit 1, Alachua, FL 32615** of the County of **Alachua**, State of **Florida**, grantor*, and **Bruce D. Neal and LaNette T. Neal, husband and wife** whose post office address is **554 SW Windsor Drive, Lake City, FL 32024** of the County of **Columbia**, State of **Florida**, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Brent Baris

Witness Name: Ellen M Kadel

Canvas Church FL, Inc.

By: _____
J. Mark Johns, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 4th day of May, 2017 by J. Mark Johns of Canvas Church FL, Inc., on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

BRENT E. BARIS
MY COMMISSION # FF 042127
EXPIRES: August 3, 2017
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Brent Baris

My Commission Expires: 8/3/17

Exhibit A

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, WITHIN THE FERNANDEZ GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE; THENCE SOUTH 89°46'01" EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND ALONG THE NORTH LINE OF PARCELS "D AND E'", AS PER OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1699.81 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2896, PAGE 161 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°46'37" EAST, CONTINUING ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 577.14 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, NORTH 00°12'53" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 575.16 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 61°57'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 473.25 FEET TO THE NORTHWEST CORNER Of SAID LANDS AND THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2783, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH 08°51'10" EAST ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2910, PAGE 700 OF SAID PUBLIC RECORDS, A DISTANCE OF 423.43 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2947, PAGE 998 OF SAID PUBLIC RECORDS; THENCE SOUTH 61°57'52" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1221.19 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND THE NORTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL "E", AS DESCRIBED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF SAID PUBIC RECORDS (SAID PARCEL "'E" BEING THE 100 FOOT WIDE RIGHT OF WAY CELLON DRIVE); THENCE SOUTH 28°02'57" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 729.12 FEET TO THE INTERSECTION OF THE NORTHWESTERLY LINE OF SAID PARCEL "E" AND THE NORTH LINE OF SAID PARCEL "E"; THENCE NORTH 89°46'37" WEST ALONG SAID NORTH LINE OF PARCEL "E", A DISTANCE OF 384.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993, PAGE 361, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO TOGETHER WITH THAT CERTAIN MONITOR WELL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1993, PAGE 374, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 05949-018-000

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2016 PAID REAL ESTATE 1028530

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05949 013 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10100 CELLON CREEK BLVD

COM NE COR OF THE SE1/4 OF SE1/4 OF
SEC 24-8-18 ON W
See Additional Legal on Tax Roll

HICKS HOLDING LLC
59 FAIRVIEW BLVD
FORT MYERS BEACH, FL 33931

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	441,800	0	441,800	3,944.83
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	441,800	0	441,800	33.14
LIBRARY GENERAL	1.3371	441,800	0	441,800	590.73
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	441,800	0	441,800	662.70
SCHL DISCRNRY & CN (S01)	0.7480	441,800	0	441,800	330.47
SCHL GENERAL	4.6880	441,800	0	441,800	2,071.16
SCHOOL VOTED (S01)	1.0000	441,800	0	441,800	441.80
SUWANNEE RIVER WATER MGT DIST	0.4093	441,800	0	441,800	180.83
17 CITY OF ALACHUA	5.9900	441,800	0	441,800	2,646.38
TOTAL MILLAGE	24.6764		**AD VALOREM TAXES**		$10,902.04

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
R802	802 BOCC SOLID WASTE MGMT	1.000	@ 39.4900	39.49
NON-AD VALOREM ASSESSMENTS				$39.49

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $10,941.53

If Paid By	Nov 30, 2016				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE 1028530

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
05949 013 000	10100 CELLON CREEK BLVD	

HICKS HOLDING LLC
59 FAIRVIEW BLVD
FORT MYERS BEACH, FL 33931

IF PAID BY	PLEASE PAY
☐ **Nov 30, 2016**	$0.00
☐	
☐	
☐	
☐	

Receipt # 16-0046298 $10,503.87 Paid 12/02/2016
11/30/2016 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2016 PAID REAL ESTATE 1028535

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05949 018 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY, FL 32024

COM NE COR OF SE1/4 OF SE1/4 SEC
24-8-18 S 89 DEG 46
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	277,600	0	277,600	2,478.69
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	277,600	0	277,600	20.82
LIBRARY GENERAL	1.3371	277,600	0	277,600	371.18
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	277,600	0	277,600	416.40
SCHL DISCRNRY & CN (S01)	0.7480	277,600	0	277,600	207.64
SCHL GENERAL	4.6880	277,600	0	277,600	1,301.39
SCHOOL VOTED (S01)	1.0000	277,600	0	277,600	277.60
SUWANNEE RIVER WATER MGT DIST	0.4093	277,600	0	277,600	113.62
17 CITY OF ALACHUA	5.9900	277,600	0	277,600	1,662.82
TOTAL MILLAGE	24.6764		**AD VALOREM TAXES**		$6,850.16

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $6,850.16

If Paid By	Mar 31, 2017				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE 1028535

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
05949 018 000	Unassigned Location RE	

NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY, FL 32024

IF PAID BY	PLEASE PAY
☐ **Mar 31, 2017**	$0.00
☐	
☐	
☐	
☐	

Receipt # 16-0134128 $6,850.16 Paid 03/28/2017

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Re: Vemo Auto Auctions

Needed Fire Flow per ISO Edition 05-2008

Calculated: October 24, 2017

The project proposes to reuse an existing 10,400 SF GFA office building.

$Ci=18F(Ai)^{0.5}$

F = 1.0 (Class 2)

Ai = 10,400 SF

Ci = 1,750

NFF = (Ci)(Oi)[(1.0+(X+P)i]

Oi = 0.85 (C-2)

X = 0 (greater than 100')

P = 0 (greater than 100')

NFFi = 1,500 GPM

Christopher A Gmuer, PE

FL PE 71599

elegant solutions | technology driven | civil engineering

Wiginton FIRE SYSTEMS

January 29th, 2018

Mr. Christopher Gmuer
Gmuer Engineering
1934 NW 21st
Gainesville, FL 32605

RE: Cellon Creek Blvd
South of Hwy 441

Dear Christopher,

At your request, Wiginton Fire Systems has performed a fire flow test at the referenced location along with Mr. Scott Roane of the City of Alachua Utility Department.

A flow test was conducted on January 29, 2018, at 11:00 AM.

The static and residual pressures were recorded from a city hydrant located on NW 101 DR, approximately 500' south of Hwy 441 indicated on map as hydrant SFH 1876; while the flow hydrant used was located on City Lot on Cellon Creek Blvd and indicated on map as hydrant SFH-1875. This flow test was performed in the worst case scenario with all fill pimps turned off.

Number of Ports	2
Diameter of Ports	2.5 (smooth and round inlets) Coef. 1.0
Pitot Pressure (psi):	9
Static Pressure (psi):	84
Residual Pressure (psi):	66
Flow at Test (gpm):	1,000

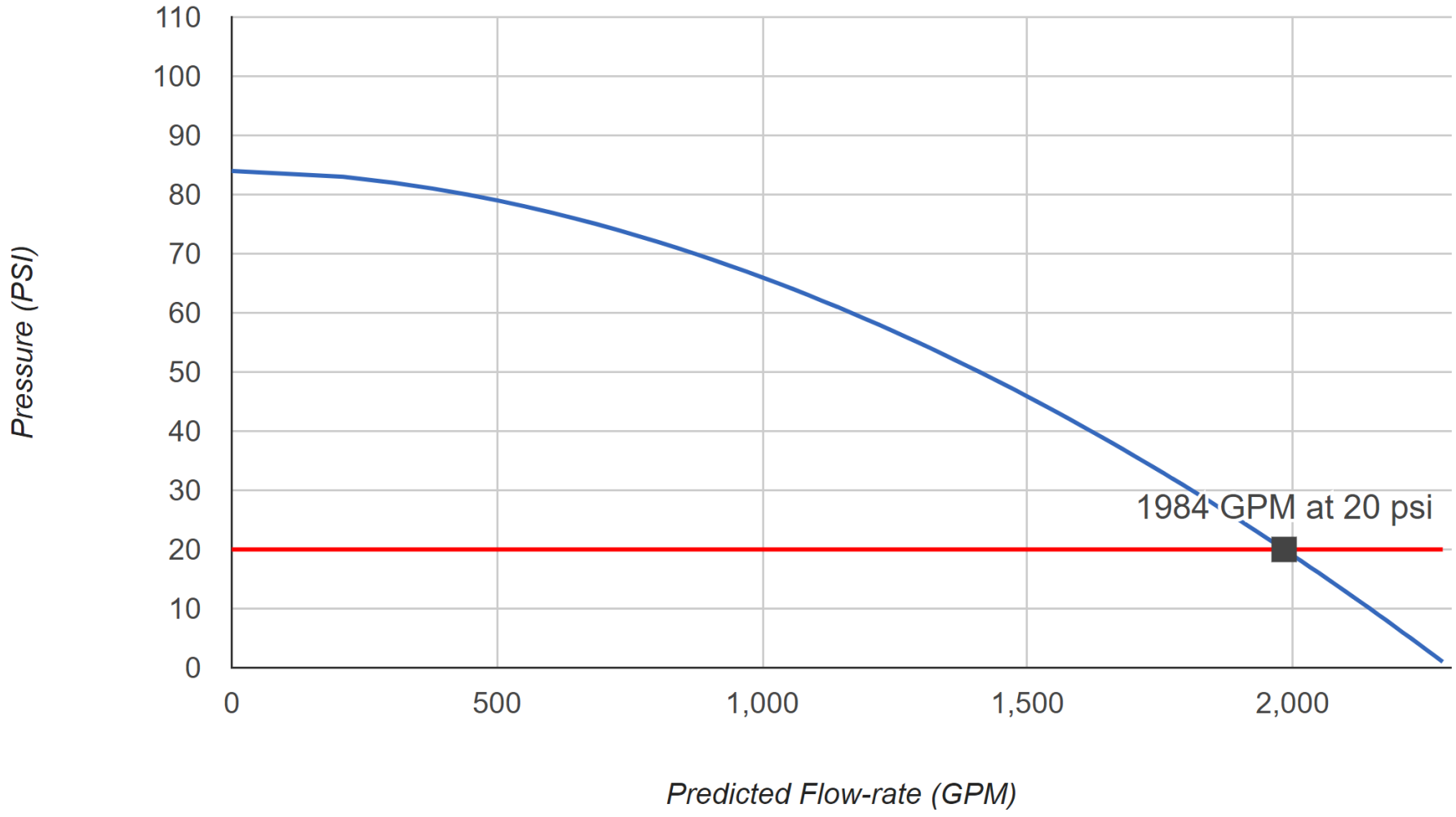
The above results are as accurate as possible based on common industry practices. Should you need anything further, please do not hesitate to call.

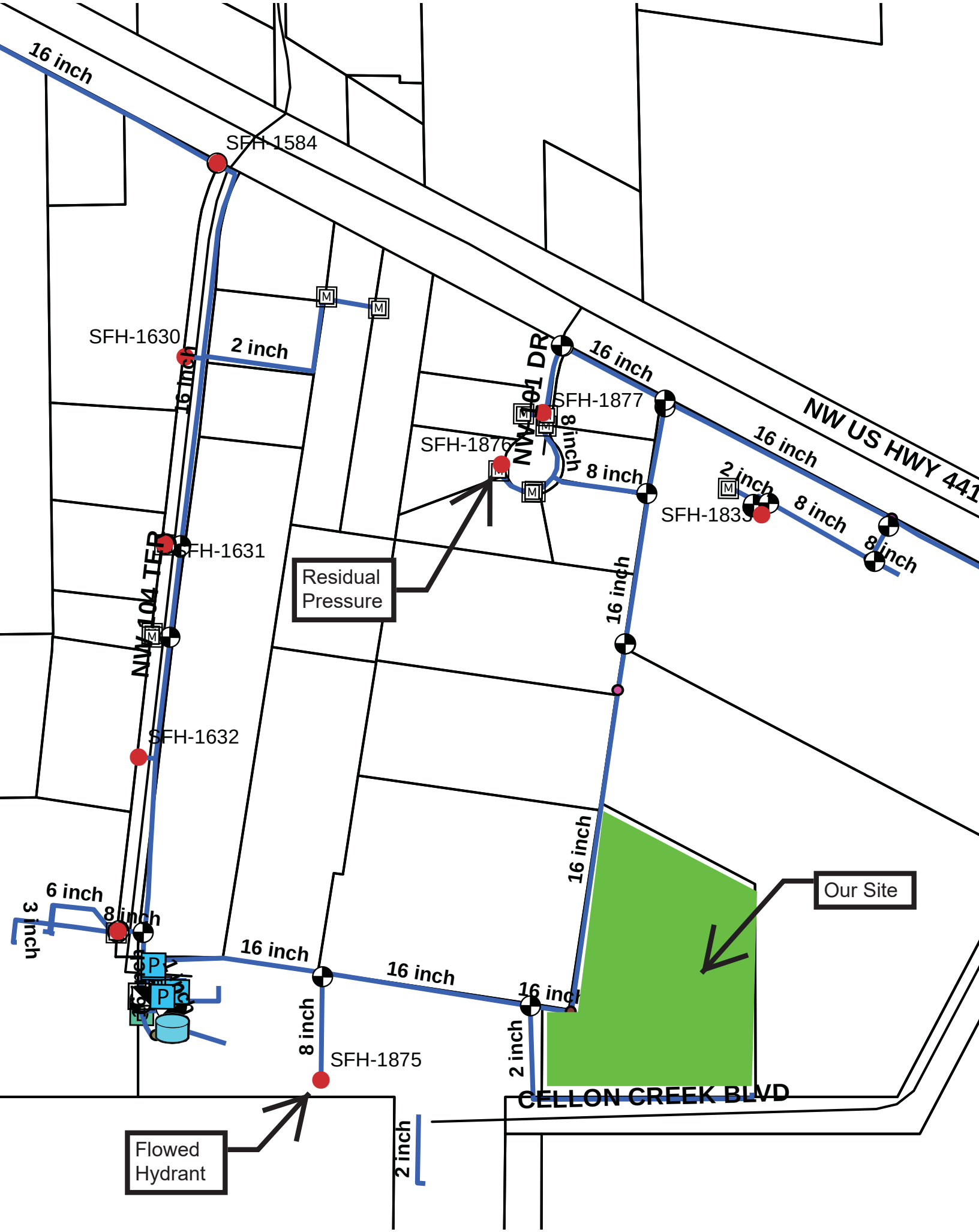
Sincerely,

Wiginton Fire Systems

Mike Ivey
Sales Representative

Cc: Scott Roane, COA Utility Dept.


110
100
90
80
70
60
50
40
30
20
10
0
Pressure (PSI)
0
500
1,000
1,500
2,000
Predicted Flow-rate (GPM)
1984 GPM at 20 psi


16 inch
SFH-1584
SFH-1630
2 inch
16 inch
NW 101 DR
16 inch
SFH-1877
8 inch
SFH-1876
8 inch
NW US HWY 441
16 inch
2 inch
SFH-1835
8 inch
8 inch
SFH-1631
NW 104 TER
Residual Pressure
16 inch
SFH-1632
16 inch
Our Site
6 inch
3 inch
8 inch
16 inch
16 inch
16 inch
8 inch
SFH-1875
2 inch
CELLON CREEK BLVD
Flowed Hydrant
2 inch

JOINT APPLICATION FOR INDIVIDUAL ENVIRONMENTAL RESOURCE PERMIT/ AUTHORIZATION TO USE STATE-OWNED SUBMERGED LANDS/ FEDERAL DREDGE AND FILL PERMIT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION/
WATER MANAGEMENT DISTRICTS/
U.S. ARMY CORPS OF ENGINEERS

Effective October 1, 2013

Section A: General Information for All Activities

PART 1: NAME, APPLICATION TYPE, LOCATION, AND DESCRIPTION OF ACTIVITY

A. Name of project, including phase if applicable: **Vemo Auto Auctions**

B. This is for (check all that apply):

☐ Construction or operation of ***new*** works, activities and/ or a stormwater management system

☐ ***Conceptual Approval*** of proposed works, activities and/ or a stormwater management system

☒ Modification or Alteration of ***existing*** works activities and / or a stormwater management system. Provide the existing DEP or WMD permit #, if known: **204655-1** Note: Minor modifications do not require completion of this form, and may instead be requested by letter.

☐ ***Maintenance or repair*** of works, activities and/ or stormwater management system previously permitted by the DEP or WMD Provide existing permit #, if known: _____

☐ Abandonment or removal of works, activities and/ or stormwater management system
Provide existing DEP or WMD permit #, if known: _____

☐ Operation of an ***existing unpermitted*** stormwater management system.

☐ Construction of additional phases of a permitted work, activity and/ or stormwater management system.

Provide the existing DEP or WMD permit #, if known: _____

C. ***List the type of activities proposed. Check all that apply, and provide the supplemental information requested in each of the referenced application sections.*** *Please also reference Applicant's Handbooks I and II for the type of information that may be needed.*

☐ Activities associated with one single-family residence, duplex, triplex, or quadruplex that do not qualify for an exemption or a Noticed General Permit: ***Provide the information requested in Section B. Do not complete Section C.***

☐ Activities within wetlands or surface waters, or within 25 feet of a wetland or surface water, (not including the activities associated with an individual residence). *Examples include dredging, filling, outfall structures, docks, piers, over-water structures, shoreline stabilization, mitigation, reclamation, restoration/ enhancement.* ***Provide the information requested in Section C.***

☐ Activities within navigable or flowing surface waters such as a multi-slip dock or marina, dry storage facility, dredging, bridge, breakwaters, reefs, or other offshore structures: ***In addition to Section C, also provide the information requested in Section D.***

☐ Activities that are (or may be) located within, on or over state-owned submerged lands (*See Chapter 18-21, F.A.C. https://www.flrules.org/gateway/ChapterHome.asp?Chapter=18-21*): ***In addition to Section B or C, also provide the information requested in Section F***

☒ Construction or alteration of a stormwater management system serving residential, commercial, transportation, industrial, agricultural, or other land uses, or a solid waste facility (excluding mines that are regulated by DEP). ***Provide the information requested in Section E.***

☐ Creation or modification of Mitigation Bank (refer to Chapter 62-342, F.A.C. https://www.flrules.org/gateway/ChapterHome.asp?Chapter=62-342): ***Provide the information requested in Section G.***

☐ Mines (as defined by in Section 2.0 of Applicant's Handbook Volume I) that are regulated by the DEP: ***Provide the information requested in Section H.***

☐ Other, describe: _____ Please contact the Agency to determine which additional sections of the application are needed. See Attachment 1 for Agency contacts.

D. Describe in general terms the proposed project, system, works, or other activities. For permit modifications, please briefly describe the changes requested to the permit: **Expand an existing site to add parking, outdoor vehicle staging, check-in building, and expanded stormwater management facilities.**

E. For activities in, on, or over wetlands or other surface waters, check the type of federal dredge and fill permit requested (if known): ☐Individual ☐Programmatic General permit #: SAJ

☐General ☐Nationwide permit #:NWP ☒Not Applicable ☐ Not sure

F. Project/Activity Street/Road Address or other location (if applicable): **10100 Celon Creek Blvd.**
City: **Alachua** County(ies)**Alachua** Zip: **32615**

Note: For utility, road, or ditch/canal activities, provide a starting and ending point using street names and nearest house numbers or provide length of project in miles along named streets or highways.

G. Project location map and Section, Township, and Range information (use additional sheets if needed):
Please attach a location map showing the location and boundaries of the proposed activity in relation to major intersections or other landmarks. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it.
Land Grant name, if applicable:

Section(s):	0,19	Township:	8S	Range:	19E
Section(s):	0,19	Township:	8S	Range:	19E

H. Latitude (DMS) **29.774633** Longitude (DMS) **-82.453655** (Taken from central location of the activity). Explain source for obtaining latitude and longitude (i.e. U.S.G.S. Quadrangle Map, GPS, online resource): **Google Maps**

I. Tax Parcel Identification Number(s): **05949-013-000,05949-018-000**

[Number may be obtained from property tax bill or from the county property appraiser's office; if on multiple parcels, provide multiple Tax Parcel Identification Numbers]

J. Directions to Site (from major roads; include distances and landmarks as applicable): **US441 southeast of the City of Alachua, turn south on Celon Creek**

K. Project area or phase area: **9.95** acres

L. Name of waterbody(ies) (if known) in which activities will occur or into which the system will discharge:

Receiving Waterbody	Class Type	Outstanding Florida Water	Aquatic Preserve
Alachua	III Fresh	no	no

The following questions (M-O) are not applicable to activities related to a single-family residence, including private single-family residential docks, piers, seawalls or boat ramps.

M. Is it part of a larger plan of development or sale? ☐ yes ☒ no

N. Impervious or semi-impervious area excluding wetlands and other surface waters (if applicable): **3.2390** acres or square feet

O. Volume of water the system is capable of impounding (if applicable): **3.6034** acre- feet.

PART 2: SUPPLEMENTAL INFORMATION, AND PERMIT HISTORY

A. Is this an application to modify an existing Environmental Resource Permit, or to construct or implement part of a multi-phase project, such as a project with a Conceptual Approval permit? ☒ Yes ☐ No *If you answered "yes", please provide permit numbers below:*

AGENCY	DATE	PERMIT/ APPLICATION NO.	PROJECT NAME
SR	24-FEB-99	204655-1	CARLTON FUNERAL SERVICES

B. Indicate if there have been any ***pre-application meeting(s)*** or other discussions about the proposed project, system or activity. If so, please provide the date(s), location(s) of the meeting, and the name(s) of Agency staff that attended the meeting(s):

AGENCY	DATE	LOCATION	MEETING ATTENDEES

C. ***Attach a depiction (plan and section views), which clearly shows the works or other activities proposed to be constructed.*** Use multiple sheets, if necessary, a scale sufficient to show the location and type of works, and include a north arrow and a key to any symbols used. ***Specific information to be included in the plans is based on the activities proposed and is further described in Sections B-H***. However, supplemental information may be required based on the specific circumstances or location of the proposed works or other activities.

D. Processing Fee: ***Please submit the application processing fee along with this application form and supplemental information*.** Processing fees vary based on the size of the activity, the type of permit applied for, and the reviewing Agency. Please reference Attachment 3 to determine the appropriate fee.

PART 3: APPLICANT AND ASSOCIATED PARTIES INFORMATION

Instructions: Permits are only issued to entities having sufficient real property interest as described in Section 4.2.3 (d) of Applicant's Handbook Volume I. Please attach evidence of sufficient real property interest over the land upon which the activities subject to the application will be conducted, including mitigation (if applicable). Refer to Section 4.2.3 (d)for acceptable ownership or real property interest documentation. For corporations, list a person who is a registered agent or officer of the corporation who has the legal authority to bind the corporation.

A. APPLICANT (ENTITY MUST HAVE SUFFICIENT REAL PROPERTY INTEREST) ☐ **THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION**		
Name: Last: **Neal**	First: **Bruce**	Middle: **D**
Title:	Company: **Owner**	
Address: **554 Windsor Drive**		
City: **Lake City**	State: **FL**	Zip: **32024**
Home Telephone:	Work Telephone: **(478) 449-3232**	
Cell Phone: **(386) 365-3865**	Fax:	
E-mail Address: **brucedneal@gmail.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

B. LAND OWNER(S) (IF DIFFERENT OR IN ADDITION TO APPLICANT) ☐ **CHECK HERE IF LAND OWNER IS ALSO A CO-APPLICANT**		
Name: Last: **Neal**	First: **Bruce**	Middle: **D**
Title:	Company: **Owner**	
Address: **554 Windsor Drive**		
City: **Lake City**	State: **FL**	Zip: **32024**
Home Telephone:	Work Telephone: **(478) 449-3232**	
Cell Phone: **(386) 365-3865**	Fax:	
E-mail Address: **brucedneal@gmail.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

C. OPERATION AND MAINTENANCE ENTITY **(see Applicant's Handbook I, Section 12.3)**			
Entity Name:	Contact: Last: **Neal**	First: **Bruce**	Middle: **D**
Title:	Company: **Owner**		
Address: **554 Windsor Drive**			
City: **Lake City**	State: **FL**		Zip: **32024**
Home Telephone:	Work Telephone: **(478) 449-3232**		
Cell Phone: **(386) 365-3865**	Fax:		
E-mail Address: **brucedneal@gmail.com**			
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐			

D. CO-APPLICANT (IF DIFFERENT OR IN ADDITION TO APPLICANT AND OWNER)		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

E. ENGINEERING CONSULTANT ☒THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last: **Gmuer**	First: **Christopher**	Middle: **A**
Title: **President**	Company: **Gmuer Engineering, LLC**	
Address: **2603 NW 13th ST Box 314**		
City: **Gainesville**	State: **FL**	Zip: **32609**
Home Telephone:	Work Telephone: **(352) 281-4928**	
Cell Phone: **(352) 281-4928**	Fax:	
E-mail Address: **chrisg@gmuereng.com**		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

F. ENVIRONMENTAL CONSULTANT ☐ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

G. AGENT AUTHORIZED TO SECURE PERMIT (IF DIFFERENT FROM CONSULTANT) ☐ THIS IS A CONTACT PERSON FOR ADDITIONAL INFORMATION		
Name: Last:	First:	Middle:
Title:	Company:	
Address:		
City:	State:	Zip:
Home Telephone:	Work Telephone:	
Cell Phone:	Fax:	
E-mail Address:		
Correspondence will be sent via email. Check here to receive correspondence via US Mail: ☐		

If necessary, please add additional pages for other contacts and property owners related to this project.

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Bruce D Neal		
Typed/Printed Name of Applicant	Signature of Applicant	Date

N/A

(Corporate Title if applicable)

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

B. AUTHORIZATION FOR STAFF TO ACCESS TO THE PROPERTY:

I certify that:

☒ ***I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I,*** over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

☐ I represent an entity having ***the power of eminent domain and condemnation authority***, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

Bruce D Neal		
Typed/Printed Name	Signature	Date

N/A

(Corporate Title if applicable)

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants or owners, please provide a separate Part 4 for each applicant/ owner. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

C. DESIGNATION OF AUTHORIZED AGENT (IF APPLICABLE): Gmuer Engineering, LLC

I hereby designate and authorize to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or propnetary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Bruce D Neal		
Typed/Printed Name of Applicant	Signature of Applicant	Date

N/A

(Corporate Title if applicable)

2603 NW 13th St, Box 314
Gainesville, FL 32609
Ph. (352) 281-4928
gmuereng.com

Stormwater Management Report

for

Vemo Auto Auctions

10100 Cellon Creek Blvd
Alachua, FL 32615

Prepared for
Dealers Auto Auction, Inc.

Date: October 5, 2017

Christopher A. Gmuer, PE
FL PE # 71599
cagmuer@gmuereng.com
Gmuer Engineering, LLC
FL CA # 31533
2603 NW 13th ST Box 314
Gainesville, FL 32609
www.gmuereng.com
(352) 281-4928

Project Description

The project is located on TP# 05949-013-000 and TP# 05949-018-000 generally located at 10100 Cellon Creek Blvd. in Alachua, FL. The project proposes to expand an existing site to add parking, outdoor storage, check-in building, expanded stormwater management facilities, and associated utilities.

Pre-Development Drainage Narrative

The existing consists of an existing light manufacturing building with stormwater management facilities permitted with the SRWMD under ERP# 204655-1. Due to the reconstruction / expansion of the treatment facilities, the site will be modeled as a pre-development site. Site runoff generally flows toward the south / southeast and is located within a stream to sink watershed. As such, Pre-vs-Post Runoff Rate and Volume Attenuation must be completed on-site.

Post-Development Drainage Narrative

The proposed drainage plan collects runoff from the building, parking, and pervious areas within Drainage Area 1 (DA1) and conveys it by overland flow to Stormwater Management Facility 1 (SMF1) and 2 (SMF2). The two facilities are equalized by pipe at the south end of the property. Discharge is attenuated by the control structure located in SMF2 that discharges to the southeast directed to an existing culvert that crosses under Cellon Creek Blvd. A filter is used to supplement recovery of the design storm events and WQTV. Pre-vs-Post Runoff Rates and Volumes are attenuated by the proposed system. Berms and swales are proposed along the west, north, and east edges of the project area and are intended to convey overland flow around the proposed project area while maintaining the existing drainage patterns.

Drainage Area Runoff Calculations

Pre-Development (Total)	**Hyd Soil**	**CN**	**C**	**Sq Ft**	**Acres**
Building	A	98.0	0.95	0	0.0000
Impervious (Parking, etc)	A	98.0	0.95	0	0.0000
Pasture	A	39.0	0.20	358,549	8.2312
Stormwater Pond	A	100.0	1.00	0	0.0000
TOTAL (weighted ave)		**39.0**	**0.20**	**358,549**	**8.2312**

DA Post-Development	**Hyd Soil**	**CN**	**C**	**Sq Ft**	**Acres**
Ex Building	A	98.0	0.95	10,400	0.2388
Ex Imperv. (Parking, etc)	A	98.0	0.95	16,750	0.3845
New Building	A	98.0	0.95	1,120	0.0257
New Imp. (Parking, etc)	A	98.0	0.95	112,820	2.5900
Open Grass / Landscape	A	39.0	0.20	179,052	4.1105
Stormwater Ponds	A	100.0	1.00	38,407	0.8817
TOTAL (weighted ave)		**68.8**	**0.58**	**358,549**	**8.2312**

WQTV (Water Quality Treatment Volume)

	C	Sq Ft	Acres		Recovery
Impervious (Parking, etc)	0.95	141,090	3.2390	SRWMD	72 Hours
Open / Landscape	0.20	217,459	4.9922		
TOTAL (weighted ave)	**0.50**	**358,549**	**8.2312**		

On-Line Dry Retention	C	Inch	Sq Ft	Acres	Cu Ft	Ac-Ft
Total WQTV	0.50	2.00	358,549	8.2312	29,588	0.6792

Tailwater Conditions

The stormwater discharges to the adjacent swale of the roadway culvert which is much lower than the discharge pipe elevation.

Soils Data

	SMF1 Pond			SMF2 Pond		
	Rel Depth	Elevation		Rel Depth	Elevation	
Ave Ex Ground Elevation	0	112		0	108.5	
Ave SHWT	-4.5	107.5		-4.5	104	
Ave Confining Layer	-6.5	105.5		-6.5	102	
Layer Thickness	1.50	N/A		3.00	N/A	
	Ft / Day	Safety	Ft / Day	Ft / Day	Safety	Ft / Day
Unsat Vert Conductivity	4.00	2	2.00	4.00	2	2.00
Horz Hyd Conductivity	6.00	2	3.00	6.00	2	3.00
Fillable Porosity	15 %			15 %		

ICPR Computational Perimeter Rings

The perimeter rings used in the ICPR percolation calculations have been adjusted following the methodology issued by ICPR due the proximity of the two ponds.

Stage-Storage

SMF1	Stage	Area		Cumulative Volume	
Dry Retention	Feet	Sq Ft	Acre	Cu Ft	Ac-Ft
	109.00	12,227	0.2807	0	0.0000
	110.00	14,133	0.3244	13,180	0.3026
	111.00	16,145	0.3706	28,319	0.6501
	112.00	18,281	0.4197	45,532	1.0453
	113.00	20,524	0.4712	64,935	1.4907

SMF2		Stage	Area		Cumulative Volume		
Dry Retention		Feet	Sq Ft	Acre	Cu Ft	Ac-Ft	
		107.00	16,960	0.3893	0	0.0000	
		108.00	19,337	0.4439	18,149	0.4166	
	WQTV	**108.58**	**20,790**	**0.4773**	29,785	**0.6838**	**70 Hours Recovery**
		109.00	21,842	0.5014	38,738	0.8893	
		110.00	24,475	0.5619	61,897	1.4209	
		111.00	27,236	0.6253	87,752	2.0145	
		112.00	20,126	0.4620	111,433	2.5581	
		113.00	33,143	0.7609	138,068	3.1696	

Control Structure Design

Type	Invert	Width	Height
SMF2: Rectangular	110.65	27"	3"

Filter Design

Type	Pipe Size	Length	Invert	Filter Depth and Width	
SMF2: Bottom Filter	12"	42 ft	103.66	24"	10 ft

Stormwater Discharge Pre vs Post

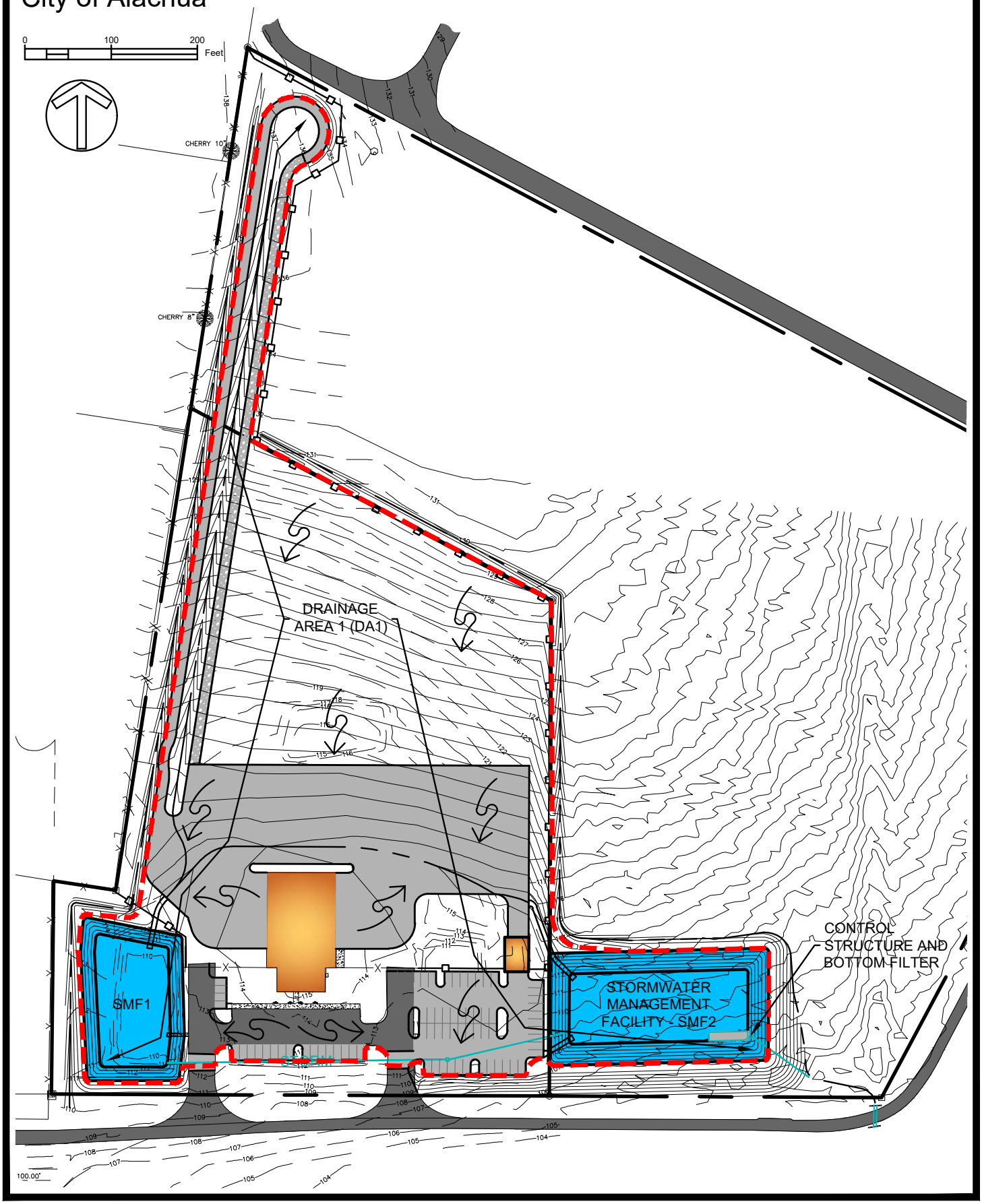
	Pre-Development		Post-Development			
Storm Event	CFS	Cu Ft	SMF1	SMF2	CFS	Cu Ft
WQTV	N/A	N/A	N/A	108.58	None	None
100 Yr - 1 Hr	1.455	2,783	109.51	108.87	0.000	0
100 Yr - 2 Hr	1.872	8,555	109.58	109.59	0.000	0
100 Yr - 4 Hr	4.025	20,011	110.28	110.28	0.000	0
100 Yr - 8 Hr	4.269	34,578	110.80	110.80	0.413	2,670
100 Yr - 24 Hr	2.277	79,327	111.33	111.32	1.991	67,379
100 Yr - 72 Hr	3.197	128,681	111.74	111.73	2.638	125,261
100 Yr - 168 Hr	2.649	173,495	111.72	111.71	2.618	147,224
100 Yr - 240 Hr	3.390	216,611	111.98	111.97	2.962	175,647

Freeboard

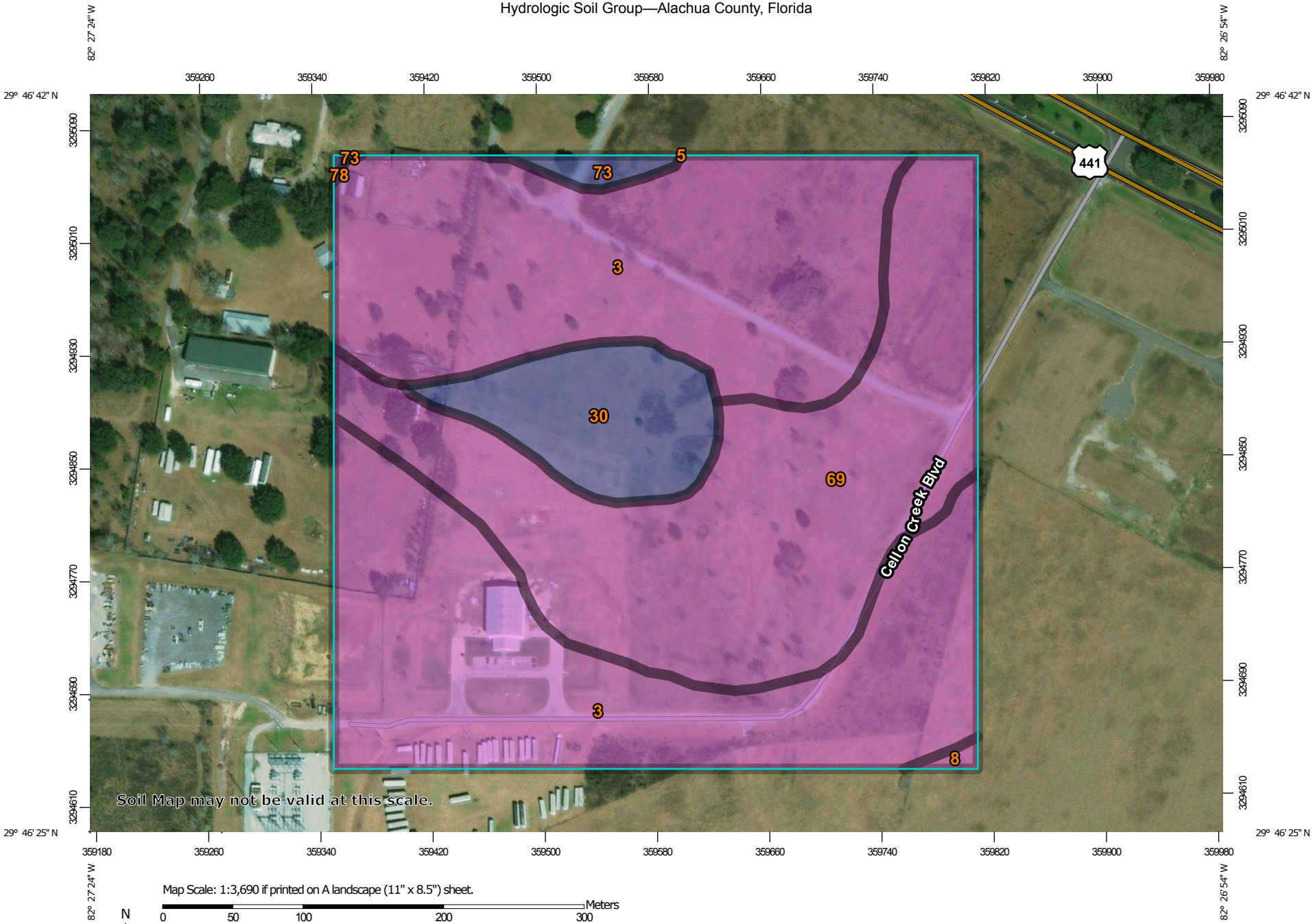
Pond Top Elevation	113.00	12" SRWMD
Design High Water Elev	111.98	
Provided Freeboard	**12.2 "**	

Vemo Auto Auctions

City of Alachua



Hydrologic Soil Group—Alachua County, Florida



Map Scale: 1:3,690 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 17, Sep 20, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 2, 2014—Mar 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	A	28.9	58.3%
5	Fort Meade fine sand, 0 to 5 percent slopes	A	0.0	0.0%
8	Millhopper sand, 0 to 5 percent slopes	A	0.1	0.3%
30	Kendrick sand, 2 to 5 percent slopes	B	4.0	8.0%
69	Arredondo fine sand, 5 to 8 percent slopes	A	16.1	32.4%
73	Kendrick sand, 5 to 8 percent slopes	B	0.5	1.0%
78	Norfolk loamy fine sand, 5 to 8 percent slopes	B	0.0	0.1%
Totals for Area of Interest			**49.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

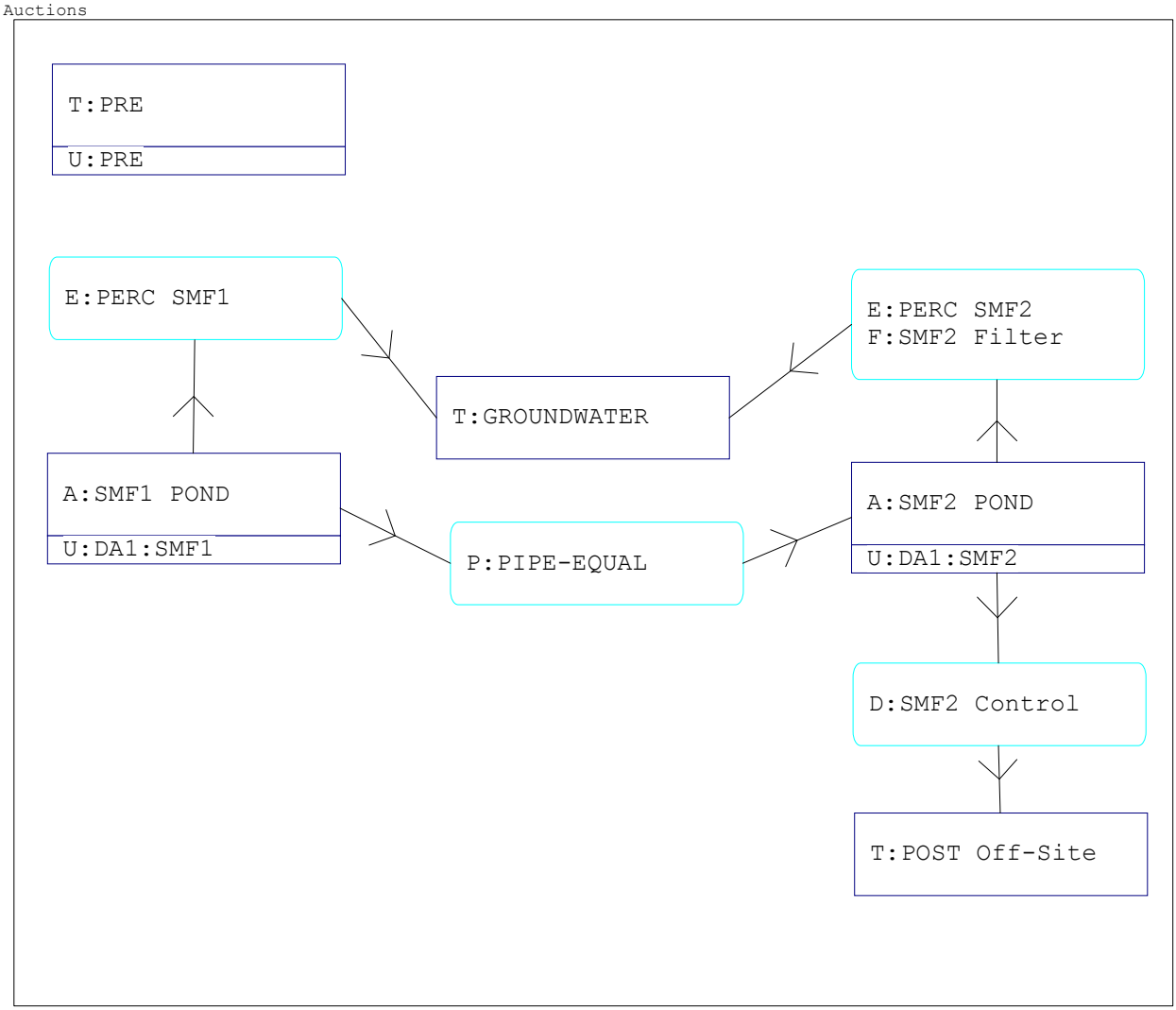
Tie-break Rule: Higher

17-0009 Vemo Auto Auctions

Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



```
==========================================================================================
==== Basins ==============================================================================
==========================================================================================

         Name: DA1:SMF1                 Node: SMF1 POND              Status: Onsite
        Group: BASE                     Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh484                   Peaking Factor: 484.0
          Rainfall File:                     Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000                 Time of Conc(min): 20.00
            Area(ac): 1.646                      Time Shift(hrs): 0.00
         Curve Number: 68.80             Max Allowable Q(cfs): 999999.000
              DCIA(%): 0.00


-------------------------------------------------------------------------------------------------
         Name: DA1:SMF2                 Node: SMF2 POND              Status: Onsite
        Group: BASE                     Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh484                   Peaking Factor: 484.0
          Rainfall File:                     Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000                 Time of Conc(min): 20.00
            Area(ac): 6.585                      Time Shift(hrs): 0.00
         Curve Number: 68.80             Max Allowable Q(cfs): 999999.000
              DCIA(%): 0.00


-------------------------------------------------------------------------------------------------
         Name: PRE                      Node: PRE                    Status: Onsite
        Group: BASE                     Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh323                   Peaking Factor: 323.0
          Rainfall File:                     Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000                 Time of Conc(min): 20.00
            Area(ac): 8.231                      Time Shift(hrs): 0.00
         Curve Number: 39.00             Max Allowable Q(cfs): 999999.000
              DCIA(%): 0.00


==========================================================================================
==== Nodes ===============================================================================
==========================================================================================

      Name: GROUNDWATER         Base Flow(cfs): 0.000          Init Stage(ft): 0.000
     Group: BASE                                               Warn Stage(ft): 0.000
      Type: Time/Stage


      Time(hrs)       Stage(ft)
--------------- ---------------
           0.00           0.000
         999.00           0.000

------------------------------------------------------------------------------------------
      Name: POST Off-Site       Base Flow(cfs): 0.000          Init Stage(ft): 0.000
     Group: BASE                                               Warn Stage(ft): 0.000
      Type: Time/Stage


      Time(hrs)       Stage(ft)
--------------- ---------------
           0.00           0.000
         999.00           0.000

------------------------------------------------------------------------------------------
      Name: PRE                 Base Flow(cfs): 0.000          Init Stage(ft): 0.000
     Group: BASE                                               Warn Stage(ft): 0.000
      Type: Time/Stage


      Time(hrs)       Stage(ft)
--------------- ---------------
           0.00           0.000
         999.00           0.000

------------------------------------------------------------------------------------------
      Name: SMF1 POND           Base Flow(cfs): 0.000          Init Stage(ft): 109.000
     Group: BASE                                               Warn Stage(ft): 112.000
      Type: Stage/Area
```

```
      Stage(ft)        Area(ac)
--------------- ---------------
        109.000          0.2807
        110.000          0.3244
        111.000          0.3706
        112.000          0.4197
        113.000          0.4712

-------------------------------------------------------------------------------------------
      Name: SMF2 POND           Base Flow(cfs): 0.000          Init Stage(ft): 107.000
     Group: BASE                                              Warn Stage(ft): 112.000
      Type: Stage/Area


      Stage(ft)        Area(ac)
--------------- ---------------
        107.000          0.3893
        108.000          0.4439
        109.000          0.5014
        110.000          0.5619
        111.000          0.6253
        112.000          0.6916
        113.000          0.7609

===========================================================================================
==== Pipes ================================================================================
===========================================================================================

         Name: PIPE-EQUAL          From Node: SMF1 POND          Length(ft): 500.00
        Group: BASE                  To Node: SMF2 POND                Count: 1
                                                             Friction Equation: Automatic
               UPSTREAM       DOWNSTREAM                   Solution Algorithm: Most Restrictive
     Geometry: Circular       Circular                                  Flow: Both
     Span(in): 18.00          18.00                        Entrance Loss Coef: 0.00
     Rise(in): 18.00          18.00                            Exit Loss Coef: 1.00
   Invert(ft): 109.000        107.000                          Bend Loss Coef: 0.00
  Manning's N: 0.014000       0.014000                       Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                           Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                         Stabilizer Option: None


Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


===========================================================================================
==== Drop Structures ======================================================================
===========================================================================================

         Name: SMF2 Control        From Node: SMF2 POND          Length(ft): 120.00
        Group: BASE                  To Node: Post Off-Site            Count: 1

               UPSTREAM       DOWNSTREAM                    Friction Equation: Automatic
     Geometry: Circular       Circular                     Solution Algorithm: Most Restrictive
     Span(in): 15.00          15.00                                     Flow: Both
     Rise(in): 15.00          15.00                        Entrance Loss Coef: 0.000
   Invert(ft): 105.500        105.000                          Exit Loss Coef: 1.000
  Manning's N: 0.014000       0.014000                       Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                           Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                             Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


*** Weir 1 of 1 for Drop Structure SMF2 Control ***
                                                                                   TABLE
                  Count: 1                       Bottom Clip(in): 0.000
                   Type: Vertical: Mavis            Top Clip(in): 0.000
                   Flow: Both                     Weir Disc Coef: 3.200
               Geometry: Rectangular            Orifice Disc Coef: 0.600

               Span(in): 27.00                        Invert(ft): 110.650
               Rise(in): 3.00                    Control Elev(ft): 110.650


===========================================================================================
==== Percolation Links ====================================================================
===========================================================================================
```

```
         Name: PERC SMF1           From Node: SMF1 POND                Flow: Both
        Group: BASE                  To Node: GROUNDWATER             Count: 1

         Surface Area Option: Vary based on Stage/Area Table
   Vertical Flow Termination: Horizontal Flow Algorithm
       Aquifer Base Elev(ft): 105.500                       Perimeter 1(ft): 573.000
        Water Table Elev(ft): 107.500                       Perimeter 2(ft): 698.000
  Ann Recharge Rate(in/year): 0.000                         Perimeter 3(ft): 1706.000
  Horiz Conductivity(ft/day): 3.000                     Distance 1 to 2(ft): 20.000
   Vert Conductivity(ft/day): 2.000                     Distance 2 to 3(ft): 200.000
     Effective Porosity(dec): 0.150                        Num Cells 1 to 2: 5
            Suction Head(in): 5.000                        Num Cells 2 to 3: 20
        Layer Thickness(ft): 1.500



-------------------------------------------------------------------------------------------------
         Name: PERC SMF2           From Node: SMF2 POND                Flow: Both
        Group: BASE                  To Node: GROUNDWATER             Count: 1

         Surface Area Option: Vary based on Stage/Area Table
   Vertical Flow Termination: Horizontal Flow Algorithm
       Aquifer Base Elev(ft): 102.000                       Perimeter 1(ft): 761.000
        Water Table Elev(ft): 104.000                       Perimeter 2(ft): 887.000
  Ann Recharge Rate(in/year): 0.000                         Perimeter 3(ft): 1894.000
  Horiz Conductivity(ft/day): 3.000                     Distance 1 to 2(ft): 20.000
   Vert Conductivity(ft/day): 2.000                     Distance 2 to 3(ft): 200.000
     Effective Porosity(dec): 0.150                        Num Cells 1 to 2: 5
            Suction Head(in): 5.000                        Num Cells 2 to 3: 20
        Layer Thickness(ft): 3.000



==========================================================================================
==== Filters =============================================================================
==========================================================================================

         Name: SMF2 Filter         From Node: SMF2 POND                Flow: Both
        Group: BASE                  To Node: GROUNDWATER             Count: 1

                      Sloped: No
            Filter Elev(ft): 107.000                    Pipe Inv Elev(ft): 103.660
           Filter Width(ft): 10.000                     Pipe Diameter(in): 12.000
          Filter Length(ft): 42.000                    X Grav Thkness(in): 48.000
 Filter Permeability(ft/day): 10.000                   Y Grav Thkness(in): 4.000



==========================================================================================
==== Hydrology Simulations ===============================================================
==========================================================================================

         Name: 100Y001H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y001H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 1.00
          Rainfall File: FDOT-1
    Rainfall Amount(in): 4.40

Time(hrs)       Print Inc(min)
--------------- ---------------
2.000           2.50

-------------------------------------------------------------------------------------------------
         Name: 100Y002H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y002H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 2.00
          Rainfall File: FDOT-2
    Rainfall Amount(in): 5.40

Time(hrs)       Print Inc(min)
--------------- ---------------
3.000           2.50

-------------------------------------------------------------------------------------------------
         Name: 100Y004H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y004H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 4.00
          Rainfall File: FDOT-4
    Rainfall Amount(in): 6.72
```

```
Time(hrs)       Print Inc(min)
--------------- ---------------
5.000           2.50

-----------------------------------------------------------------------------------------------
         Name: 100Y008H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y008H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 8.00
          Rainfall File: FDOT-8
    Rainfall Amount(in): 8.00

Time(hrs)       Print Inc(min)
--------------- ---------------
9.000           2.50

-----------------------------------------------------------------------------------------------
         Name: 100Y024H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y024H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: FDOT-24
    Rainfall Amount(in): 11.04

Time(hrs)       Print Inc(min)
--------------- ---------------
25.000          5.00

-----------------------------------------------------------------------------------------------
         Name: 100Y072H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y072H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: FDOT-72
    Rainfall Amount(in): 13.80

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          5.00

-----------------------------------------------------------------------------------------------
         Name: 100Y168H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y168H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 168.00
          Rainfall File: FDOT-168
    Rainfall Amount(in): 16.00

Time(hrs)       Print Inc(min)
--------------- ---------------
169.000         5.00

-----------------------------------------------------------------------------------------------
         Name: 100Y240H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y240H.R32

      Override Defaults: Yes
    Storm Duration(hrs): 240.00
          Rainfall File: FDOT-240
    Rainfall Amount(in): 18.00

Time(hrs)       Print Inc(min)
--------------- ---------------
241.000         5.00

-----------------------------------------------------------------------------------------------
         Name: SLUG
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\SLUG.R32

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Fdot-72
    Rainfall Amount(in): 0.00

Time(hrs)       Print Inc(min)
--------------- ---------------
73.000          5.00

===============================================================================================
==== Routing Simulations ======================================================================
===============================================================================================

         Name: 100Y001H            Hydrology Sim: 100Y001H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y001H.I32
```

```
      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 125.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:

100 yr / 001 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-----------------------------------------------------------------------------------------------
         Name: 100Y002H            Hydrology Sim: 100Y002H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y002H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 175.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:

100 yr / 002 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-----------------------------------------------------------------------------------------------
         Name: 100Y004H            Hydrology Sim: 100Y004H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y004H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 250.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:

100 yr / 004 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-----------------------------------------------------------------------------------------------
         Name: 100Y008H            Hydrology Sim: 100Y008H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y008H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 300.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:

100 yr / 008 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
```

```
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100Y024H            Hydrology Sim: 100Y024H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y024H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 350.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:

100 yr / 024 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100Y072H            Hydrology Sim: 100Y072H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y072H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 400.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:

100 yr / 072 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100Y168H            Hydrology Sim: 100Y168H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y168H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 500.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:

100 yr / 168 hr

Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         5.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
         Name: 100Y240H            Hydrology Sim: 100Y240H
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\100Y240H.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 575.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:
```

100 yr / 240 hr

Time(hrs)	Print Inc(min)
999.000	5.000

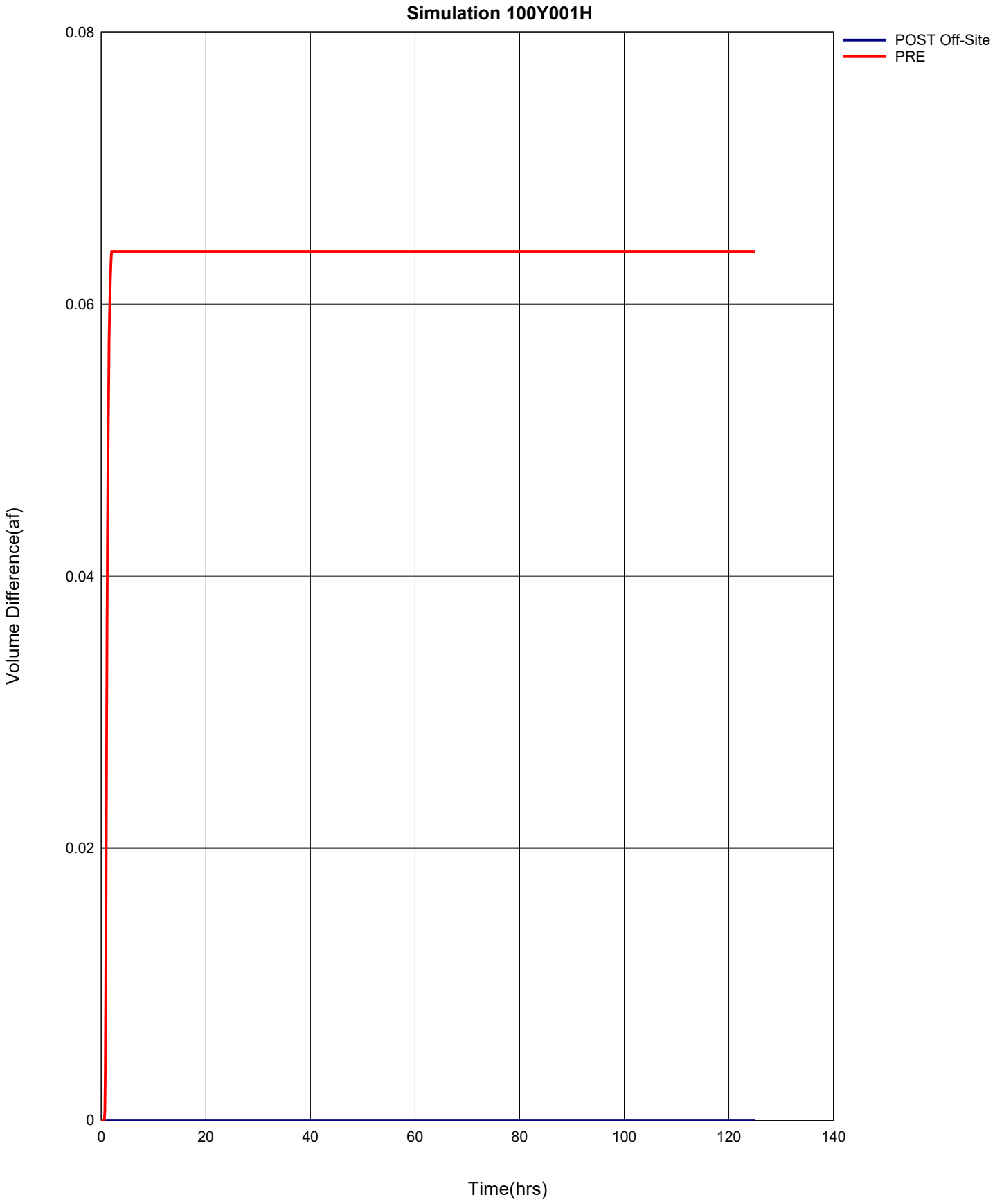
Group	Run
BASE	Yes

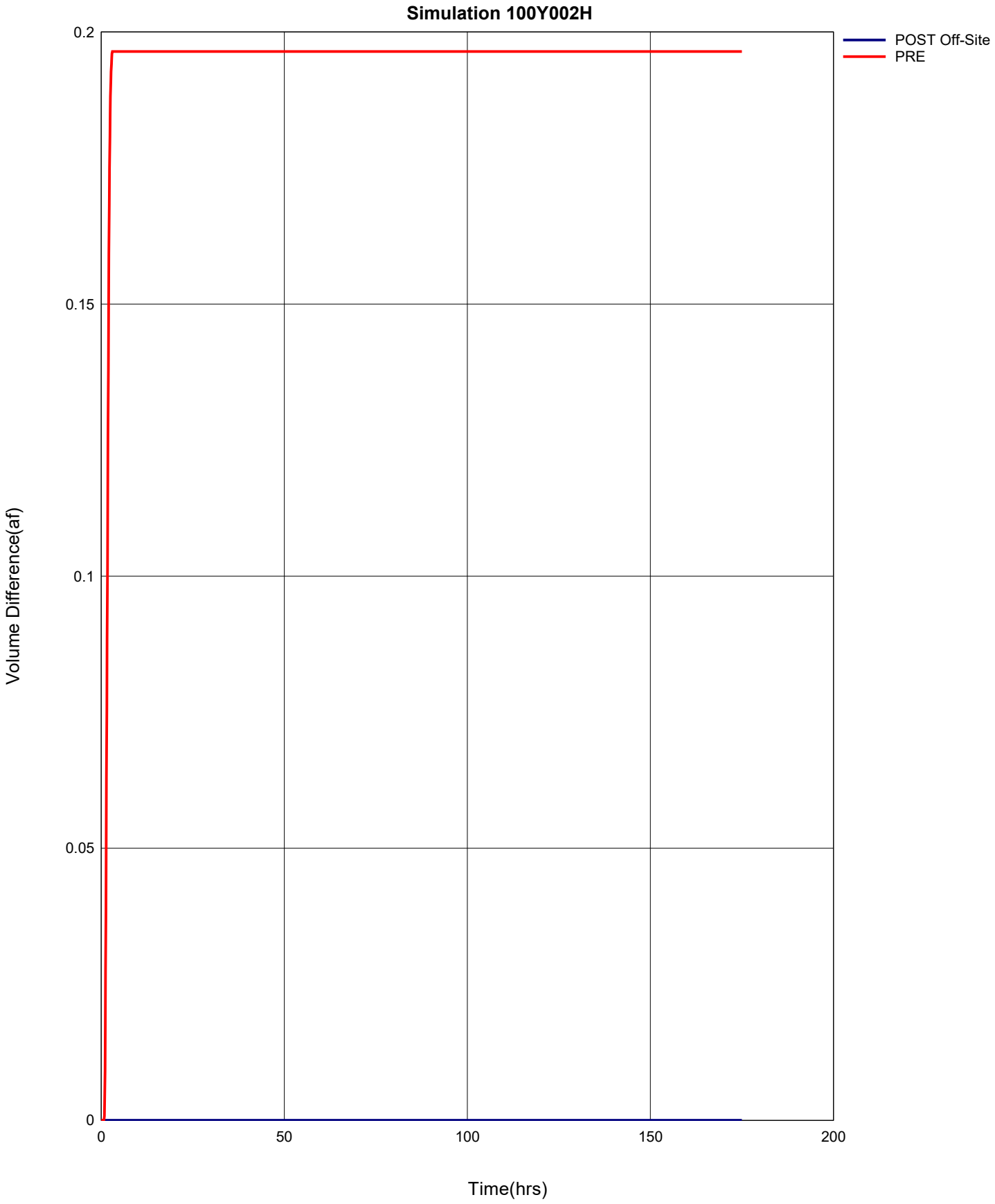
```
         Name: SLUG                Hydrology Sim: SLUG
     Filename: C:\Users\cagmuer\Box Sync\Engineering\Projects\17-0009 Vemo Auto Auctions\2 Stormwater\ICPR\SLUG.I32

      Execute: No          Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                     Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                     End Time(hrs): 72.00
     Min Calc Time(sec): 0.2500               Max Calc Time(sec): 60.0000
        Boundary Stages:                          Boundary Flows:
```

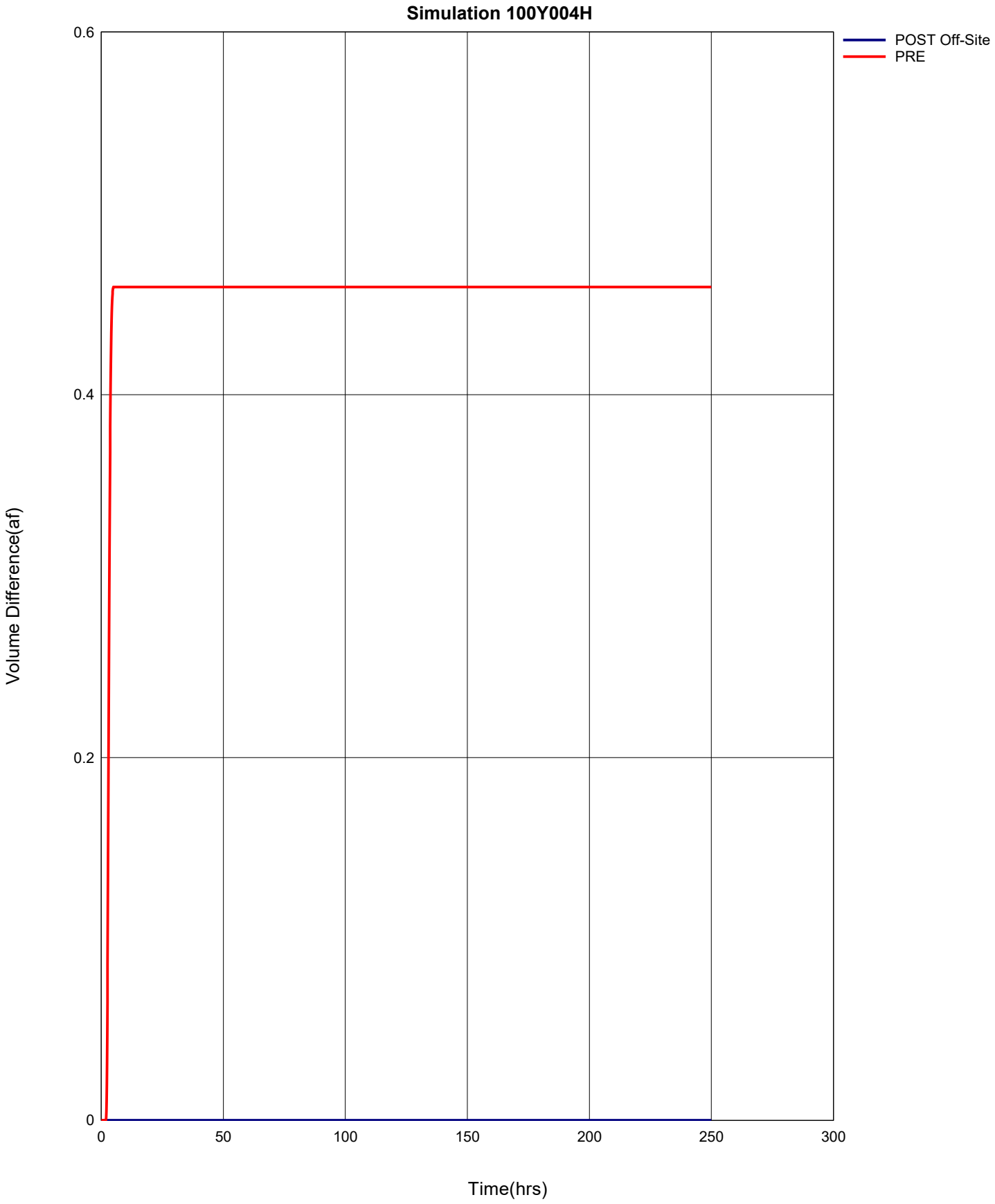
Time(hrs)	Print Inc(min)
999.000	5.000

Group	Run
BASE	Yes

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs
GROUNDWATER	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	1.42	0.887	0.00
GROUNDWATER	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	2.34	0.953	0.00
GROUNDWATER	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	4.22	1.043	0.00
GROUNDWATER	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	5.58	1.067	0.00
GROUNDWATER	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	8.26	0.748	0.00
GROUNDWATER	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	12.01	0.670	0.00
GROUNDWATER	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	34.96	0.665	0.00
GROUNDWATER	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	35.73	0.716	0.00
POST Off-Site	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	0.00	0.000	0.00
POST Off-Site	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	0.00	0.000	0.00
POST Off-Site	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	0.00	0.000	0.00
POST Off-Site	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	8.17	0.413	0.00
POST Off-Site	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	21.12	1.991	0.00
POST Off-Site	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	64.06	2.638	0.00
POST Off-Site	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	160.15	2.618	0.00
POST Off-Site	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	184.20	2.962	0.00
PRE	BASE	100Y001H	0.00	0.000	0.000	0.0000	0	0.92	1.455	0.00
PRE	BASE	100Y002H	0.00	0.000	0.000	0.0000	0	1.58	1.872	0.00
PRE	BASE	100Y004H	0.00	0.000	0.000	0.0000	0	3.04	4.025	0.00
PRE	BASE	100Y008H	0.00	0.000	0.000	0.0000	0	4.13	4.270	0.00
PRE	BASE	100Y024H	0.00	0.000	0.000	0.0000	0	12.08	2.278	0.00
PRE	BASE	100Y072H	0.00	0.000	0.000	0.0000	0	59.99	3.196	0.00
PRE	BASE	100Y168H	0.00	0.000	0.000	0.0000	0	160.00	2.649	0.00
PRE	BASE	100Y240H	0.00	0.000	0.000	0.0000	0	183.99	3.389	0.00
SMF1 POND	BASE	100Y001H	1.13	109.508	112.000	-0.0029	13545	0.79	5.275	1.13
SMF1 POND	BASE	100Y002H	2.37	109.584	112.000	0.0017	13619	0.92	4.666	1.56
SMF1 POND	BASE	100Y004H	4.26	110.276	112.000	0.0029	14891	2.54	3.284	2.59
SMF1 POND	BASE	100Y008H	8.18	110.800	112.000	0.0029	15760	4.04	3.923	4.05
SMF1 POND	BASE	100Y024H	21.17	111.325	112.000	0.0031	16858	12.00	1.393	11.49
SMF1 POND	BASE	100Y072H	64.09	111.741	112.000	0.0045	17747	59.99	1.028	65.04
SMF1 POND	BASE	100Y168H	160.21	111.722	112.000	0.0031	17706	159.91	0.734	161.10
SMF1 POND	BASE	100Y240H	184.27	111.984	112.000	0.0044	18267	183.92	0.962	185.24
SMF2 POND	BASE	100Y001H	1.74	108.870	112.000	0.0050	21824	0.79	21.447	1.74
SMF2 POND	BASE	100Y002H	2.33	109.590	112.000	0.0050	23500	0.92	18.934	2.33
SMF2 POND	BASE	100Y004H	4.19	110.279	112.000	0.0050	25327	2.57	14.362	4.19
SMF2 POND	BASE	100Y008H	8.17	110.799	112.000	0.0050	26701	4.04	17.016	8.17
SMF2 POND	BASE	100Y024H	21.12	111.316	112.000	0.0050	28169	11.75	6.122	21.09
SMF2 POND	BASE	100Y072H	64.06	111.725	112.000	0.0050	29349	59.99	4.230	64.04
SMF2 POND	BASE	100Y168H	160.15	111.711	112.000	0.0037	29309	160.00	3.326	160.15
SMF2 POND	BASE	100Y240H	184.20	111.973	112.000	0.0050	30066	183.99	4.160	184.19


Simulation 100Y001H
POST Off-Site
PRE
Volume Difference(af)
0.08
0.06
0.04
0.02
0
0
20
40
60
80
100
120
140
Time(hrs)


Simulation 100Y002H
POST Off-Site
PRE
Volume Difference(af)
0.2
0.15
0.1
0.05
0
0
50
100
150
200
Time(hrs)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PRE
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0.2
0
0
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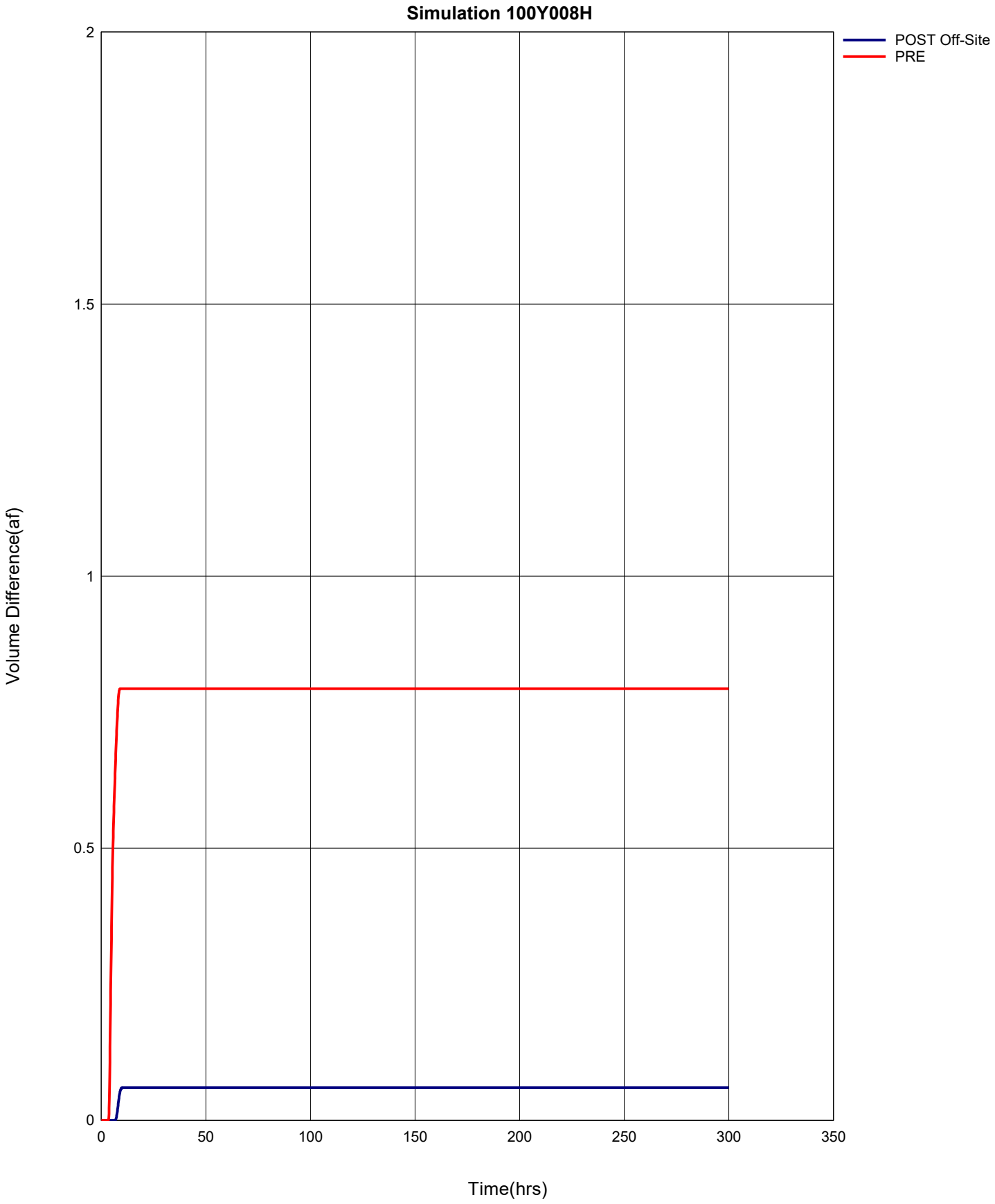
100
150
200
250
300
Time(hrs)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300
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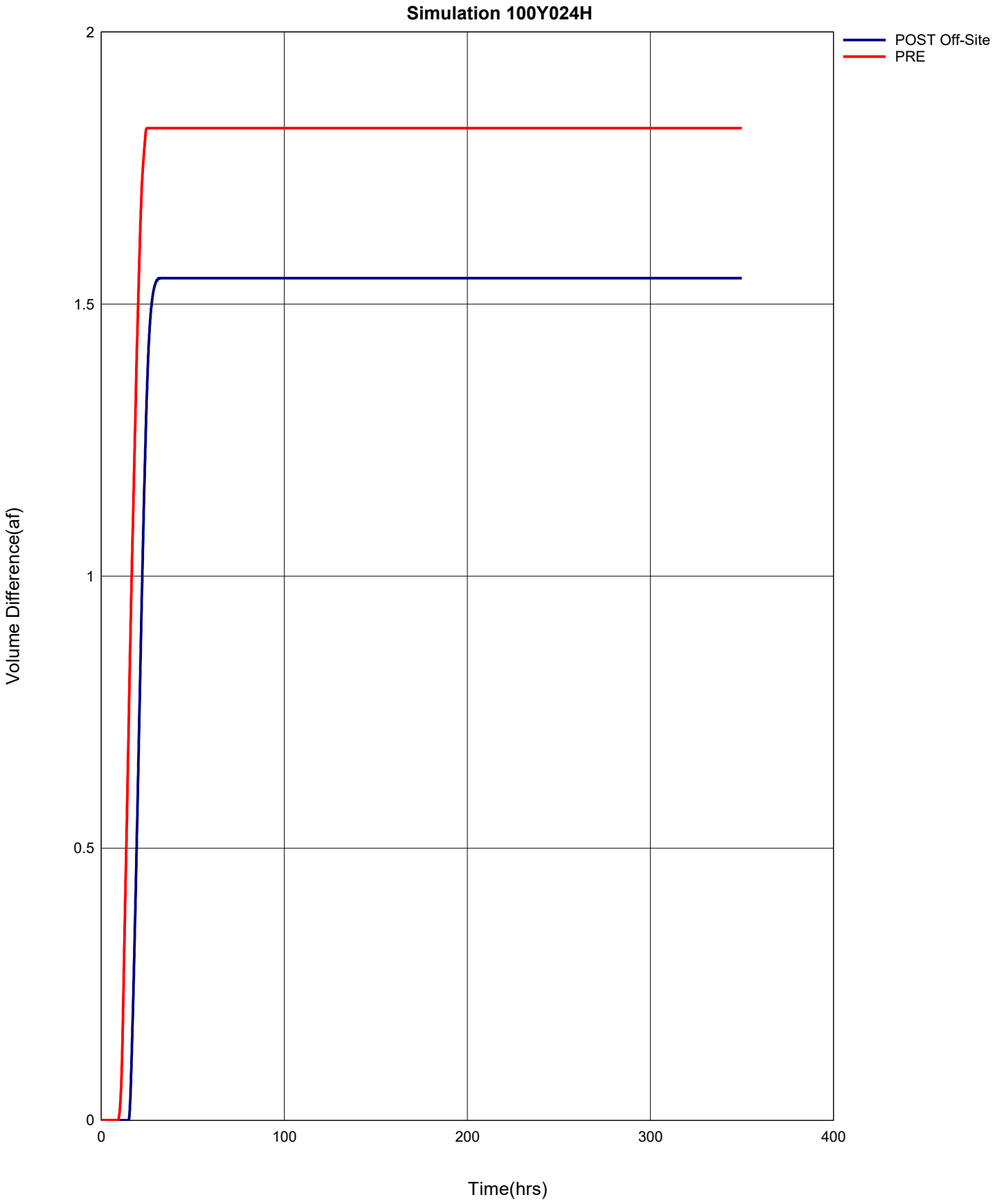
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PRE
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Time(hrs)
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200
300
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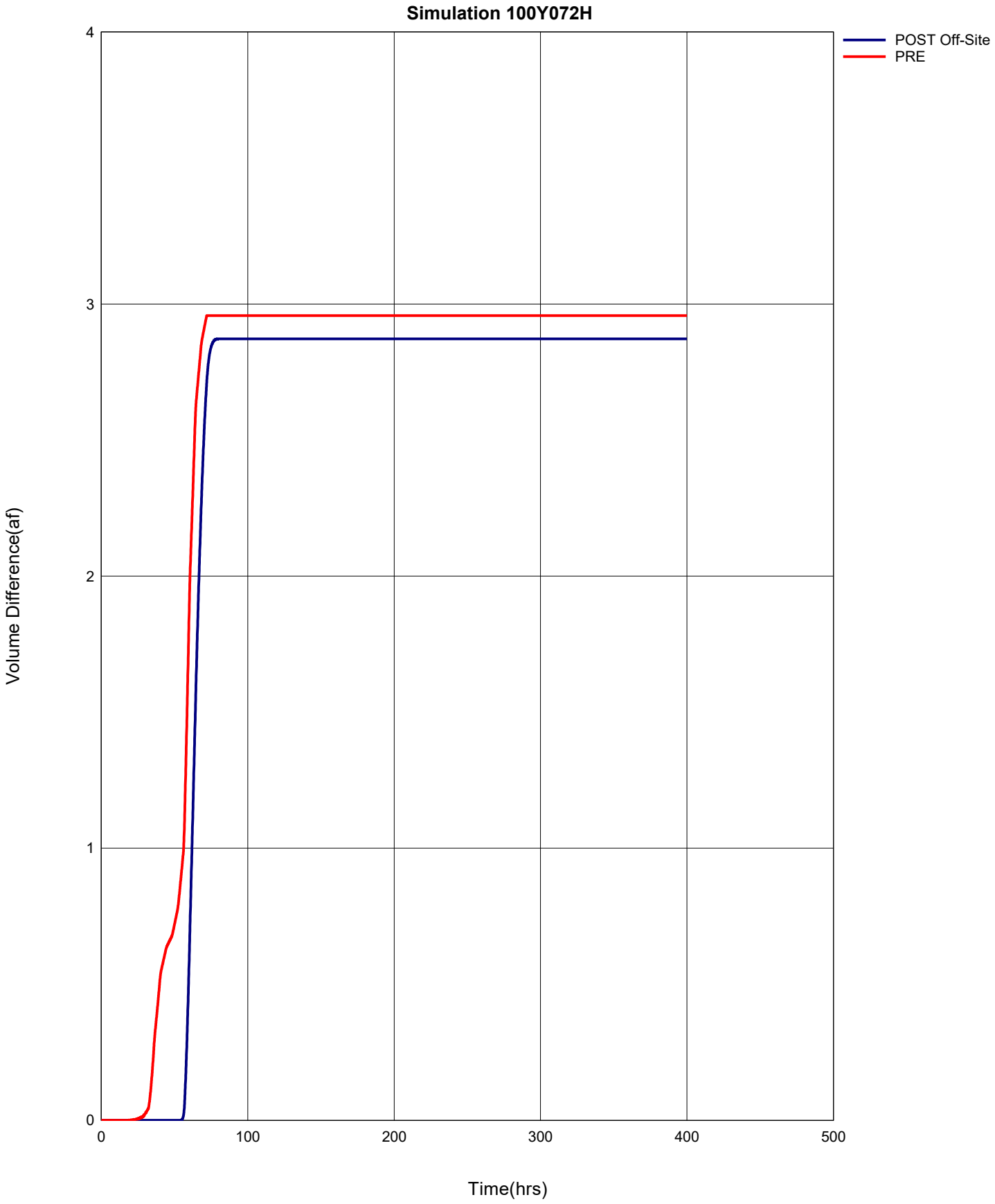
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Volume Difference(af)
Time(hrs)
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2
3
4
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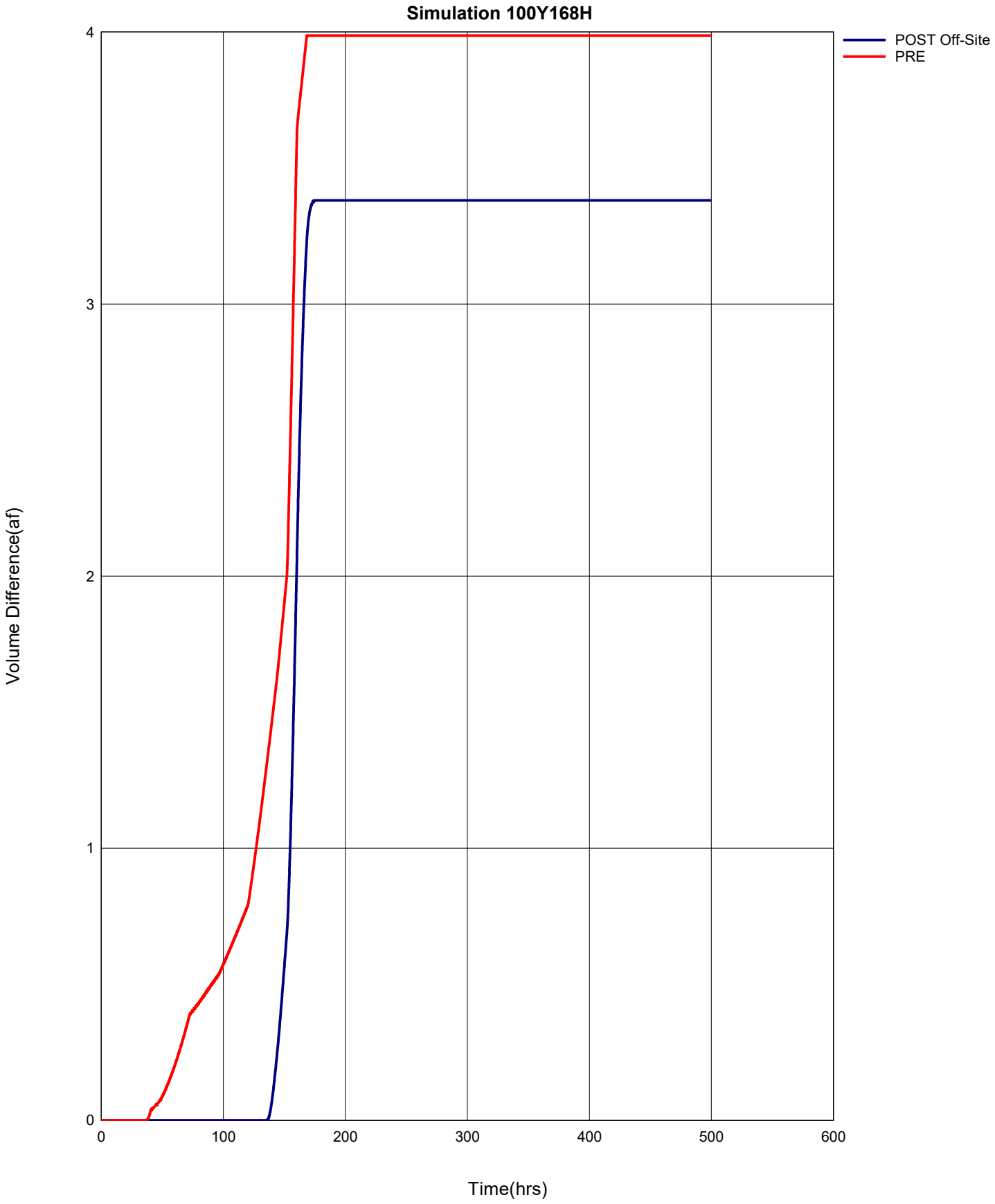
200
300
400
500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3
4
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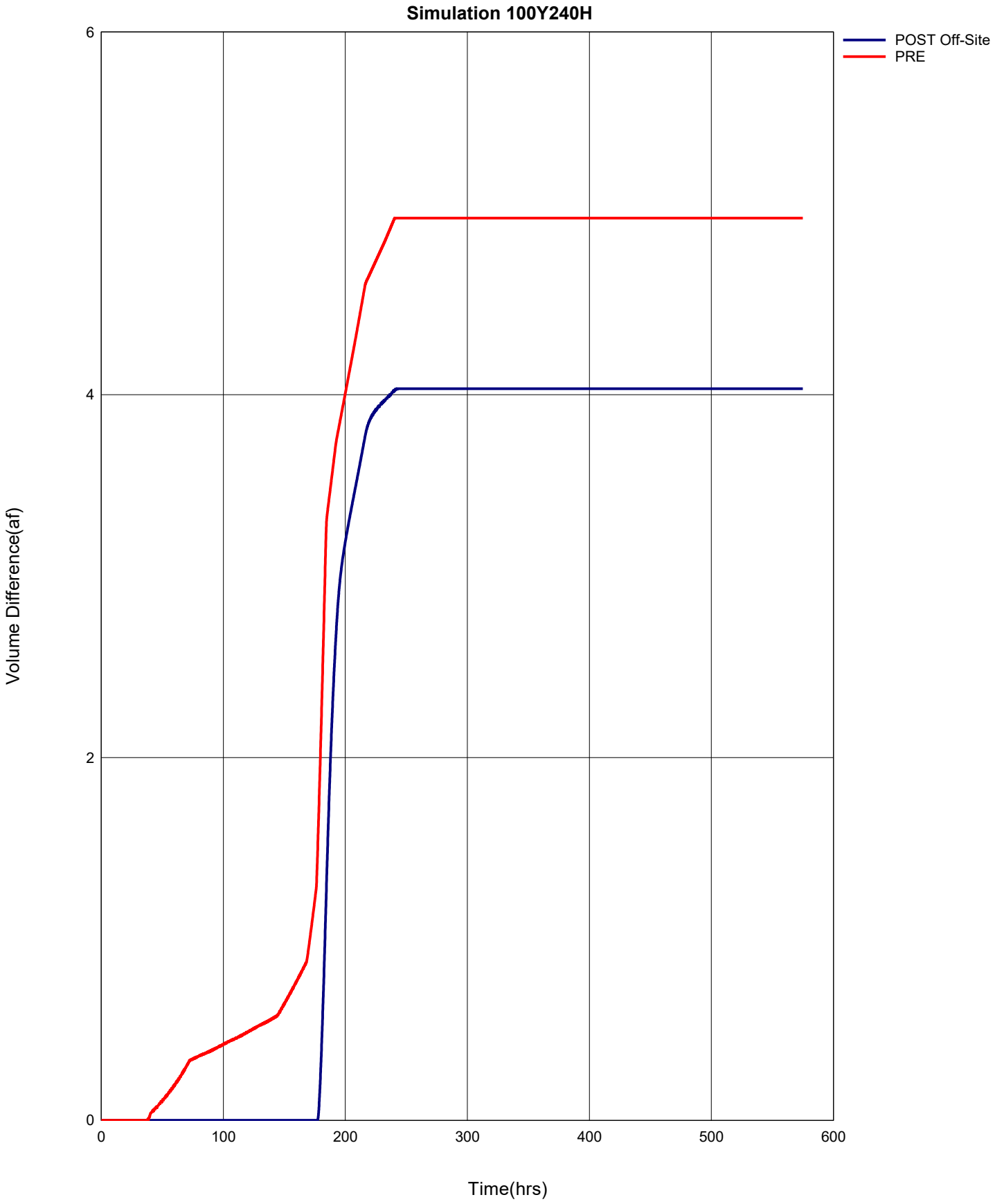
200
300
400
500
600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4
6
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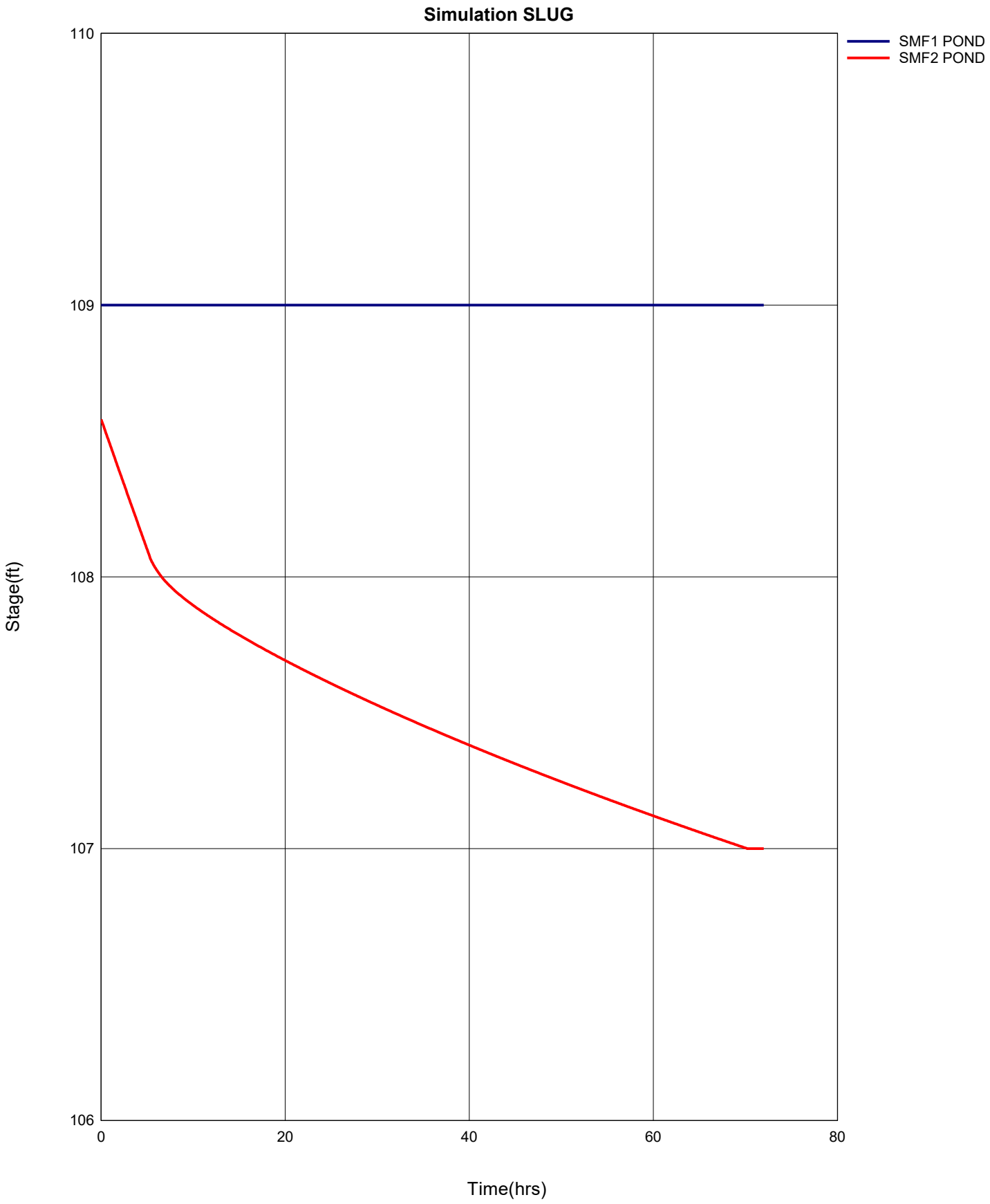
400
500
600


Simulation SLUG
SMF1 POND
SMF2 POND
Stage(ft)
110
109
108
107
106
0
20
40
60
80
Time(hrs)

UNIVERSAL
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• West Palm Beach

January 18, 1999

Carlton Funeral Services
A Division of Hicks Industries, Inc.
P.O. Box 141016
Gainesville, Florida 32614

Attention: Tim Walker

Reference: Cellon Creek Industrial Park
Alachua County, Florida
Order No: 24521-001-99 Report No: 20058

Dear Mr. Walker:

Universal Engineering Sciences, Inc. has completed the subsurface investigation for the proposed stormwater retention basin at Cellon Creek Industrial Park in Alachua County, Florida.

Introduction

The basin site is an existing cow pasture with rolling terrain. We understand that the basin will be approximately 1 to 4.5 feet deep.

The purposes of our work were to investigate the soil and groundwater conditions at the basin's location, and present soil parameters to be used in the basin's design.

Field Investigation

We investigated the subsurface conditions with two auger borings advanced to depths of 15 feet. The soil borings were performed at the approximate locations indicated on the attached Boring Location Plan. You should consider the locations to be approximate.

Auger borings are performed by advancing a solid stem auger into the soil in a manner which reduces soil disturbance. At the desired depth, the auger is stopped and retracted. The soil profile is determined by inspecting the cuttings recovered on the auger flights.

Laboratory Testing

We performed two falling head permeability tests and wash 200 determinations on representative samples of the site soils. The samples were compacted to a loose condition, similar to the in-situ conditions of the soils.

Findings

The soil borings generally encountered two strata. The first layer consists of about 6.5 feet of brownish orange silty sand or silty sand with clay.

The second layer consists of an unknown thickness of gray, orange, and tan, clayey sand or heavy sandy clay.

Groundwater was not encountered at any depth at the time of our investigation.

For a more detailed description of the soil conditions encountered, please refer to the soil boring logs attached.

Recommended Soil Parameters

The laboratory tests indicate that the soils at this site have vertical coefficients of permeability which range from 3.7 to 5.8 feet per day. We estimate that the seasonal high groundwater table will be range from 4 to 5 feet below the ground surface. Our borings indicate that the depth of the confining layer ranges from 6 to 7 feet below the ground surface.

Based upon the above findings, we recommend that you consider the following soil parameters in your basin design:

1. Average depth of confining layer = 6.5 feet

2. Average Vertical Unsaturated infiltration rate = 4 feet per day

3. Average Horizontal Hydraulic Conductivity = 6 feet per day

4. Fillable porosity = 15%

5. Average depth of seasonal high groundwater table = 4.5 feet

We appreciate this opportunity to provide service to you on this project. If you should have any questions, or if we can be of further assistance, please contact us.

Sincerely,

UNIVERSAL ENGINEERING SCIENCES, INC.

Walter U. Viele, E.I.
Project Engineer

1/18/99
Kenneth L. Hill, P.E.
Regional Engineer
Florida P.E. No. 40146

Jack W. Ray
Regional Manager

WUV/KLH/JWR:wv (1)
cc: Kelley Engineering, Inc. (1)

SUMMARY OF LABORATORY TEST RESULTS

PROJECT: Cellon Creek Industrial Park
Aalchua County, Florida
CLIENT: Carlton Funeral Services

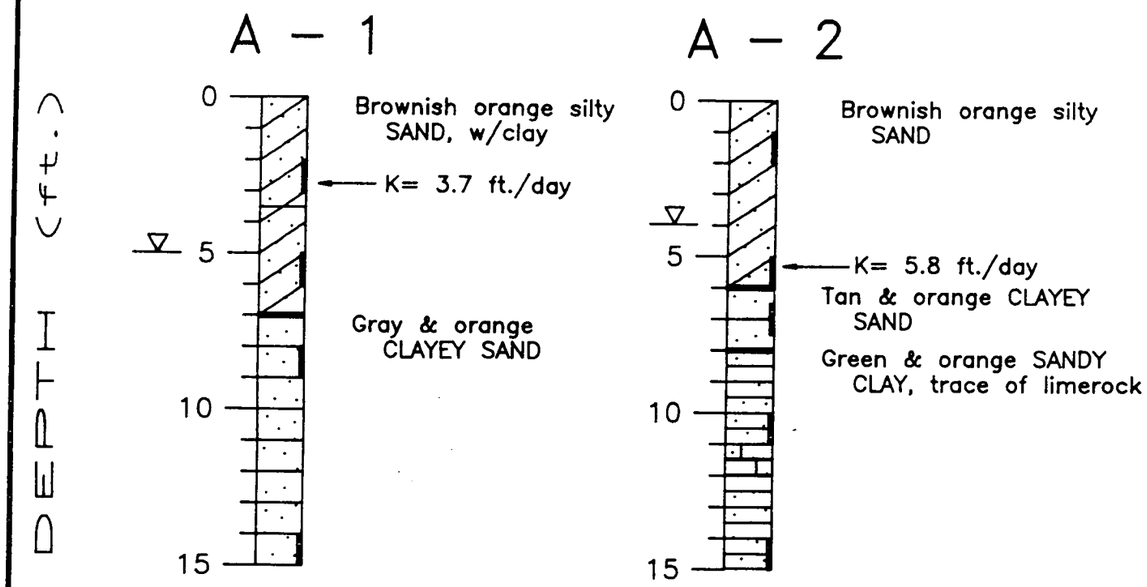
ORDER NO: 24521-001-99
REPORT NO: 20058
DATE: 01-18-99

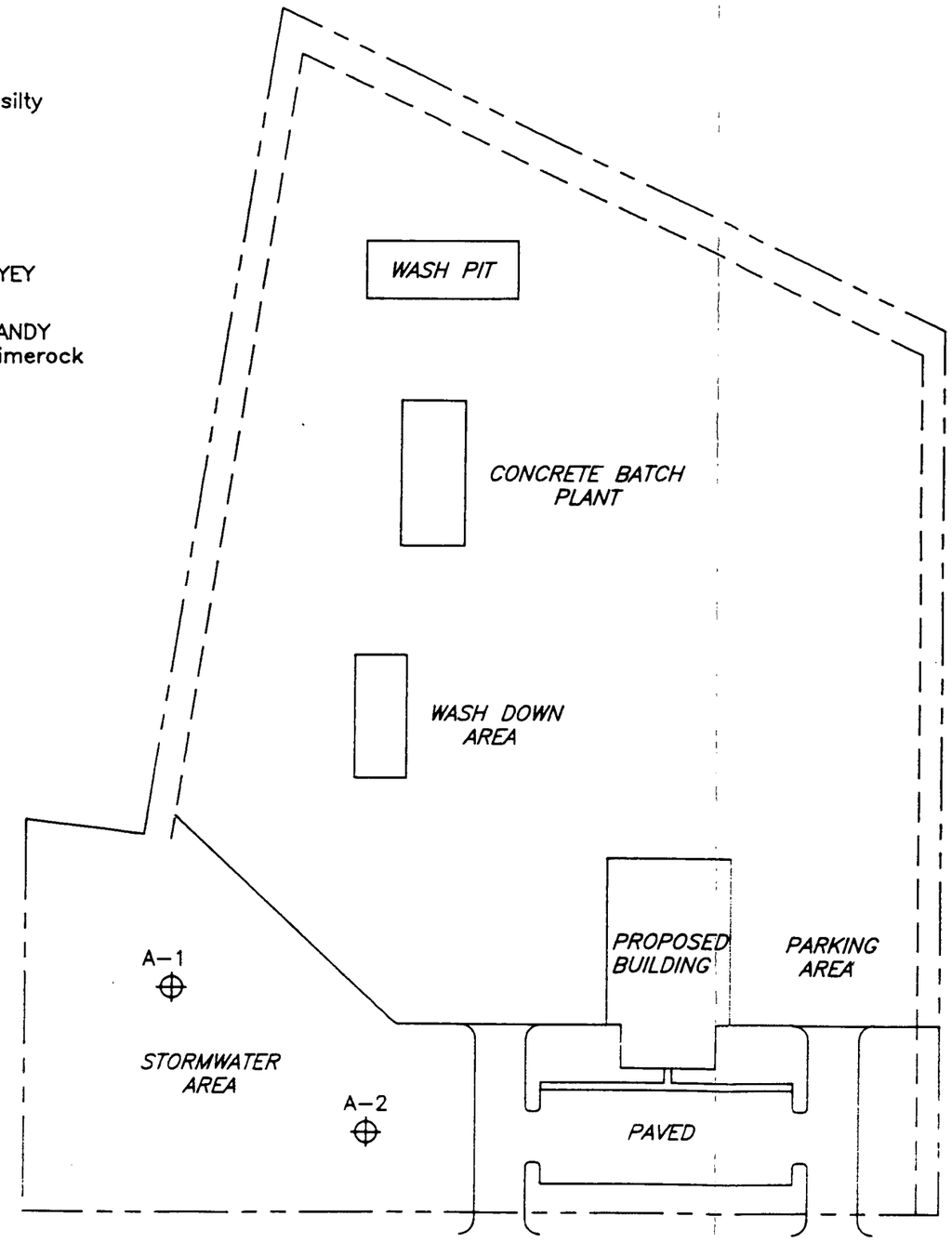
BORING NO.	SAMPLE DEPTH (ft.)	SOIL DESCRIPTION	SAMPLE TYPE *	NATURAL MOISTURE (%)	ATTERBERG LIMITS		COEFFICIENT OF PERMEABILITY (feet/day)	SIEVE ANALYSIS (% passing)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)		No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
A-1	1	Brownish Orange Silty Sand wih Clay					3.7						19		SM
A-2	5	Brownish Orange Silty Sand					5.8						13		SM

* SS – Split Spoon
ST – Shelby Tube
A – Auger

REVIEWED BY: Kenneth L. Hill, P.E.

UNIVERSAL
ENGINEERING SCIENCES
4475 S.W. 35th Terrace, Gainesville, FL.
(904)372-3392





N

LEGEND

⊕ AUGER BORING

▽ ESTIMATED WET SEASON WATER TABLE

BASED ON SITE PLAN PROVIDED BY CLIENT. BORINGS PERFORMED 1/11/99.

NOTE: K= 3.7 ft./day DENOTES COEFFICIENT OF PERMEABILITY (DARCY'S K).

608752

FOR: CARLTON FUNERAL SERVICES

DRAWN BY: KD	DATE: 1/12/99		
CHECKED BY: KLH	DATE:		
SCALE: NA / NTS	ACADFILE: 24521-A		
ORDER NO: 24521-001	REPORT NO:		

CELLON CREEK INDUSTRIAL PARK

ALACHUA COUNTY, FLORIDA

LOG OF BORINGS / LOCATION PLAN

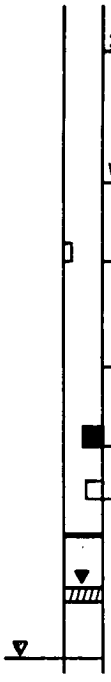
UNIVERSAL ENGINEERING SCIENCES

PAGE NO: 1 of 1

UNIVERSAL
ENGINEERING SCIENCES

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140-lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin-Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core-Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3-in. (75-mm) sieve.

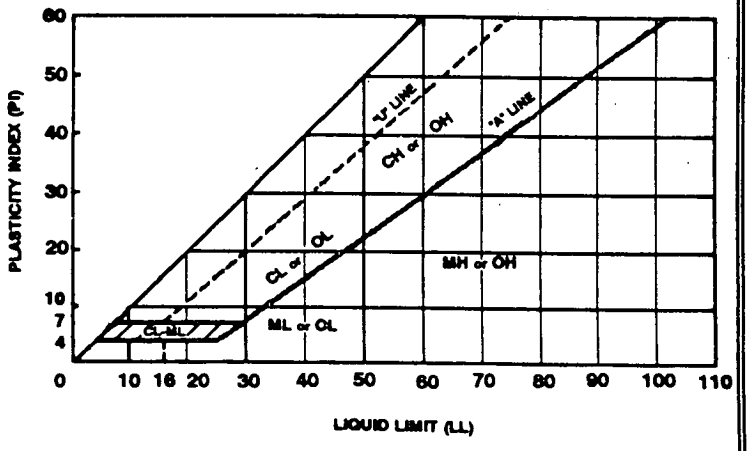
RELATIVE DENSITY (sand-silt)

Very Loose - Less Than 4 Blows/Ft.
Loose - 4 - 10 Blows/Ft.
Medium - 10 to 30 Blows/Ft.
Dense - 30 to 50 Blows/Ft.
Very Dense - More Than 50 Blows/Ft.

CONSISTENCY (clay)

Very Soft - Less Than 2 Blows/Ft.
Soft - 2 to 4 Blows/Ft.
Medium - 4 to 8 Blows/Ft.
Stiff - 8 to 15 Blows/Ft.
Very Stiff - 15 to 30 Blows/Ft.
Hard - More Than 30 Blows/Ft.

PLASTICITY CHART



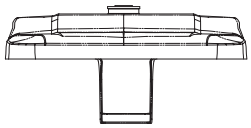
LEOTEK LITE-ON GROUP

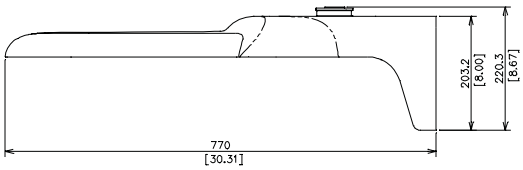
Project Vemo Auto Auctions
Type 10M
Catalog No. AR18-10M-MV-NW-4-XX-350-XX

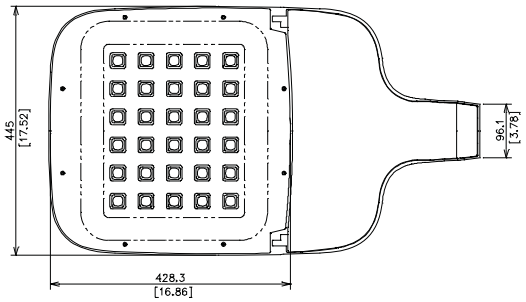
ARIETA™ 18 LED Area Luminaire
AR18 M-Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²







Ordering Information

Sample Catalog No. AR18 20M MV NW 3 DB 700 HSS

	10M	MV	NW	4	TBD	350	TBD
Product	**LED No. & Type**	**Voltage**	**Nominal Color Temperature**	**Distribution**	**Finish**[1]	**Drive Current**[2]	**Options**
AR18	**6M** **10M** **15M** **18M** **20M** **24M** **30M**	**MV** 120-277V **HV** 347-480V	**WW** 3000K **NW** 4000K **CW** 5000K	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**BK** Black **DB** Dark Bronze **WH** White **GY** Gray **NA** Natural Aluminum	**350** 350mA **530** 530mA **700** 700mA	**HSS**[3] House Side Shield (Factory Installed) **FDC**[4] Fixed Drive Current **FFA**[5] Full Field Adjustability **PCR** NEMA Photocontrol Receptacle **PCR7** ANSI 7-wire Photocontrol Receptacle **PCR7-CR**[6] Control Ready 7-wire Photocontrol Receptacle **MSL7**[7] Motion Sensor with L7 Lens **MSL3**[7] Motion Sensor with L3 Lens **PPS**[8] Programmable Power Supply **ORR** Optics Rotated Right **ORL** Optics Rotated Left **WL** Utility Wattage Label

Notes:
1 Black, Dark Bronze, White, or Gray standard, consult factory for Natural Aluminum or other finishes.
2 Specified drive current code is the factory set maximum drive current. Field adjustable current selector enables standard dimming to lower wattage drive currents only. Consult factory if wattage limits require a special drive current.
3 Flush mounted shield factory installed, also available for field installion. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
4 Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
5 The FFA option enables full field adjustability from the specified drive current code to all drive currents available. This option is not DLC qualified.
6 Control-ready wired at factory for wireless node dimming. Supplied at maximum drive current. If lower drive current is required, consult factory.
7 Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion detected for 5 minutes. Field adjustable using FSIR100 for alternate settings. See L7 or L3 Lens coverage details on page 3. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. Luminaire warranty is limited to 5 years with a Motion Sensor. PCR option is required for On/Off control using light detection.
8 Consult factory for programming.
9 Specify Color (GY, DB, BK, WH, NA)
10 Specify MV (120-277V) or HV (347V-480V)

Accessories*	
HSS[3]	House Side Shield
RPA[9]	Round Pole Adapter
PTF1[9]	Square Pole Top Fitter Single
PTF2[9]	Square Pole Top Fitter Twin at 180°
PTF4[9]	Square Pole Top Fitter Quad
WM[9]	Wall Mount
BSK	Bird Deterrent Spider Kit
PC[10]	Twist Lock Photocontrol
LLPC[10]	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

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ARIETA™ 18 LED Area Luminaire
AR18 M-Series Specification Data Sheet

Luminaire Specifications

Housing
Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes
Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability
LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified drive current code will be the factory set maximum drive current and field adjustments can only be made to available lower wattage drive currents. Select the FFA option if full field adjustability to all available drive currents (700mA max) is desired. The FFA option is not DLC qualified.

Quality Control
Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems
Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90^{0} (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire.

Electrical
Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls
3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 7-wire (PCR7) photocontrol receptacle is available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish
Housing receives a fade and abrasion resistant polyester powder coat finish. Finish tested to withstand 3000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels
Luminaires are UL listed for use in wet locations in the United States and Canada.
DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry
Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty
10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Performance Data
All data nominal, consult factory for IES files or LM-79 reports.

			Type 5		
No. of LEDs & Type	**Drive Current (mA)**	**System Wattage (W)**	**Delivered Lumens (Lm)**	**Efficacy (Lm/W)**	**BUG Rating**
6M	350	25	2670	107	B2 U0 G0
	530	37	3690	100	B2 U0 G1
	700	49	4610	94	B2 U0 G1
10M	350	41	4460	109	B2 U0 G1
	530	62	6150	99	B3 U0 G1
	700	82	7690	94	B3 U0 G1
15M	350	66	6980	106	B3 U0 G1
	530	97	9680	100	B3 U0 G2
	700	128	12020	94	B4 U0 G2
18M	350	74	8020	108	B3 U0 G1
	530	112	11070	99	B3 U0 G2
	700	148	13830	93	B4 U0 G2
20M	350	82	8910	109	B3 U0 G2
	530	124	12300	99	B4 U0 G2
	700	164	15370	94	B4 U0 G2
24M	350	99	10700	108	B3 U0 G2
	530	149	14760	99	B4 U0 G2
	700	197	18445	94	B4 U0 G2
30M	350	123	13370	109	B4 U0 G2
	530	186	18450	99	B4 U0 G2
	700	246	23060	94	B4 U0 G2

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Motion Sensor (Optional) Specifications

Description
Digital passive infrared luminaire integrated outdoor occupancy sensor provides high/low/off control based on motion detection. Initial setup and subsequent sensor adjustments are made using a handheld configuration tool. PCR option is required for On/Off control using light detection.

Operation
Standard factory setting will dim the luminaire to 50% until motion is sensed and then it will power to 100%. When motion is not detected for five minutes, the luminaire will dim back to 50%. Ramp up and fade down times are adjustable, but initially set to NONE. The percent dimming and time durations may be field adjusted as required using FSIR-100 configuration tool. FSIR-100 user guide available at: www.wattstopper.com.

Optical System
Multi-cell, multi-tier Fresnel lens with a 360 degree view detects unobstructed motion within one mounting height, up to 20ft maximum (standard). Consult factory for higher mounting height requirements.

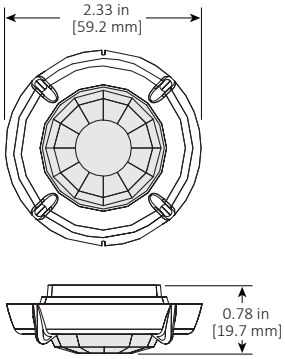
Finish
Sensor exterior ring and lens are white polycarbonate, UV and impact resistant.

Listings/Ratings
Sensor is TUV, UL and cUL listed, IP66 rated and CE compliant.

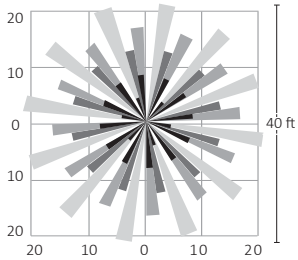
Warranty
5-year limited warranty on luminaires and components with a motion sensor.

Motion Sensor (Optional) Data

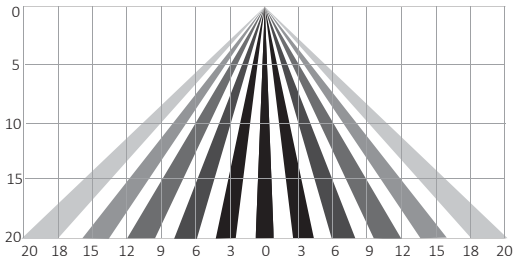
L3 Lens Dimensions



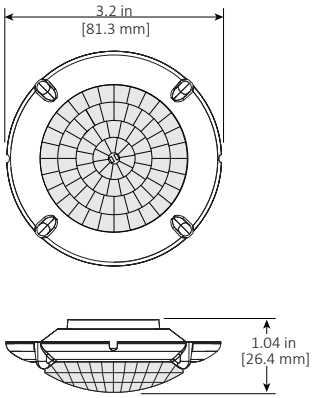
MSL3 Lens Coverage Top View



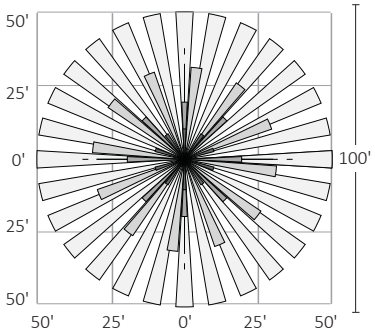
MSL3 Lens Coverage Side View



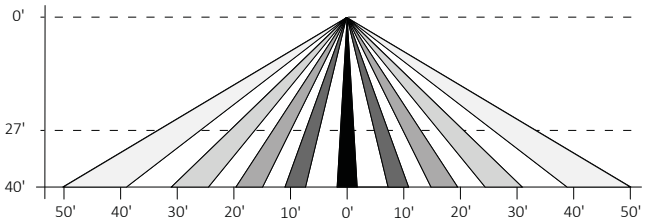
L7 Lens Dimensions



L7 Lens Coverage Top View



L7 Lens Coverage Side View



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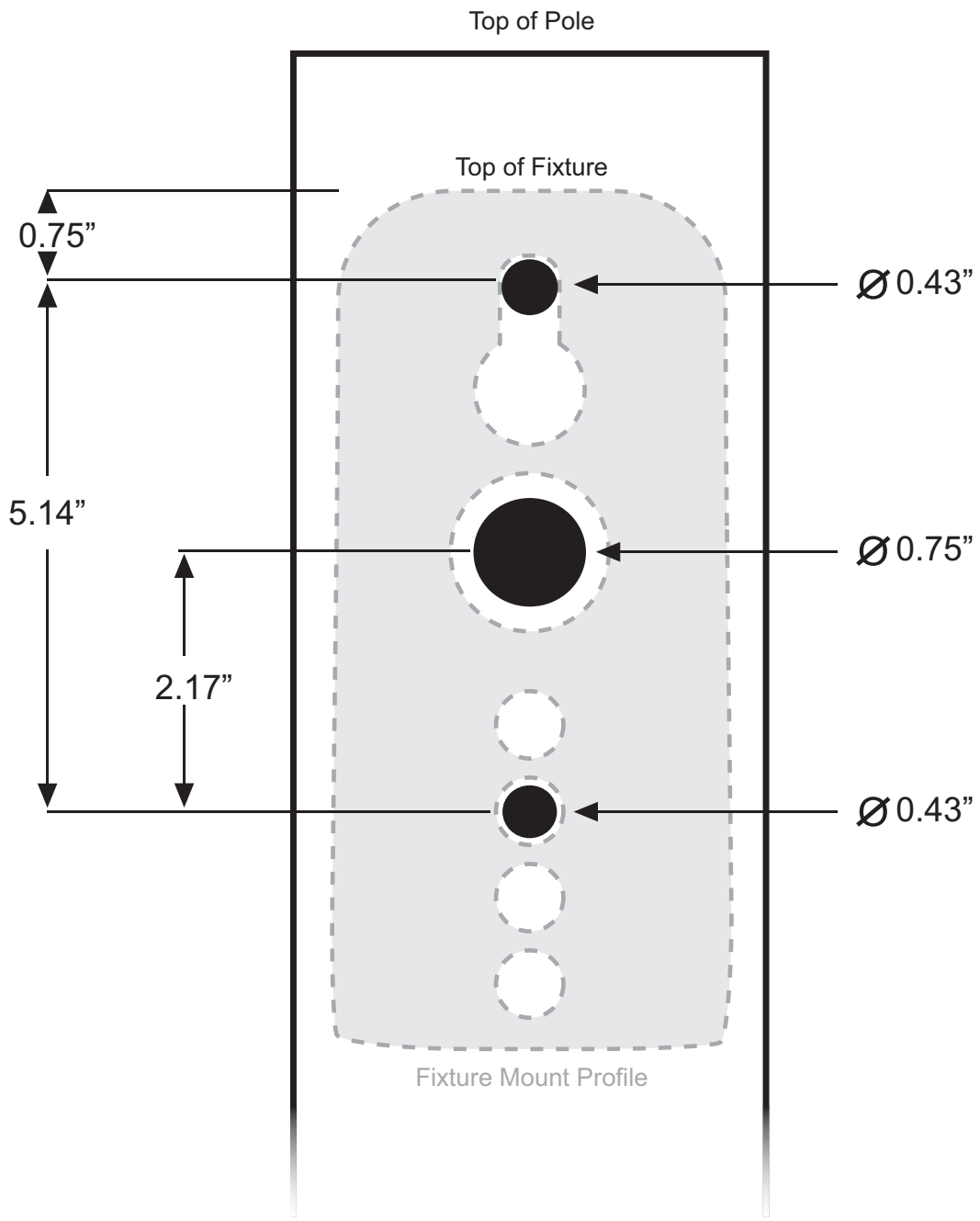
Pole Mount Drilling Specifications



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Continued from page A1

A program to implement project plans is next step

projects, said Parker.

At that time, Newberry City Commissioners told staff that their focus should be on projects to improve and maintain City parks and recreational facilities.

At a January commission meeting, staff requested further clarification on establishing a final list for approval. Based on their direction, staff further refined the list into the proposed final project list presented on Feb. 25.

The project plan reflected the Commission's desire to focus on existing infrastructure, with the exception of three projects, explained Parker during his commission presentation.

The projects providing additions to park facilities include a beach volleyball court at Jimmy Durden Park, construction of a band shell at Lois Forte Park, and the addition of multi-purpose fields at Easton Newberry Sports Complex.

The list and associated costs of the remaining projects recommended and approved by Commissioners at the Feb. 25 meeting include $255,900 for Freddie Warmack Park, $167,200 for Martin Luther King Jr. Community Center, $86,400 for the City Municipal Building, $69,400 for Lois Forte Park, $311,400 for Jimmy Durden Park, and $2,163,100 at the Easton Newberry Sports Complex. The total of the projects come to a little more than $3 million.

Proposed enhancements to Freddie Warmack Park include renovations to the existing baseball field, basketball court and concessions areas, improvements to security/parking area lighting and improvements to tables, park benches, trash receptacles and fencing.

Visitors to the Martin Luther King Jr. Community Center and Park can expect to see a renovation to the basketball court as well as improvements to restroom facilities, the parking area, playground equipment, benches, fencing and the grilling area.

The inside of the City Municipal Building will receive a kitchen renovation, floor refinishing, painting and restroom and storage closet renovations. Roof replacement, roof fascia replacement, exterior trim paint, plus improvements to the parking area, exterior landscape, lighting and signage can be expected for the outside of the building.

The Lois Forte Park will receive parking area improvements, landscaping and signage, additional walkways, additional park benches and trash receptacles, along with the addition of an amphitheater.

The Jimmy Durden Park will, much like all the other facilities, receive enhancements to the parking area, additional walkways and multiple field renovations to include a renovation of the existing basketball court.

Lastly, the Easton-Newberry Sports Complex will receive enhancements to the interior roads, parking, walkways, and lighting. This complex will also see additional multipurpose fields to accommodate the growth of youth sports in Newberry.

Commissioners unanimously approved the list of items presented for each park. Now the City must develop a program to implement the project plans.

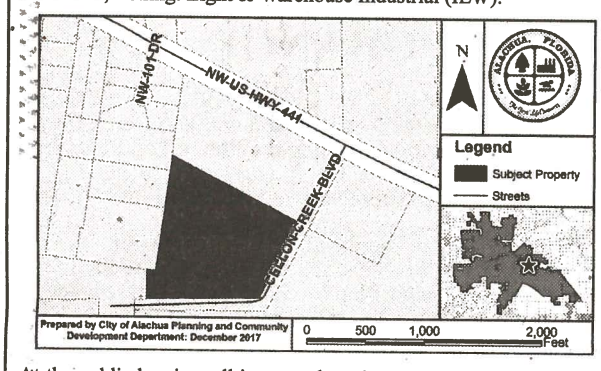
# # #

Email cwalker@alachuatoday.com

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 13, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal and Lanette T. Neal, property owners, for consideration of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements, on a ±23.4 acre subject property, consisting of a ±11.3 acre project area, located at 10100 Cellon Creek Boulevard; Tax Parcel Number 05949-013-000 and a portion of Tax Parcel Number 05949-018-000; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



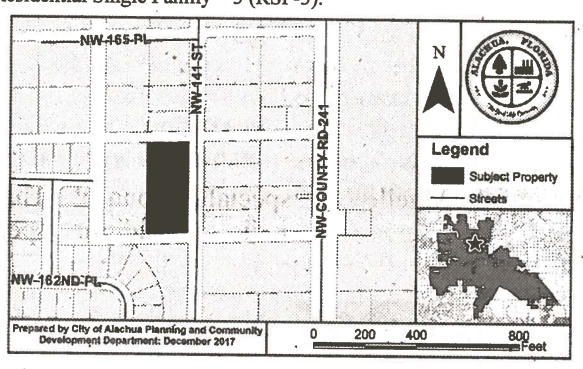
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - March 1, 2018)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on March 12, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent, for Guru Kuli Holding, LLC, and Govinda Carol and Mahendra Kumar Sharma, property owners, for consideration of the Replat of Lots 1 and 4, Block 14, of Alachua Realty Co.'s Addition to the City of Alachua, Fla, as per the plat thereof, recorded in Plat Book "A", Page 100, of the Public Records of Alachua County, Florida. The replat proposes to subdivide the two (2) existing lots into a total of four (4) lots, consisting of a ±1.34 acre subject property; located west of NW 141st Street and one block south of the intersection of NW 165th Place and NW 141st Street; consisting of a portion of Tax Parcel No. 03095-000-000 and Tax Parcel No. 03095-001-000. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Residential Single Family – 3 (RSF-3).



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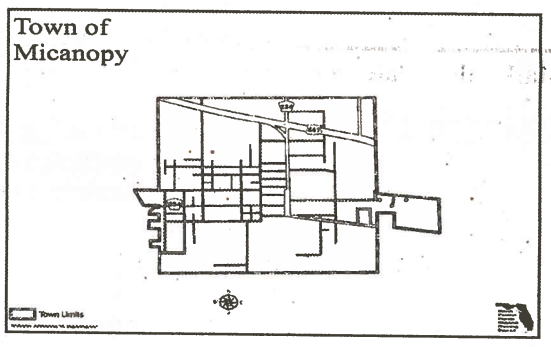
(Published: Alachua County Today - March 1, 2018)

NOTICE OF A MEDICAL MARIJUANA DISPENSING FACILITIES MORATORIUM

The Town Commission of the Town of Micanopy, Florida proposes to declare a medical marijuana dispensing facilities moratorium within the area as shown on the map below by adopting Ordinance No. 2018-01

.

Ordinance No. 2018-01, is an ordinance by the Town Commission, declaring a temporary moratorium on the acceptance and/or processing of applications for zoning, permitting, establishment, siting, construction, opening, operation and/or continued operation of medical marijuana dispensing facilities for a period of one year.



A public hearing will be conducted by the Town Commission to consider Ordinance No. 2018-01 and the enactment of Ordinance No. 2018-01 will be held on March 13, 2018 at 7:30 p.m., or as soon thereafter as the matter can be heard, in the Micanopy Town Hall located at 706 Northeast Cholokka Boulevard, Micanopy, Florida. The title of said ordinance reads, as follows:

ORDINANCE NUMBER 2018-01

AN ORDINANCE OF THE TOWN OF MICANOPY, FLORIDA IMPOSING A TEMPORARY MORATORIUM OR ABATEMENT UPON THE ACCEPTANCE AND/OR PROCESSING OF APPLICATIONS FOR ZONING AND PERMITTING FOR THE ESTABLISHMENT OF MEDICAL MARIJUANA DISPENSING FACILITIES FOR A PERIOD OF ONE YEAR; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the dates, times and places of any continuation of the public hearing shall be announced during the public hearing and that no further notices regarding the matter will be published, unless said continuation exceeds six

CITY OF ARCHER
ESTABLISHED 1842

NOTICE OF ELECTION CITY OF ARCHER

Notice is hereby given that a regular Election for the City of Archer, Alachua County, Florida will be held Tuesday, April 10th, 2018. The purpose of the election will be to fill City Commission seats;

To elect a Commissioner for seat #4, for a term of four years

To elect a Commissioner for seat #5, for a

City of ALACHUA

NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for one (1) appointment to be made on the following Board:

Planning and Zoning Board: The Planning and Zoning Board (PZB) consists of

AFFIDAVIT FOR POSTED LAND USE SIGN

I Michael Gmuer, POSTED THE LAND USE
(name)
SIGN ON 2/26/2017 FOR THE Vemo Auto Auctions SP - PZB Hearing
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

3
(number of signs)

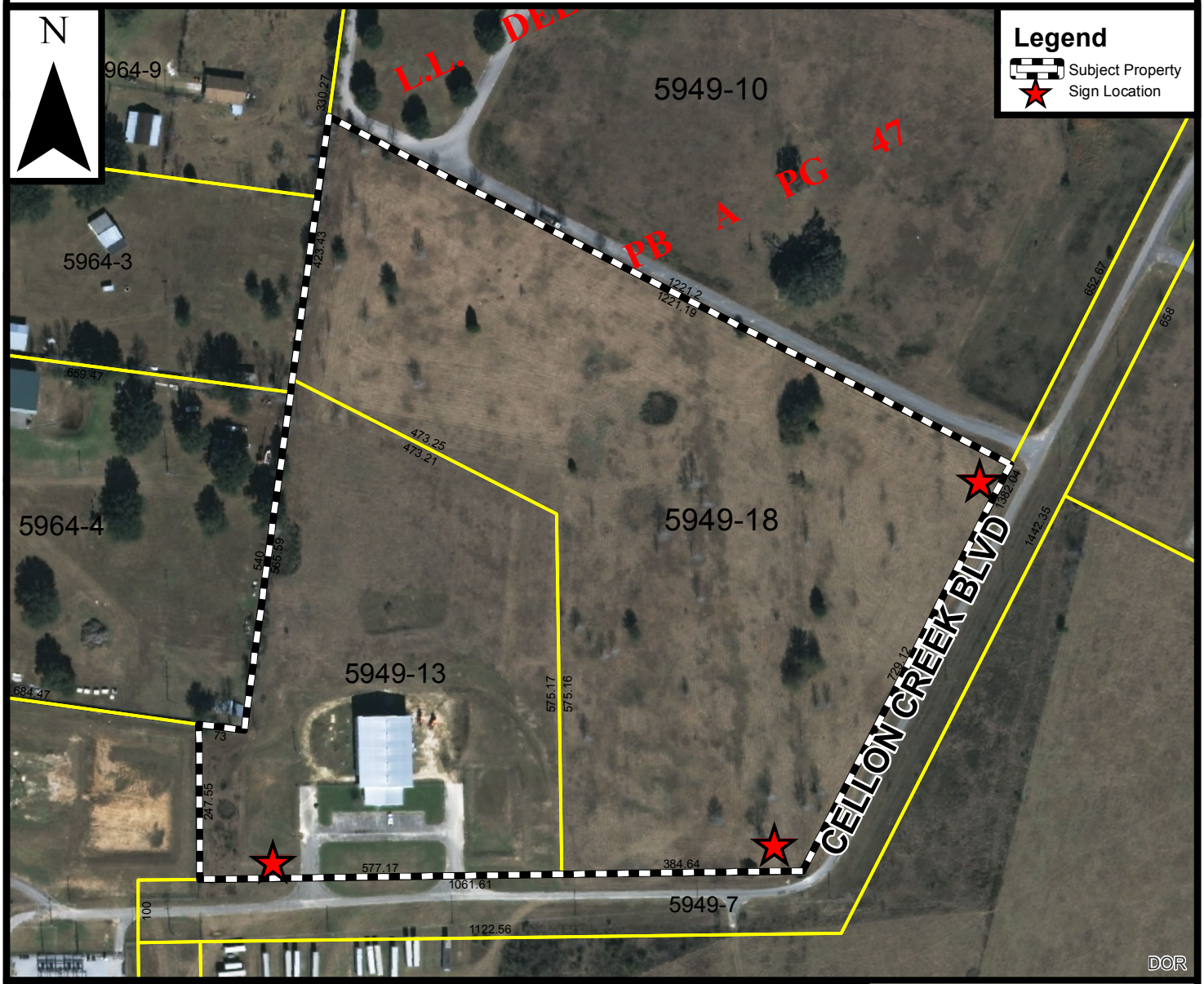
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Vemo Auto Auctions
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared January 2018

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

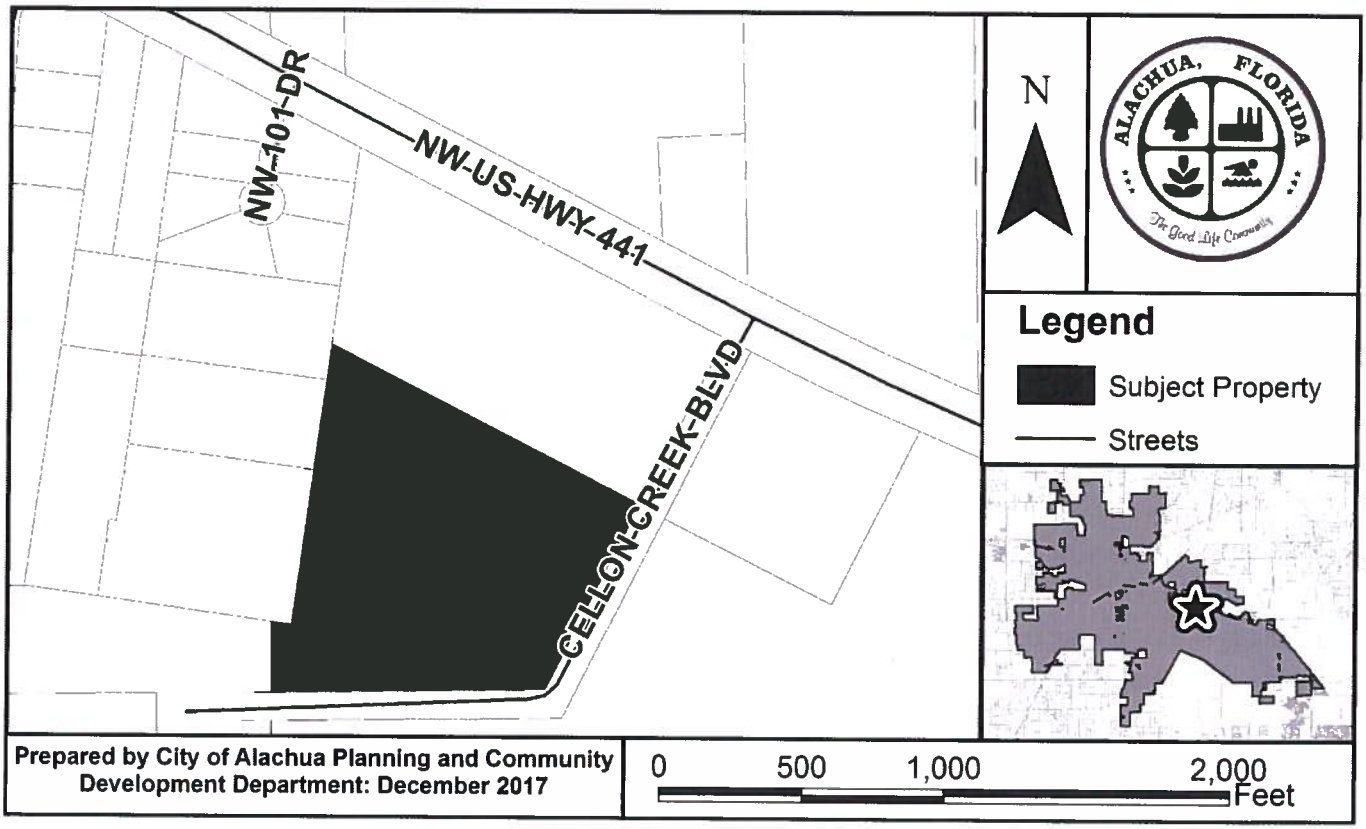
City of ALACHUA

THE GOOD LIFE COMMUNITY

mailed 2/22/2018

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 13, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Chris Gmuer, P.E., of Gmuer Engineering, LLC, applicant and agent for Bruce D. Neal and Lanette T. Neal, property owners, for consideration of a Site Plan for the redevelopment of the subject property, to add parking and vehicle storage areas and a ±1,120 square foot structure, and associated drainage, paving, grading, and infrastructure improvements, on a ±23.4 acre subject property, consisting of a ±11.3 acre project area, located at 10100 Cellon Creek Boulevard; Tax Parcel Number 05949-013-000 and a portion of Tax Parcel Number 05949-018-000; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE FL 32604-2425

CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE FL 32606

CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616-0009

CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY FL 32055

QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA FL 32615

BOSTON, JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE FL 32605-3530

SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD MA 01742

CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616-0009

HICKS HOLDING LLC
59 FAIRVIEW BLVD
FORT MYERS BEACH FL 33931

CHRIST CENTRAL ALACHUA INC
PO BOX 219
ALACHUA FL 32616

STATE OF FLORIDA IIF
3900 COMMON WEALTH BLVD
TALLAHASSEE FL 32399

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
ALACHUA FL 32615

UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
ALACHUA FL 32615

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE FL 32653

DAN RHINE
288 TURKEY CREEK
ALACHUA FL 32615

TOM GORMAN
9210 NW 59TH STREET
ALACHUA FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA FL 32615

PRESIDENT, TCMOA
1000 TURKEY CREEK
ALACHUA FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
PO BOX 115050
GAINESVILLE FL 32611

CRAIG PARENTEAU
FL DEPT OF ENV PROTECTION
4801 CAMP RANCH ROAD
GAINESVILLE FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA FL 32616

LYNN COULLIAS
7406 NW 126TH AVE
ALACHUA FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA FL 32616

DR. LEE A. NIBLOCK
ALACHUA COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE FL 32601

CITY MANAGER, CITY OF ALACHUA
P.O. BOX 9
ALACHUA FL 32616

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 3/13/2018
SUBJECT: Land Development Regulations (LDR) Text Amendment - A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 1.4.5; 1.7.7; 2.2.2(C)(3); 2.2.3(E); 2.2.9(A); 2.2.15(B); 2.4.9(G); 2.4.10; 3.6.3(A)(5); 3.6.3(C)(5); 3.6.3(D)(5); 4.1.2; 4.4.2(D)(2); 4.5.6(D)(4); 6.1.3(N); 6.1.4(B)(2)(a) - (d); 6.8.1(B); 6.8.3(A)(1); and 10.2; and amending Tables 4.1-1 and 4.4-1 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that this Board find the proposed Text Amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

Summary

In the process of implementing the City's Land Development Regulations (LDRs), Staff has identified various subsections which are either challenging for Staff to implement, challenging for the application of the subsection to be met by a landowner / developer, or the subsection is in need of further clarification. Similarly, Staff has identified various aspects of land use and development which currently are not fully or clearly addressed by the LDRs.

In an effort to improve and further clarify the implementation of the LDRs, Staff proposes to amend the LDRs, as further described in the Staff Report attached to this agenda item. The last comprehensive review and amendment of the LDRs for such purposes occurred in spring 2016.

Each proposed amendment is shown in strikethrough / underscore format in the attached Staff Report. In addition, the Staff Report provides a staff comments which further elaborate upon the purpose of the proposed amendment.

ATTACHMENTS:

Description

- Staff Report
- Ordinance 18-08 (Draft)
- 3/13/18 PZB Public Notice

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: March 13, 2018
Legislative Hearing

SUBJECT:	A Staff-initiated amendment to the City's Land Development Regulations (LDRs)
APPLICANT/AGENT:	City of Alachua
PROJECT PLANNERS:	Kathy Winburn, AICP; Justin Tabor, AICP; Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed Text Amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*This Board finds that the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

SUMMARY

In the process of implementing the City's Land Development Regulations (LDRs), Staff has identified various subsections which are either challenging for Staff to implement, challenging for the application of the subsection to be met by a landowner / developer, or the subsection is in need of further clarification. Similarly, Staff has identified various aspects of land use and development which currently are not fully or clearly addressed by the LDRs.

In an effort to improve and further clarify the implementation of the LDRs, Staff proposes to amend the LDRs, as further described below. The last comprehensive review and amendment of the LDRs for such purposes occurred in spring 2016.

Each proposed amendment and a staff comment further elaborating upon the purpose of the amendment is provided below.

PROPOSED LDR TEXT AMENDMENTS

AMENDING SECTION 1.4.5 TO EXEMPT CERTAIN PUBLIC INFRASTRUCTURE PROJECTS FROM THE REQUIREMENTS OF THE CITY'S LDRS

1.4.5 *Exemptions.*

(A) *Acquisition of interests in land by government and construction of public infrastructure for public purpose.* The provisions of these LDRs shall not require ~~formal~~ subdivision of land in accordance with Section 2.4.10 as a result of actions taken by the City of Alachua, Alachua County, the School Board of Alachua County, or the State of Florida to acquire land or interest in land for public use, right-of-way (ROW), or easements. The permits as set forth in Article 2, Administration, shall not be required for public infrastructure projects, such as road construction / reconstruction projects, water / wastewater line installations, and other similar projects, undertaken by the City of Alachua, Alachua County, or the State of Florida.

Staff Comment: The proposed amendments would clarify current interpretation and implementation of other provisions of the LDRs, such as Section 2.4.9(C)(5), which exempts minor utilities from Site Plan review. This amendment would clearly exempt public infrastructure projects, such as road construction and reconstruction or public utility installations (i.e., water and wastewater lines) performed by the City, County, or State from obtaining any permits as set forth in Article 2 of the LDRs.

Public infrastructure projects will continue to meet the standards of applicable design documents and manuals, such as the Florida Greenbook standards for roadway design, construction, and maintenance.

AMENDING SECTION 1.7.7 TO DELETE A REQUIREMENT TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION AND ZONING DESIGNATION ON ANNEXED LANDS WITHIN ONE YEAR OF THE EFFECTIVE DATE OF AN ANNEXATION AND TO CLARIFY EXISTING REGULATIONS PERTAINING TO COMPREHENSIVE PLAN AMENDMENTS AND SITE-SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS FOLLOWING THE ANNEXATION OF LAND

1.7.7 *Annexation.* If lands are annexed into the City, the lands shall retain their current unincorporated zone district classification until ~~the City adopts~~ an amendment to the Comprehensive Plan is adopted by the City ~~which includes the area being annexed~~. The landowner may request, or the City Commission or Planning and Zoning Board, in the City's sole discretion, may initiate a zone district classification in accordance with Section 2.4.2, Site specific amendments to Official Zoning Atlas, following adoption of the Comprehensive Plan amendment ~~related to the land~~. The zone district classification shall be consistent with the Comprehensive Plan Future Land Use Map Designation. No development, redevelopment, or expansion shall be initiated until the City adopts an amendment to the Comprehensive Plan and Official Zoning Atlas for the area being annexed. ~~An amendment to the Comprehensive Plan and Official Zoning Atlas shall be initiated by the property owner within one year from the effective date of the annexation.~~

Staff Comment: The proposed amendments would clarify current interpretation and implementation of this section and remove a requirement to change the land use and zoning of annexed property within one year of the annexation. This provision is difficult to enforce, and its purpose would remain in effect by requiring such amendments before any development, redevelopment, or expansion may occur on annexed lands prior to changing the land use and zoning of the property.

AMENDING SECTION 2.2.2(C)(3) TO CLARIFY THE INSTANCES IN WHICH A DEVELOPMENT APPLICATION FEE MAY BE REFUNDED

2.2.2 *Application contents, submission schedule, and fees.*

(C) *Fees.*

(3) Application fees, or portions thereof, are not refundable except where the LDR Administrator determines that an application was accepted in error, the fee paid exceeded the amount due, the application is withdrawn prior to notification of a public hearing (if required), or if the decision-making body or City staff determines the application has been submitted in good faith, but circumstances beyond the applicant's control result in a need to withdraw the application. In no instance shall an application fee, or any portion thereof, be refunded for any costs incurred by the City and directly related to the review of the application, which may include, but is not limited to, review by City Staff or consulting professionals.

Staff Comment: This amendment clarifies and incorporates the policy established in the fee resolution (Resolution 16-13, Section 2., #1) and would further ensure appropriate fiscal practices for refund requests.

AMENDING SECTION 2.2.3(E) TO CLARIFY THE REQUIRED NOTICE AND CONTENT OF A REQUEST FOR PREAPPLICATION CONFERENCES

2.2.3 *Preapplication conference.*

(E) *Required information.* Applicants for required preapplication conferences shall provide a written description of the proposal to the LDR Administrator at least three business days in advance of the conference. The written description shall include, at a minimum, a description of the character, location, and magnitude of the proposed development, a concept or sketch plan (if applicable), information regarding the status of public facilities proposed to serve the development, basic environmental information, and any other information determined to be appropriate by the LDR Administrator.

Staff Comment: This amendment would clarify the intended notice requirements for Pre-Application Conferences, ensuring adequate review time is provided to the City in advance of such conferences. This amendment would also clarify the information required to be submitted with a request for a Pre-Application Conference.

CREATING A NEW SECTION 2.2.3(G) TO ADDRESS THE TIMING OF A PREAPPLICATION CONFERENCE WHEN A NEIGHBORHOOD MEETING ALSO IS REQUIRED

2.2.3 *Preapplication conference.*

(G) *Preapplication Conference to be held prior to neighborhood meeting.* When a preapplication conference and a neighborhood meeting are both required for an application, the preapplication conference shall be held before the neighborhood meeting for the application.

Staff Comment: This amendment would reinforce and clarify the review flow for development applications as presently established within flowcharts throughout Section 2.4 of the LDRs.

AMENDING SECTION 2.2.9(A) TO DELETE THE REQUIREMENT FOR PUBLIC NOTICES TO STATE THE DATE OF APPLICATION FILING

2.2.9 *Public notification.* All applications for development approval requiring public hearings shall comply with the Florida Statutes, Table 2.2-2, Timing of Required Notice, and the other provisions of this section with regard to public notification.

(A) *Content.* All notices for public hearings, unless expressly noted otherwise, whether done by mail (written notice), publication, or posting shall:

(1) *Application and applicant.* Identify the application ~~and date of filing,~~ and the name of the applicant or the applicant's agent (except posted notice).

Staff Comment: Staff finds the requirement to place the date of application filing on public notices does not provide substantive information to the public, and as such, recommends deletion of this requirement.

AMENDING SECTION 2.2.15(B) TO CLARIFY THE APPLICABILITY OF TIME FRAMES RELATED TO PERMIT EXTENSIONS

2.2.15 *Lapse of approval (expiration).*

(B) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the development permit period by the applicant, and upon a showing of good cause, the decision-making body or LDR Administrator, as applicable to the original application approval, ~~(whoever approved the original application)~~ may grant one extension not to exceed six months; provided however, that if a different time frame is otherwise established within these LDRs for a specific development permit, such timeframe for the specific development permit shall apply. The development permit approval shall be deemed extended until the decision-making body or LDR Administrator has acted upon the request for extension. Failure to submit an application for an extension within the time limits established in the development permit, appeal, or by this section shall result in the lapse of approval.

Staff Comment: This amendment would ensure internal consistency with another section proposed to be amended – Section 2.4.9(G)(2) (see below).

AMENDING SECTION 2.4.9(G)(2) TO AMEND THE MAXIMUM EXTENSION PERIOD FOR A SITE PLAN PERMIT

2.4.9 *Site plan.*

(G) *Expiration*.

(2) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the PZB may grant one extension not to exceed ~~six~~ 12 months. The approval shall be deemed extended until the PZB has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the site plan void.

Staff Comment: This amendment would provide an additional six months for development permit extensions for site plans, providing projects additional time to begin construction.

AMENDING SECTION 2.4.10 TO EXEMPT ROADWAY IMPROVEMENT PROJECTS IDENTIFIED IN THE CITY'S LONG RANGE TRANSPORTATION PLAN (LRTP) FROM SUBDIVISION REVIEW; TO REQUIRE SUCH PROJECTS TO POST SURETY IN ACCORDANCE WITH SECTION 6.10 AND SECTION 7.4, AS APPLICABLE; TO PERMIT AN APPLICATION FOR A SITE PLAN TO BE REVIEWED CONCURRENTLY WITH AN APPLICATION FOR A FINAL PLAT; TO CLARIFY EXISTING REQUIREMENTS CONCERNING THE PREPARATION OF PLATS; TO REVISE THE REQUIREMENTS FOR MINOR SUBDIVISIONS; TO REVISE THE APPLICABILITY AND REVIEW PROCEDURES FOR SUBDIVISIONS USING THE CONSERVATION SUBDIVISION OPTION; TO AMEND THE REQUIREMENT TO RECEIVE CONSTRUCTION PLAN APPROVAL WITHIN 12 MONTHS OF THE PRELIMINARY PLAT APPROVAL; AND TO AMEND THE REVIEW AND RESPONSE PERIOD FOR CONSTRUCTION PLANS.

2.4.10 *Subdivision.*

(B) *Applicability.*

(2) *Overview of development permits required.*

(a) Every subdivision of land is classified as either:

(1) A minor subdivision; or

(2) A major subdivision.

A final plat shall be approved by the City Commission and recorded in the Official Records of Alachua County for a subdivision prior to the transfer of title or sale of any lots for the land subject to subdivision.

(b) For nonresidential subdivisions, an application for a site plan (subsection 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required infrastructure improvements.

Staff Comment: As currently written, Section 2.4.10(B)(2)(b) permits a site plan to be reviewed concurrently with construction plans. A final plat is the next subdivision review process following the approval of construction plans, therefore, it is reasonable to permit site plans to also be reviewed concurrently with a final plat application.

(3) *Exemptions.* The following development shall be exempt from the requirements of this section:

(a) *Subdivision into tracts.* Notwithstanding the requirements of Chapter 177, Florida Statutes, the ~~The~~ subdivision of land into two or more tracts of five acres in size or larger provided that no new streets or changes to existing street alignments are proposed, and provided that each tract meets the dimensional standards of these LDRs and has direct access to a public street.

Staff Comment: The amendments to Section 2.4.10(B)(3)(a) would ensure the exemption does not conflict with the requirements within Florida Statutes which regulate the subdivision of land and would further clarify the current interpretation of the section.

(b) *Lot split.* A lot split, ~~or the~~consisting of a division of a ~~parent tract~~lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.

Staff Comment: The amendments to Section 2.4.10(B)(3)(b) would further clarify the current interpretation and implementation of the section.

(c) *Land for widening or opening streets.* The public acquisition by purchase of strips of land for the widening or opening of new streets.

(d) *Partition of land by court.* The partition of land by court decree.

(e) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.

(f) *Nonresidential and/or multifamily development*. A development consisting of multifamily, office, commercial, and/or industrial development requiring site plan review pursuant to section 2.4.9 of these LDRs, provided that such development would not result in the creation, relocation, or extension of any street. Such development shall comply with Chapter 177, Part I, Florida Statutes and shall not constitute a division, resubdivision, or combination/consolidation as defined in subsection 2.4.10(B)(1)(a) through (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a multifamily, office, commercial, and/or industrial development pursuant to this section 2.4.10.

(g) *Roadway improvement projects identified in Long Range Transportation Plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City to cover at least 125 percent of the estimated cost of all public or private improvements.

Staff Comment: This amendment would exempt road improvement projects which are included within the City's adopted Long Range Transportation Plan (LRTP) from subdivision review. Projects included within the LRTP have been demonstrated, through an open, public process of adopting the LRTP, as needed to serve the long-term mobility needs of the City. When, however, such projects are to be performed by an entity other than the City, County, or State, the proposed amendment would require a surety instrument be posted to cover the construction costs to complete the project, should the need arise.

(~~g)~~(h) *Existing nonresidential and/or multifamily development*. Existing multifamily, office, commercial and/or industrial development when the development:

(1) Has received approval of a site plan pursuant to section 2.4.9 of these LDRs; and

(2) All public and private utility infrastructure approved by the site plan has been constructed; and

(3) All public utility infrastructure has been accepted by the applicable entity.

(E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by ~~a~~an engineer registered in the State of Florida. The subdivider shall present ~~a letter~~documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.

Staff Comment: By virtue of the preparation and seal of the design professional on a plat or construction plans, the intent of this provision is met. Therefore, there is not a need to

provide a separate letter affirming an engineer has prepared a preliminary plat or construction plans, or that a surveyor has prepared a final plat.

(F) *Minor subdivision.*

(1) *Generally.* Excluding subdivisions exempted by Subsection 2.4.10(B)(3) of this section, Exemptions, minor subdivisions constitute:

(a) The subdivision of land into six or fewer lots, provided that:

(i) No new streets, alleys, or other public ways are created;

(ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;

(iii) No new utilities are required to serve the subdivided land;

(iv) The division of land complies with the standards of Article 7, Subdivision Standards;

(v) No flag lot is created~~ in a residential district that is inconsistent with existing development patterns~~; and

(vi) The lots have direct access onto a public street that has been accepted for maintenance by the appropriate jurisdiction.

Staff Comment: Flag lots are lots that are provided access by a narrow strip of land, which is a part of the lot, to a road. General planning principles discourage flag lots, as they result in irregular development patterns (i.e., structures not uniformly along a road frontage) and can pose access limitations for emergency response. Staff has found that the current provision requiring that a minor subdivision not create a flag lot in a residential district that is "inconsistent with existing development patterns" is difficult to implement. As such, Staff recommends removing the existing language that permits flag lots for minor subdivisions, and would thereby require all subdivisions to be designed such that each lot meets the intent of the dimensional standards set forth in Article 5 of the LDRs, such as minimum lot width and lot configuration requirements.

(b) Revisions of single lots within an existing platted subdivision.

(c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.

~~(d) The subdivision of land using the conservation subdivision option in the Agricultural (A) District in accordance with Section 7.9, Conservation subdivision.~~

Staff Comment: The existing standard which permits a conservation subdivision to be reviewed as a minor subdivision appears to have been placed in the LDRs as a method to encourage a property owner to utilize the conservation subdivision option. A conservation subdivision is a subdivision of agriculturally zoned lands, where the lot area lot area of individual lots is reduced (from a minimum 5 acres to a minimum of 1 acre) in order to provide a larger unified open space set-aside. This can foster the protection and preservation of sensitive environmental or agricultural features and resources.

The current regulations pertaining to conservation subdivision were adopted in 2006. Since their adoption, the City has not received a development plan utilizing the conservation subdivision option. While the intent to allow conservation subdivisions to be reviewed as a minor subdivision serves as a positive means by which to encourage such development, it

eliminates the process by which subdivision infrastructure improvements are commonly reviewed (construction plans).

It is likely that a conservation subdivision would result in new roadways and electric facilities, and could possibly require development of other utilities (such as water and/or wastewater infrastructure). Since the current regulations would permit a conservation subdivision to be reviewed as a minor subdivision, construction plans would not be required, and thus, a clear mechanism to review the infrastructure design, would not be provided.

(G) *Major subdivision.*

(2) *Preliminary plat.*

(h) *Expiration.*

(i) The approval of a subdivision preliminary plat shall expire at the end of 12 months from the date approval was granted by the City Commission unless the applicant has ~~received approval of~~submitted construction plans.

(3) *Construction plans.*

(a) *Generally.* Within 12 months of the approval of the subdivision preliminary plat, Construction plans shall be ~~reviewed~~ submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities.

(c) *Review and action by LDR Administrator.* The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator ~~within 30 days of acceptance of a complete application~~.

Staff Comment: The requirement to review and respond to construction plans within 12 months of the approval of a preliminary plat potentially places a burden on City Staff, in the instance that construction plans are received near the end of the 12 month period. This amendment would remove this potential time constraint, and would provide more flexibility to the applicant/developer, by providing additional time to submit construction plans to the City within the currently established timeframes.

(g) *Appeal to ~~City Commission~~Board of Adjustment.* A decision on construction plans may be appealed to the ~~City Commission~~Board of Adjustment in accordance with the procedures of ~~Subsection 2.4.9(I) of this section~~Section 2.4.20, *Appeal of interpretation or decision by LDR Administrator*.

Staff Comment: Other appeals for decisions made by the LDR Administrator are reviewed by the Board of Adjustment. While the City Commission also serves as the Board of Adjustment, this amendment ensures the appeals procedures are consistent throughout the LDRs.

AMENDING SECTIONS 3.6.3(A)(5), 3.6.3(C)(5), AND 3.6.3(D)(5) FOR INTERNAL CONSISTENCY

3.6.3 *Additional standards for PD districts.*

(A) *PD-R, Planned Development-Residential District.*

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards~~, and Article 7, Subdivision Standards~~. All modifications to a development standard in Article 6 ~~or Article 7~~ shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(C) *PD-EC, Planned Development-Employment Center District.*

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-EC district shall comply with the applicable standards Article 6, Development Standards~~, and Article 7, Subdivision Standards~~. All modifications to a development standard in Article 6 ~~or Article 7~~ shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(D) *PD-COMM, Planned Development-Commercial District.*

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards~~, and Article 7, Subdivision Standards~~. All modifications to a development standard in Article 6 ~~or Article 7~~ shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Staff Comment: The specific LDR sections for which a modification to development standards may be proposed by a PD Master Plan are defined in Tables 3.6-1, 3.6-2, 3.6-3, and 3.6-4. There are no standards from Article 7 shown in these tables for which a modification may be proposed by a PD Master Plan. As such, Staff recommends deleting the references to Article 7 from Sections 3.6.3(A) – (D) for internal consistency.

AMENDING TABLE 4.1-1 TO IDENTIFY ANIMAL SHELTERS AS A PERMITTED USE IN THE COMMERCIAL INTENSIVE (CI) ZONING DISTRICT AND TO IDENTIFY RESTAURANTS WITH OUTDOOR SEATING AS A PERMITTED USE IN THE CI ZONING DISTRICT

Use Category/ Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
Animal shelter		S											S		P					A				4.3.3(C)(2)
Restaurant, with outdoor seating									S	S	S	P	P	P	S P	P	S			A	A	A	A	4.3.4(A)(1)

Staff Comment: Staff finds that, since animal shelters are permitted in the Community Commercial (CC) zoning district by Special Exception Permit, it is appropriate to permit this use in the Commercial Intensive (CI) zoning district. The Use-Specific Standards presently established within Section 4.3.3(C)(2) would address compatibility of the use with surrounding uses when located in the CI zoning district. Similarly, restaurants with outdoor seating are permitted without requiring a Special Exception Permit in zoning districts which are less intense than the CI zoning district. There does not appear to be a clear purpose to requiring a Special Exception Permit when this use is located in the CI zoning district. Compatibility between restaurants with outdoor seating and surrounding uses is addressed by the Use Specific Standards presently established in Section 4.3.4(A)(1), which would also be applicable to restaurants with outdoor seating in the CI zoning district.

AMENDING TABLE 4.4-1 TO IDENTIFY SWIMMING POOLS, HOT TUBS, AND ORNAMENTAL PONDS AND POOLS AS A PERMITTED ACCESSORY USE IN THE COMMERCIAL INTENSIVE (CI) ZONING DISTRICT

Table 4.4-1. Table of Permitted Accessory Uses																									
A = Permitted Blank = Prohibited																									
Accessory Use Type	CSV	A	Residential								Business									Planned Development				Additional Require-ments
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
Swimming pools, hot tubs, and ornamental ponds and pools		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	

Staff Comment: Swimming pools are a common component of certain highway / tourist oriented uses, such as hotels. This amendment would clearly permit swimming pools, hot tubs, and ornamental ponds and pools as an accessory use within the Commercial Intensive (CI) zoning district.

AMENDING SECTION 4.5.6(D)(4) FOR INTERNAL CONSISTENCY

4.5.6 *Specific regulations for certain temporary uses and structures.*

(D) *Sale/display of goods other than agricultural products.*

(4) *Duration; sales per year.*

(a) *Generally.* The temporary sale of nonagricultural products shall be allowed on an individual parcel or site for no more than ~~120~~ 90 total days per calendar year.

(b) *Sales products per site.* The number of temporary sales of products per site per calendar year shall not exceed ~~five~~ three.

Staff Comment: Table 4.5-1 establishes allowable timeframes for permitted accessory uses and structures. This amendment would ensure the timeframes established in Section 4.5.6(D) are consistent with those established in Table 4.5-1.

AMENDING SECTION 6.1.3(N) FOR INTERNAL CONSISTENCY

6.1.3 *General standards for off-street parking and loading.*

(N) *Large retail establishments.* Off-street surface parking serving a large retail establishment shall be located and configured in accordance with the standards of this section and Section ~~6.8.5~~6.8.3(D), Off-street parking.

Staff Comment: This amendment corrects a scrivener's error.

AMENDING SECTION 6.1.4(B)(2) TO CLARIFY THE EXISTING REGULATIONS RELATED TO EXCEPTIONS FROM OFF-STREET PARKING REQUIREMENTS AND CREATING A NEW SECTION 6.1.4(B)(2)(d) TO PROVIDE AN EXCEPTION FROM OFF-STREET PARKING REQUIREMENTS FOR DEVELOPMENT A DEFINED AREA ALONG MAIN STREET

6.1.4 *Off-street parking standards.*

(B) *Amount required.*

(2) *Exceptions for certain zone districts.*

(a) ~~Notwithstanding the requirements of Subsection 6.1.4(B)(1) of this section, no~~ No parking shall be required for any uses and activities in the CSV district.

(b) ~~Notwithstanding the requirements of Subsection 6.1.4(B)(1) of this section, the~~ The minimum number of required off-street parking spaces shall be reduced by 50 percent in the CBD district. Uses in the CBD district are not precluded from utilizing the alternative compliance standards in Section 6.1.11.

(c) ~~Notwithstanding the requirements of Subsection 6.1.4(B)(1) of this section, no~~ No off-street parking shall be required for any use or activity existing on February 27, 2006. However, if a residential use existing at the time of February 27, 2006, is changed, then off-street parking shall be provided as required in accordance with this section. In addition, uses in buildings constructed after the effective date of these LDRs shall provide off-street parking as required in accordance with this section.

(d) Off-street parking shall not be required for new development, redevelopment, or additions to an existing development when the development, redevelopment, or addition is adjacent to Main Street and located between NW 150th Avenue and NW 145th Avenue, when it is demonstrated that no feasible option exists to provide off-street parking in accordance with Subsection 6.1.4(B)(1). When it is demonstrated that no feasible option exists to comply with the off-street parking standards established in Subsection 6.1.4(B)(1), but a fractional portion of the required off-street parking could be provided, the development, redevelopment, or addition to existing development shall provide such fractional portion of the off-street parking requirement.

Staff Comment: Section 6.1.5(B)(2)(b) currently provides for a parking reduction by 50% of the minimum required parking for development within the Central Business District (CBD). CBD zoning is generally located within the downtown area of the City, along Main Street and parts of Alachua Towne Centre.

In certain instances, particularly for buildings along Main Street, there may be no area where off-street parking can be provided on the premises. As such, Staff recommends establishing an exemption to the parking requirements for properties adjacent to Main Street and located between NW 150th Avenue and NW 145th Avenue. The properties within this boundary are those primarily where no feasible option exists to provide off-street parking on premises.

This amendment would, however, require that any development, redevelopment, or addition to existing development provide the minimum required off-street parking when a part of the premises could be used to meet, in whole or in part, the minimum required parking standards. Such determination would be part of the review of plans to expand development on property within this area or other applicable permitting for a proposed use, including but not limited, to site plan review, building permit application reviews, and Local Business Tax Receipt / Certificate of LDR Compliance reviews.

AMENDING SECTION 6.8.1(B) TO REQUIRE COMPLIANCE WITH THE DESIGN STANDARDS FOR BUSINESS USES FOR DEVELOPMENT WITHIN 500 FEET OF US HIGHWAY 441

6.8.1 *Applicability.*

(B) *Exemptions.* Use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories are exempt from the requirements of this section, except when all of or a portion of a building utilized for such use is within 500 feet of the right-of-way of US Highway 441.

Staff Comment: Policy 1.3.f of the Comprehensive Plan Future Land Use Element designates the US 441 corridor as a "Corporate Corridor Activity Center", and states, "[t]he intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor."

Design standards for business uses have been in effect since the adoption of the current LDRs in 2006. The design standards adopted in 2006 primarily addressed development when the floor area of a single tenant retail sales or services use is 20,000 square feet or greater in area. In 2016, the City adopted design standards for business uses for development where a single tenant retail sales or services use is less than 20,000 square feet in area. The design standards adopted in 2016 also apply to all other business use types (those not classified as "retail sales and services" uses), regardless of the floor area of any tenant.

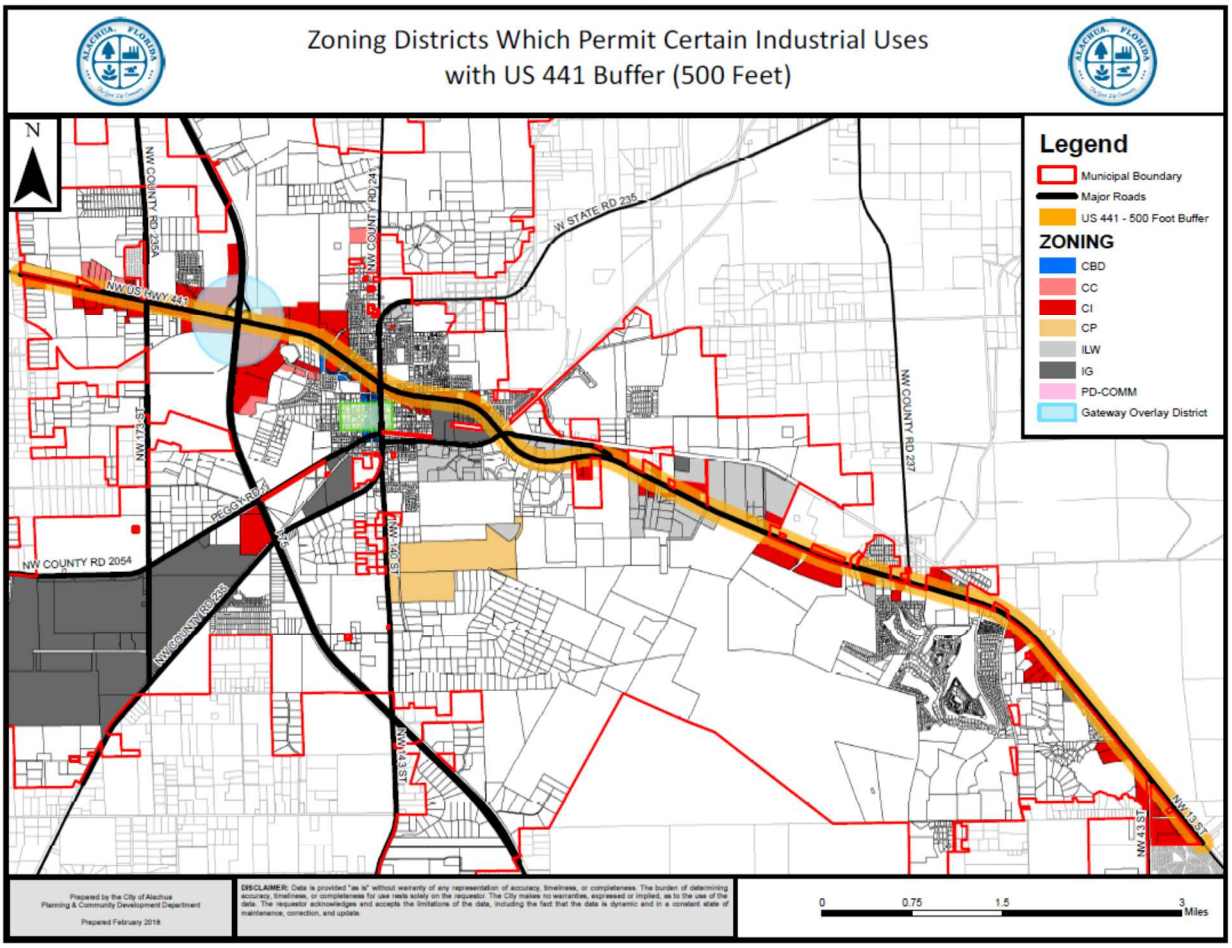
Certain industrial use types, however are exempt from the design standards adopted in 2016. These industrial use types include those use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories.

Since adoption in 2016, the implementation of the standards has functioned well. Development proposals have generally been able to meet the design standards with minimal alterations to the plans after review by the City.

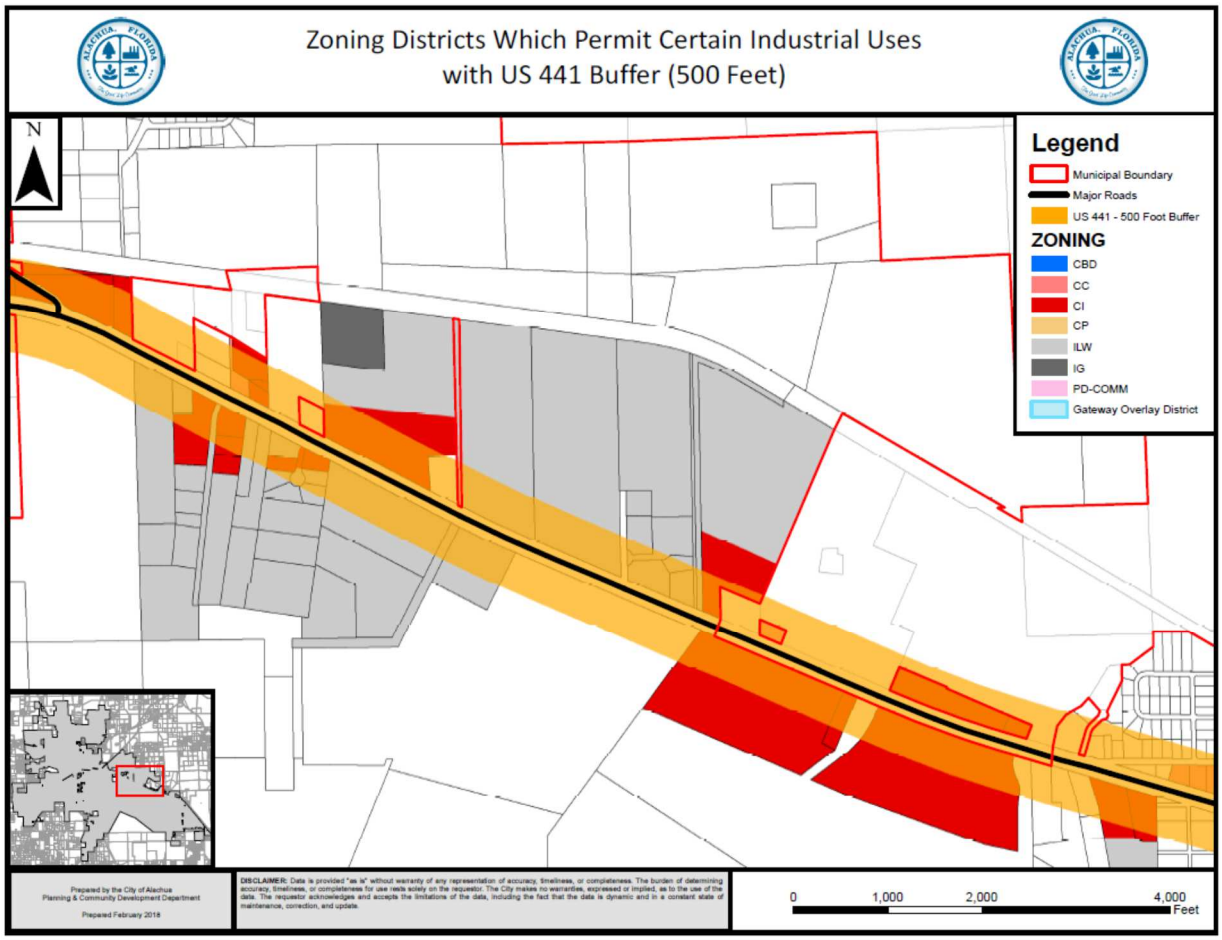
To further implement and further the intent of Policy 1.4.f of the Future Land Use Element, Staff recommends requiring uses within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories to meet the design standards for business uses when the use would be substantially visible from US 441. This amendment would require buildings which are a part of such use types to meet the design standards when all of or a portion of a building is within 500 feet of the right-of-way of US 441. This amendment would further the City's long-established desire to encourage economic development within this corridor and would also ensure that such development is coordinated and visually compatible throughout the corridor.

Maps 1 below depicts the zoning districts which permit use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories. Map 1 also depicts the approximate bounds of the applicability of the proposed amendment (lands within 500 feet of the US 441 right-of-way). Map 2 depicts an inset of Map 1, depicting an area generally from the Upland Industrial Park area to the Hague area, where vacant lands zoned for these use types are located.

Map 1. 500 Foot Buffer from US 441 & Zoning District Which Permit Industrial Uses



Map 2. Inset of Map 1: NW 104th Terrace/US 441 to CR 25A/US 441 Intersections



AMENDING SECTION 6.8.3(A)(1) TO CORRECT A SCRIVENER'S ERROR

6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(A) *Facade and material design*.

(1) *Generally* . All facades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.3(~~B~~A)(2).

Staff Comment: This amendment corrects a scrivener's error.

AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "ANIMAL HUSBANDRY"

Animal husbandry, general use category means the active and ongoing propagation, rearing, exercising, feeding, milking, housing, controlling, handling or general care of living animals, including the raising and production of cattle (beef and dairy), pigs, mules, ducks, emus, horses, goats, llama, poultry, sheep and similar animal husbandry uses. Animal husbandry also includes the raising and production of aquatic or hydroponic plants and animals. See also Section 4.2.4(B).

Staff Comment: The raising and production of aquatic / hydroponic plants and animals is not clearly addressed or categorized in the LDRs. This amendment would include such uses within the definition of "animal husbandry", which consists of similar activities.

AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "GOOD CAUSE"

Good cause means ~~as used in Section 2.4.14,~~ impediments to submission of a final development plan ~~such as~~ or delays in securing other permits ~~from other agencies~~ in a timely manner. The term "good cause" does not include adverse market conditions, delays in securing financing, or self-imposed hardships resulting from the actions or inaction of the developer.

Staff Comment: Section 2.4.14 pertains to concurrency management. The proposed revisions to the definition of good cause would ensure the term is defined for other such references within the LDRs and is restructured to address other instances where the term is used outside of Section 2.4.14.

AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "INTERNET CAFE" TO ADDRESS LEGISLATIVE CHANGES

Internet café/simulated gambling establishment means a building, edifice, structure, or location, along with its grounds, in which simulated gambling devices are used, operated, or stored, including but not limited to game rooms, arcades, internet cafes, internet centers or sweepstakes redemption centers. The definition does not include any establishment that is expressly permitted by state law, including but not limited to an "arcade amusement center" as defined in F.S. § ~~849.161~~ 546.10.

Staff Comment: Section 849.161, Florida Statutes, was deleted by the Legislature during the 2014 legislative session. The term "arcade amusement center" is now defined in Section 546.10, Florida Statutes. The definition provided in Section 546.10, Florida Statutes mirrors the definition which existed in Section 849.161. This amendment will ensure the definition adopted in the LDRs references the correct Florida Statute section.

AMENDING SECTION 10.2 TO AMEND THE DEFINITION OF "OUTDOOR STORAGE" FOR INTERNAL CONSISTENCY

Outdoor storage means the keeping~~, in an unroofed area~~ of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. This shall not include the display of vehicles for sale in a new or used car sales lot. Such activities may be the principal use of the land where located or as an accessory use to another principal use.

Staff Comment: Section 4.4.4(E) establishes standards for outdoor storage as an accessory use. Certain standards established therein relate to the appearance of the covering (i.e., roof above) the outdoor storage area. As such, the definition of "outdoor storage" is proposed to be amended to permit outdoor storage in either a roof or unroofed area, to provide consistency with the standards established in Section 4.4.4(E).

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, "in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards." These standards are listed below, followed by Staff's evaluation.

(a) ***Consistent with Comprehensive Plan*** *– Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: These amendments do not conflict with any Goals, Objectives, or Policies of the Comprehensive Plan.

(b) ***Consistent with Ordinances*** *– Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: These amendments do not conflict with any provisions of the LDRs or the City Code of Ordinances.

(c) ***Changed Conditions*** *– Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: These amendments would address various subsections which are challenging for Staff to implement, challenging for the application of the subsection to be met by a landowner / developer, or the subsection is in need of further clarification. Similarly, Staff has identified various aspects of land use and development which currently are not fully or clearly addressed by the LDRs, and would be further clarified and addressed by these amendments.

(d) ***Community Need*** *– Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: These amendments would address community need by clarifying existing regulations, and by addressing matters that are not currently clearly or fully addressed.

(e) ***Compatible with Surrounding Uses*** *– Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: To the extent of the applicability of this standard, these amendments would not adversely affect compatibility among uses or result in inefficient development.

(f) ***Development Patterns*** *– Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: These amendments would have no effect upon development patterns.

(g) ***Effect on Natural Environment*** *– Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: These amendments would not impact the natural environment.

(h) ***Public Facilities*** *– Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: Thee amendments would have no impact to the provision of public facilities.

EXHIBIT "A"

TO

LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENT
SPRING 2018 STAFF-INITIATED AMENDMENTS
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

ORDINANCE 18-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVEVELOPMENT REGULATIONS; AMENDING SECTION 1.4.5, RELATING TO THE APPLICABILITY OF THE CITY'S LDRS FOR CERTAIN PUBLIC INFRASTRUCTURE PROJECTS; AMENDING SECTION 1.7.7, RELATING TO REQUIREMENTS TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP DESIGNATION AND ZONING DESIGNATION ON ANNEXED LANDS AND CLARIFYING CURRENT REGULATIONS PERTAINING TO COMPREHENSIVE PLAN AMENDMENTS AND SITE-SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS FOR ANNEXED LANDS; AMENDING SECTION 2.2.2(C)(3), RELATING TO DEVELOPMENT APPLICATION FEE REFUNDS; AMENDING SECTION 2.2.3(E), RELATING TO THE REQUIRED NOTICE AND CONTENT OF REQUESTS FOR PREAPPLICATION CONFERENCES; CREATING A NEW SECTION 2.2.3(G), RELATING TO THE TIMING OF PREAPPLICATION CONFERENCES AND NEIGHBORHOOD MEETINGS; AMENDING SECTION 2.2.9(A), RELATING TO THE REQUIREMENTS FOR PUBLIC NOTICES; AMENDING SECTION 2.2.15(B), RELATING TO THE APPLICABILITY OF TIME FRAMES FOR DEVELOPMENT PERMIT EXTENSIONS; AMENDING SECTION 2.4.9(G)(2), RELATING TO EXTENSION PERIODS FOR SITE PLAN PERMITS; AMENDING SECTION 2.4.10, RELATING TO THE REVIEW PROCEDURES AND REQUIREMENTS FOR ROADWAY IMPROVEMENT PROJECTS IDENTIFIED IN THE CITY'S LONG RANGE TRANSPORTATION PLAN (LRTP); PERMITTING APPLICATIONS FOR SITE PLANS TO BE REVIEWED CONCURRENTLY WITH APPLICATIONS FOR FINAL PLATS; CLARIFYING EXISTING REQUIREMENTS CONCERNING THE PREPARATION OF PLATS; REVISING THE REQUIREMENTS FOR MINOR SUBDIVISIONS; REVISING THE APPLICABILITY AND REVIEW PROCEDURES FOR SUBDIVISIONS USING THE CONSERVATION SUBDIVISION OPTION; REVISING REQUIREMENTS FOR THE SUBMITTAL AND APPROVAL OF CONSTRUCTION PLANS; AND AMENDING THE REVIEW PERIOD FOR CONSTRUCTION PLANS; AMENDING SECTIONS 3.6.3(A)(5), 3.6.3(C)(5), AND 3.6.3(D)(5) FOR INTERNAL CONSISTENCY; AMENDING SECTION 4.1.2 AND TABLE 4.1-1, RELATED TO THE ZONING DISTRICTS IN WHICH ANIMAL SHELTERS AND RESTAURANTS WITH OUTDOOR SEATING ARE PERMITTED USES; AMENDING SECTION 4.4.2(D)(2) AND TABLE 4.4-1, RELATING TO THE ZONING DISTRICTS IN WHICH SWIMMING POOLS, HOT TUBS, AND ORNAMENTAL PONDS AND POOLS ARE PERMITTED AS ACCESSORY USES; AMENDING SECTION 4.5.6(D)(4) FOR INTERNAL CONSISTENCY; AMENDING SECTION 6.1.3(N) FOR INTERNAL CONSISTENCY; AMENDING SECTION 6.1.4(B)(2), RELATING TO EXCEPTIONS FROM OFF-STREET PARKING REQUIREMENTS; CREATING A NEW SECTION 6.1.4(B)(2)(D), RELATING TO OFF-STREET PARKING REQUIREMENTS FOR DEVELOPMENT IN A DEFINED AREA ALONG MAIN STREET; AMENDING SECTION 6.8.1(B), RELATING TO EXEMPTIONS FROM THE DESIGN STANDARDS FOR BUSINESS USES FOR USE TYPES WITHIN THE INDUSTRIAL SERVICES, MANUFACTURING

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AND PRODUCTION, WAREHOUSE AND FREIGHT MOVEMENT, WASTE-RELATED SERVICES, AND WHOLESALE SALES USE CATEGORIES WHEN LOCATED WITHIN 500 FEET OF US HIGHWAY 441; AMENDING SECTION 6.8.3(A)(1) TO CORRECT A SCRIVENER'S ERROR; AND AMENDING SECTION 10.2, TO AMEND THE DEFINITIONS OF "ANIMAL HUSBANDRY", "GOOD CAUSE", "INTERNET CAFE", AND "OUTDOOR STORAGE"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on March 1, 2018; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on March 13, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on March 15, 2018, and on March 29, 2018; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on March 26, 2018, and April 9, 2018, and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. **Codification of and Correction of Scrivener's Errors**

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. **Ordinance to be Construed Liberally**

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. **Repealing Clause**

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. **Severability**

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 8. **Effective Date**

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the 26th day of March 2018.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 9th day of April 2018.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Traci L. Gresham, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

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EXHIBIT "A"

Section 1.4.5 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 1.4.5 remains in full force and effect:

1.4.5 *Exemptions.*

(A) *Acquisition of interests in land by government and construction of public infrastructure for public purpose.* The provisions of these LDRs shall not require ~~formal~~ subdivision of land in accordance with Section 2.4.10 as a result of actions taken by the City of Alachua, Alachua County, the School Board of Alachua County, or the State of Florida to acquire land or interest in land for public use, right-of-way (ROW), or easements. The permits as set forth in Article 2, Administration, shall not be required for public infrastructure projects, such as road construction / reconstruction projects, water / wastewater line installations, and other similar projects, undertaken by the City of Alachua, Alachua County, or the State of Florida.

Section 1.7.7 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 1.7 remains in full force and effect:

1.7.7 *Annexation.* If lands are annexed into the City, the lands shall retain their current unincorporated zone district classification until ~~the City adopts~~ an amendment to the Comprehensive Plan is adopted by the City ~~which includes the area being annexed~~. The landowner may request, or the City Commission or Planning and Zoning Board, in the City's sole discretion, may initiate a zone district classification in accordance with Section 2.4.2, Site specific amendments to Official Zoning Atlas, following adoption of the Comprehensive Plan amendment ~~related to the land~~. The zone district classification shall be consistent with the Comprehensive Plan Future Land Use Map Designation. No development, redevelopment, or expansion shall be initiated until the City adopts an amendment to the Comprehensive Plan and Official Zoning Atlas for the area being annexed. ~~An amendment to the Comprehensive Plan and Official Zoning Atlas shall be initiated by the property owner within one year from the effective date of the annexation.~~

Section 2.2.2(C)(3) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.2(C) remains in full force and effect:

2.2.2 *Application contents, submission schedule, and fees.*

(C) *Fees.*

(3) Application fees, or portions thereof, are not refundable except where the LDR Administrator determines that an application was accepted in error, the fee paid exceeded the amount due, the application is withdrawn prior to notification of a public hearing (if required), or if the decision-making body or City staff determines the application has been submitted in good faith, but circumstances beyond the applicant's control result in a need to withdraw the application. In no instance shall an application fee, or any portion thereof, be refunded for any costs incurred by the City and directly related to the review of the application, which may include, but is not limited to, review by City Staff or consulting professionals.

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Section 2.2.3(E) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.3 remains in full force and effect:

2.2.3 *Preapplication conference.*

(E) *Required information.* Applicants for required preapplication conferences shall provide a written description of the proposal to the LDR Administrator at least three business days in advance of the conference. The written description shall include, at a minimum, a description of the character, location, and magnitude of the proposed development, a concept or sketch plan (if applicable), information regarding the status of public facilities proposed to serve the development, basic environmental information, and any other information determined to be appropriate by the LDR Administrator.

Section 2.2.3(G) of the City's LDRs is created as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.3 remains in full force and effect:

2.2.3 *Preapplication conference.*

(G) *Preapplication Conference to be held prior to neighborhood meeting.* When a preapplication conference and a neighborhood meeting are both required for an application, the preapplication conference shall be held before the neighborhood meeting for the application.

Section 2.2.9(A) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.9 remains in full force and effect:

2.2.9 *Public notification.* All applications for development approval requiring public hearings shall comply with the Florida Statutes, Table 2.2-2, Timing of Required Notice, and the other provisions of this section with regard to public notification.

(A) *Content.* All notices for public hearings, unless expressly noted otherwise, whether done by mail (written notice), publication, or posting shall:

(1) *Application and applicant.* Identify the application ~~and date of filing,~~ and the name of the applicant or the applicant's agent (except posted notice).

Section 2.2.15(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.2.15 remains in full force and effect:

(B) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the development permit period by the applicant, and upon a showing of good cause, the decision-making body or LDR Administrator, as applicable to the original application approval, ~~(whoever approved the original application)~~ may grant one extension not to exceed six months; provided however, that if a different time frame is otherwise established within these LDRs for a specific development permit, such timeframe for the specific development permit shall apply. The development permit approval shall be deemed extended until the decision-making body or LDR Administrator has acted upon the request for extension. Failure to submit an application for an extension within the time limits established in the development permit, appeal, or by this section shall result in the lapse of approval.

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Section 2.4.9(G)(2) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.9(G) remains in full force and effect:

2.4.9 *Site plan.*

(G) *Expiration .*

(2) *Extension.* Upon written application submitted at least 30 days prior to the expiration of the permit period by the applicant and upon a showing of good cause, the PZB may grant one extension not to exceed ~~six~~ 12 months. The approval shall be deemed extended until the PZB has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the site plan void.

Section 2.4.10 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.10 remains in full force and effect:

2.4.10 *Subdivision.*

(B) *Applicability.*

(2) *Overview of development permits required.*

(b) For nonresidential subdivisions, an application for a site plan (subsection 2.4.9 of this section) approval may run concurrently with an application for construction plans or an application for a final plat. A nonresidential subdivision is not required to show the division of any land into lots or parcels, but shall show all streets and other required infrastructure improvements.

(3) *Exemptions.* The following development shall be exempt from the requirements of this section:

(a) *Subdivision into tracts.* Notwithstanding the requirements of Chapter 177, Florida Statutes, the ~~The~~ subdivision of land into two or more tracts of five acres in size or larger provided that no new streets or changes to existing street alignments are proposed, and provided that each tract meets the dimensional standards of these LDRs and has direct access to a public street.

(b) *Lot split.* A lot split, ~~or the~~consisting of a division of a ~~parent tract~~lot of record into no more than two lots, as long as the lot area complies with the dimensional standards of these LDRs. This exemption does not apply to lots within an existing platted subdivision.

(c) *Land for widening or opening streets.* The public acquisition by purchase of strips of land for the widening or opening of new streets.

(d) *Partition of land by court.* The partition of land by court decree.

(e) *Transfer by sale or gift.* The transfer of property without subdivision by sale, gift, succession, or for the purposes of dissolving tenancy in common among tenants.

(f) *Nonresidential and/or multifamily development.* A development consisting of multifamily, office, commercial, and/or industrial development requiring site plan review pursuant to section 2.4.9 of these LDRs, provided that such development would not result in the creation, relocation, or extension of any street. Such development shall comply with Chapter 177, Part I, Florida Statutes and shall not constitute a division, resubdivision, or combination/consolidation as defined in subsection 2.4.10(B)(1)(a) through (d). Site plans for such development shall indicate the location and specifications of all utility infrastructure, including but not limited to water, wastewater, and electrical facilities, serving the development. This exemption shall not preclude a developer from subdividing a multifamily, office, commercial, and/or industrial development pursuant to this section 2.4.10.

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(g) *Roadway improvement projects identified in Long Range Transportation Plan.* Roadway improvement projects involving the creation, relocation, or extension of a street or modifications to streets that are identified in the adopted City of Alachua Long Range Transportation Plan, provided however that when the roadway improvement will be performed by an entity other than the City of Alachua, Alachua County, or State of Florida, a surety device in accordance with Section 7.4, Improvement guarantees for public improvements, or Section 6.10, Improvement guarantees for private improvements, as applicable, shall be posted with the City to cover at least 125 percent of the estimated cost of all public or private improvements.

(~~g~~)(h) *Existing nonresidential and/or multifamily development.* Existing multifamily, office, commercial and/or industrial development when the development:

(1) Has received approval of a site plan pursuant to section 2.4.9 of these LDRs; and

(2) All public and private utility infrastructure approved by the site plan has been constructed; and

(3) All public utility infrastructure has been accepted by the applicable entity.

(E) *Preparation of plats.* All final plats shall be prepared by a surveyor registered in the State of Florida and preliminary plats and construction plans and specifications for required improvements shall be prepared by ~~a~~an engineer registered in the State of Florida. The subdivider shall present ~~a letter~~documentation to the LDR Administrator certifying that the subdivider has employed a registered surveyor and a registered engineer in the preparation of these documents.

(F) *Minor subdivision.*

(1) *Generally.* Excluding subdivisions exempted by Subsection 2.4.10(B)(3) of this section, Exemptions, minor subdivisions constitute:

(a) The subdivision of land into six or fewer lots, provided that:

(i) No new streets, alleys, or other public ways are created;

(ii) No changes are made to the existing rights-of-way of any streets, alleys or other public ways;

(iii) No new utilities are required to serve the subdivided land;

(iv) The division of land complies with the standards of Article 7, Subdivision Standards;

(v) No flag lot is created ~~in a residential district that is inconsistent with existing development patterns~~; and

(vi) The lots have direct access onto a public street that has been accepted for maintenance by the appropriate jurisdiction.

(b) Revisions of single lots within an existing platted subdivision.

(c) The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.

~~(d) The subdivision of land using the conservation subdivision option in the Agricultural (A) District in accordance with Section 7.9, Conservation subdivision.~~

(G) *Major subdivision.*

(2) *Preliminary plat.*

(h) *Expiration.*

(i) The approval of a subdivision preliminary plat shall expire at the end of 12 months from the date approval was granted by the City Commission unless the applicant has ~~received approval of~~submitted construction plans.

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(3) *Construction plans.*

(a) *Generally*. Within 12 months of the approval of the subdivision preliminary plat, Construction plans shall be ~~reviewed~~ submitted in accordance with this section. Construction plans are engineered drawings depicting the precise design, location, and profile of all public facilities proposed for development of the subdivision, including, but not limited to, streets, street markings, street signs, sidewalks, public pedestrian pathways or trails, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities.

(c) *Review and action by LDR Administrator*. The LDR Administrator shall review and take action on the construction plans in accordance with Section 2.2.13, Review by LDR Administrator ~~within 30 days of acceptance of a complete application~~.

(g) *Appeal to ~~City Commission~~Board of Adjustment*. A decision on construction plans may be appealed to the ~~City Commission~~Board of Adjustment in accordance with the procedures of ~~Subsection 2.4.9(I) of this section~~Section 2.4.20, *Appeal of interpretation or decision by LDR Administrator*.

Section 3.6.3(A)(5) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.6.3(A) remains in full force and effect:

3.6.3 *Additional standards for PD districts.*

(A) *PD-R, Planned Development-Residential District.*

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards~~, and Article 7, Subdivision Standards~~. All modifications to a development standard in Article 6 ~~or Article 7~~ shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Section 3.6.3(C)(5) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.6.3(C) remains in full force and effect:

3.6.3 *Additional standards for PD districts.*

(C) *PD-EC, Planned Development-Employment Center District.*

(5) *Development standards*. Unless otherwise specifically modified by a PD Master Plan, development in a PD-EC district shall comply with the applicable standards Article 6, Development Standards~~, and Article 7, Subdivision Standards~~. All modifications to a development standard in Article 6 ~~or Article 7~~ shall be consistent with this section, and shall be included as a part of the PD Master Plan.

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Section 3.6.3(D)(5) of the City's LDRs is created as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 3.6.3(D) remains in full force and effect:

3.6.3 *Additional standards for PD districts.*

(D) *PD-COMM, Planned Development-Commercial District.*

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards~~, and Article 7, Subdivision Standards~~. All modifications to a development standard in Article 6 ~~or Article 7~~ shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Table 4.1-1 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Table 4.1-1 remains in full force and effect:

Use Category/ Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
Animal shelter		S											S		P					A				4.3.3(C)(2)
Restaurant, with outdoor seating									S	S	S	P	P	P	~~S~~ P	P	S			A	A	A	A	4.3.4(A)(1)

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Table 4.4-1 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Table 4.4-1 remains in full force and effect:

Table 4.4-1. Table of Permitted Accessory Uses																									
A = Permitted Blank = Prohibited																									
Accessory Use Type	CSV	A	Residential								Business									Planned Development				Additional Require-ments
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	3	4	6	5	P	8	15														
Swimming pools, hot tubs, and ornamental ponds and pools		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	

Section 4.5.6(D)(4) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 4.5.6(D) remains in full force and effect:

4.5.6 *Specific regulations for certain temporary uses and structures.*

(D) *Sale/display of goods other than agricultural products.*

(4) *Duration; sales per year.*

(a) *Generally.* The temporary sale of nonagricultural products shall be allowed on an individual parcel or site for no more than ~~120~~ 90 total days per calendar year.

(b) *Sales products per site.* The number of temporary sales of products per site per calendar year shall not exceed ~~five~~ three.

Section 6.1.3(N) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.1.3(N) remains in full force and effect:

6.1.3 *General standards for off-street parking and loading.*

(N) *Large retail establishments.* Off-street surface parking serving a large retail establishment shall be located and configured in accordance with the standards of this section and Section ~~6.8.5~~6.8.3(D), Off-street parking.

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Section 6.1.4(B)(2) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.1.4(B) remains in full force and effect:

6.1.4 *Off-street parking standards.*

(B) *Amount required.*

(2) *Exceptions for certain zone districts.*

(a) ~~Notwithstanding the requirements of Subsection 6.1.4(B)(1) of this section, no~~ No parking shall be required for any uses and activities in the CSV district.

(b) ~~Notwithstanding the requirements of Subsection 6.1.4(B)(1) of this section, the~~ The minimum number of required off-street parking spaces shall be reduced by 50 percent in the CBD district. Uses in the CBD district are not precluded from utilizing the alternative compliance standards in Section 6.1.11.

(c) ~~Notwithstanding the requirements of Subsection 6.1.4(B)(1) of this section, no~~ No off-street parking shall be required for any use or activity existing on February 27, 2006. However, if a residential use existing at the time of February 27, 2006, is changed, then off-street parking shall be provided as required in accordance with this section. In addition, uses in buildings constructed after the effective date of these LDRs shall provide off-street parking as required in accordance with this section.

(d) Off-street parking shall not be required for new development, redevelopment, or additions to an existing development when the development, redevelopment, or addition is adjacent to Main Street and located between NW 150th Avenue and NW 145th Avenue, when it is demonstrated that no feasible option exists to provide off-street parking in accordance with Subsection 6.1.4(B)(1). When it is demonstrated that no feasible option exists to comply with the off-street parking standards established in Subsection 6.1.4(B)(1), but a fractional portion of the required off-street parking could be provided, the development, redevelopment, or addition to existing development shall provide such fractional portion of the off-street parking requirement.

Section 6.8.1(B) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.8.1 remains in full force and effect:

6.8.1 *Applicability.*

(B) *Exemptions.* Use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories are exempt from the requirements of this section, except when all of or a portion of a building utilized for such use is within 500 feet of the right-of-way of US Highway 441.

Section 6.8.3(A)(1) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 6.8.3 remains in full force and effect:

6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(A) *Facade and material design.*

(1) *Generally* . All facades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.3(~~B~~A)(2).

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Section 10.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 10.2 remains in full force and effect:

Animal husbandry, general use category means the active and ongoing propagation, rearing, exercising, feeding, milking, housing, controlling, handling or general care of living animals, including the raising and production of cattle (beef and dairy), pigs, mules, ducks, emus, horses, goats, llama, poultry, sheep and similar animal husbandry uses. Animal husbandry also includes the raising and production of aquatic or hydroponic plants and animals. See also Section 4.2.4(B).

Good cause means ~~as used in Section 2.4.14,~~ impediments to submission of a final development plan ~~such as~~ or delays in securing other permits ~~from other agencies~~ in a timely manner. The term "good cause" does not include adverse market conditions, delays in securing financing, or self-imposed hardships resulting from the actions or inaction of the developer.

Internet café/simulated gambling establishment means a building, edifice, structure, or location, along with its grounds, in which simulated gambling devices are used, operated, or stored, including but not limited to game rooms, arcades, internet cafes, internet centers or sweepstakes redemption centers. The definition does not include any establishment that is expressly permitted by state law, including but not limited to an "arcade amusement center" as defined in F.S. § ~~849.161~~ 546.10.

Outdoor storage means the keeping~~, in an unroofed area~~ of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. This shall not include the display of vehicles for sale in a new or used car sales lot. Such activities may be the principal use of the land where located or as an accessory use to another principal use.

DRAFT

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■**LETTERS TO THE EDITOR:** Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.
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INSIDE ALACHUA COUNTY TODAY...

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Jesse says, "It doesn't take a very big person to carry a grudge."

PENS:
Continued from page A1

Unused area transformed to aid agricultural students and their animals

hogs in the pens are Tony Myers and Olivia Beavers. Both students are in the sixth grade, are members of the High Springs FFA Chapter and are showing pigs for the first time at the Alachua County Youth Fair and Livestock Show in Gainesville. The Youth Fair is held at the Alachua County Fairgrounds during the first weekend in March.

During the year, each student is responsible for the care of maintenance of their animal. Both Myers and Beavers stated that what they have enjoyed most about this project is being solely responsible for their animal.

In addition, said Beavers, "One of the things I've learned raising my hog is that this responsibility is different than caring for a standard pet like a cat or dog." She does plan to show an animal at the fair again next year but may switch to showing cattle instead to broaden her horizons.

"When working with livestock, not everything goes as planned," said Myers. "You must be flexible in finding solutions to the problems you encounter." He also plans to show an animal at the next year's Youth Fair.

Both students are raising market hogs, which means they will be sold at auction at the upcoming fair. The money these students receive for selling their animal is often put toward the cost of purchasing a future animal or for future expenses like vehicles and college.

Having the opportunity to experience raising a farm animal first hand not only enhances the agriculture education they receive but will also provide them with many life skills.

"Raising animals teaches students valuable lessons on ethics, animal care, profit and loss, and many students use the money earned to contribute to their own college fund," said High Springs FFA Advisor Jessica Butts.

Butts said, "I am very pleased with the progress of our Ag program this year at High Springs Community School. Thanks to the FFA Chapter's Alumni, a generous donation from Kelly Barber of Edward Jones, and others we have transformed an unused area into four new pig pens."

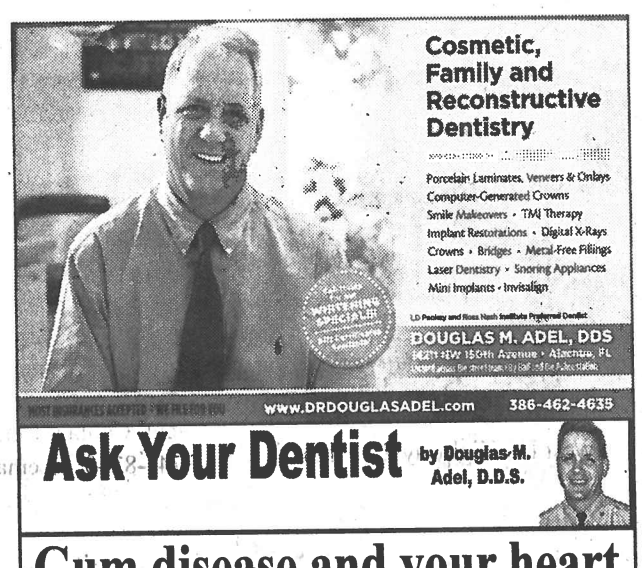
"These facilities allow students who are not able to raise an animal at home the opportunity to participate in raising swine for the Alachua County Youth Fair and Livestock Show. Before this addition we did not have a place to raise swine," she said.

Butts added, "We are very grateful to all the donors who helped to make this project happen.

"Our FFA Chapter has been growing and we are happy to be able to offer more opportunities to our members."

# # #

Email cwalker@alachuatoday.com



Ask Your Dentist

by Douglas M. Adel, D.D.S.

Gum disease and your heart

Q: Are there other reasons besides oral health for good dental practices?

A: Yes. For one thing, brushing and flossing your teeth could help lower your risk for heart disease. Gum disease, also called periodontal disease, is characterized by inflammation of the gums and a buildup of bacteria. The bacteria produce toxins that destroy the bone that supports teeth. It is possible for the bacteria to get into the bloodstream and settle on other parts of the body, including the blood vessels of the heart. This potentially fatal infection is called endocarditis. And it's a reason why the American Heart Association has had guidelines in place for decades for the administration of antibiotics prior to dental treatment for people who may be susceptible to the spread of bacteria. Research has shown that people with periodontal disease are twice as likely to suffer from coronary artery disease. Periodontal disease is painless and progresses slowly. The best way to keep from getting it and eliminating any possibility of the bacteria spreading is to practice good dental hygiene at home and visit your dentist regularly.

Obituary

Frederick Foster, Sr. "Whitey"

Family and friends will hold a celebration of life to remember Howard Frederick Foster Sr. "Whitey." A memorial for Mr. Foster will be held on March 25, 2018 at 2 p.m. at the home of Allan and Susan Mincey in Fort White, Florida , 263 S.W. Guernsey Way, Ft. White.

Friends and family are invited to share how their lives have been affected by Mr. Foster and how he played a major part in his grandchildren's and children's lives.

The celebration will be an opportunity for the military to honor him in a 21 gun salute as well as his family and friends to honor him by sharing their fondest memories. Howard will be greatly missed.

FOSTER

In lieu of flowers the family requests donations be made in his honor to: Canine Service Training Center, www.caninestc.com or call 307-254-4420.

Obituaries: Obituaries may be edited by *Alachua County Today* for style, space, and policy.

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on March 13, 2018, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 1.4.5, relating to the applicability of the City's LDRs for certain public infrastructure projects; amending Section 1.7.7, relating to requirements to amend the Comprehensive Plan Future Land Use Map Designation and zoning designation on annexed lands and clarifying current regulations pertaining to Comprehensive Plan Amendments and Site-Specific Amendments to the Official Zoning Atlas for annexed lands; amending Section 2.2.2(C)(3), relating to development application fee refunds; amending Section 2.2.3(E), relating to the required notice and content of requests for preapplication conferences; creating a new Section 2.2.3(G), relating to the timing of preapplication conferences and neighborhood meetings; amending Section 2.2.9(A), relating to the requirements for public notices; amending Section 2.2.15(B), relating to the applicability of time frames for development permit extensions; amending Section 2.4.9(G)(2), relating to extension periods for site plan permits; amending Section 2.4.10, relating to the review procedures and requirements for roadway improvement projects identified in the City's Long Range Transportation Plan (LRTP); permitting applications for site plans to be reviewed concurrently with applications for final plats; clarifying existing requirements concerning the preparation of plats; revising the requirements for minor subdivisions; revising the applicability and review procedures for subdivisions using the conservation subdivision option; revising requirements for the submittal and approval of construction plans; and amending the review period for construction plans; amending Sections 3.6.3(A)(5), 3.6.3(C)(5), and 3.6.3(D)(5) for internal consistency; amending Section 4.1.2 and Table 4.1-1, related to the zoning districts in which animal shelters and restaurants with outdoor seating are permitted uses; amending Section 4.4.2(D)(2) and Table 4.4-1, relating to the zoning districts in which swimming pools, hot tubs, and ornamental ponds and pools are permitted as accessory uses; amending Section 4.5.6(D)(4) for internal consistency; amending Section 6.1.3(N) for internal consistency; amending Section 6.8.1(B), relating to exemptions from the design standards for business uses for use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories when located within 500 feet of US Highway 441; amending Section 6.1.4(B)(2), relating to exceptions from off-street parking requirements; creating a new Section 6.1.4(B)(2)(d), relating to off-street parking requirements for development in a defined area along Main Street; amending Section 6.8.3(A)(1) to correct a scrivener's error; and amending Section 10.2, to amend the definitions of "animal husbandry", "good cause", "internet cafe", and "outdoor storage".

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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