



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 13, 2016
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan for three (3) ±42,460 square foot buildings, with associated parking, utilities, and supporting site improvements

APPLICANT/AGENT: Randall S. Olney, P.E., Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: Alachua Foundation Park Holding Company, LLC
University of Florida Foundation, Inc.

LOCATION: Northeast of the intersection of NW US Highway 441 and NW 119th Terrace; Southeast of the intersection of CR 2054 (also known as Rachael Blvd.) and NW 119th Terrace

PARCEL ID NUMBERS: 03191-010-001 and 03191-011-000

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

ACREAGE: ±14.53 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the five (5) 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 five (5) conditions provided in Exhibit "A" and located on page 21 of the December 13, 2016, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed site plan is a request by Randall S. Olney, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for the construction of three (3) ±42,460 square foot buildings, with associated parking, utilities, and supporting site improvements. Future tenants of the proposed buildings are anticipated to be businesses operating in the research and development field. Such uses primarily consist of laboratory and office space.

The southwestern portion of the subject property is presently developed with a ±42,460 square foot building and associated site improvements. The Site Plan for this portion of the subject property was approved by the Planning & Zoning Board in December 2014, and at the time the development was known as “Alachua Research Park”. The three (3) proposed buildings would be architecturally similar to the existing building on the subject property, and the overall layout of the site would be similar to the layout of the developed portion of the site.

The applicant has identified three “pods” on the proposed Site Plan – Pod A; Pod B; and Pod C. Development of each pod is proposed to occur sequentially (i.e., Pod A, followed by Pod B, followed by Pod C), with site improvements, including parking, landscaping, utilities, and other supporting improvements, to be provided for each pod at the time of its development. In accordance with Section 2.4.9(G) of the City’s Land Development Regulations (LDRs), all proposed buildings would be required to obtain approval of a building permit for each building within three (3) years of the date of the approval of the Site Plan.

The subject property is ±14.53 acres in area and is located northeast of the intersection of NW US Highway 441 and NW 119th Terrace, east of the Santa Fe College – Alachua Campus, south County Road 2054 (Rachel Boulevard), west of the State of Florida Building, and north of Progress Park. Access to Pod A would be provided by an existing connection to NW 119th Terrace. An additional street stub to NW 119th Terrace would be constructed as part of Pod A improvements. The stub would align with the northern ingress/egress to the Santa Fe College Perry Center, and would serve future development of the subject property that would occur at the time Pod B is developed.

The proposed development will convey the development’s stormwater runoff to an existing stormwater basin located west of the Santa Fe College Perry Center. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF would be removed at the time of the development of Pod C.)

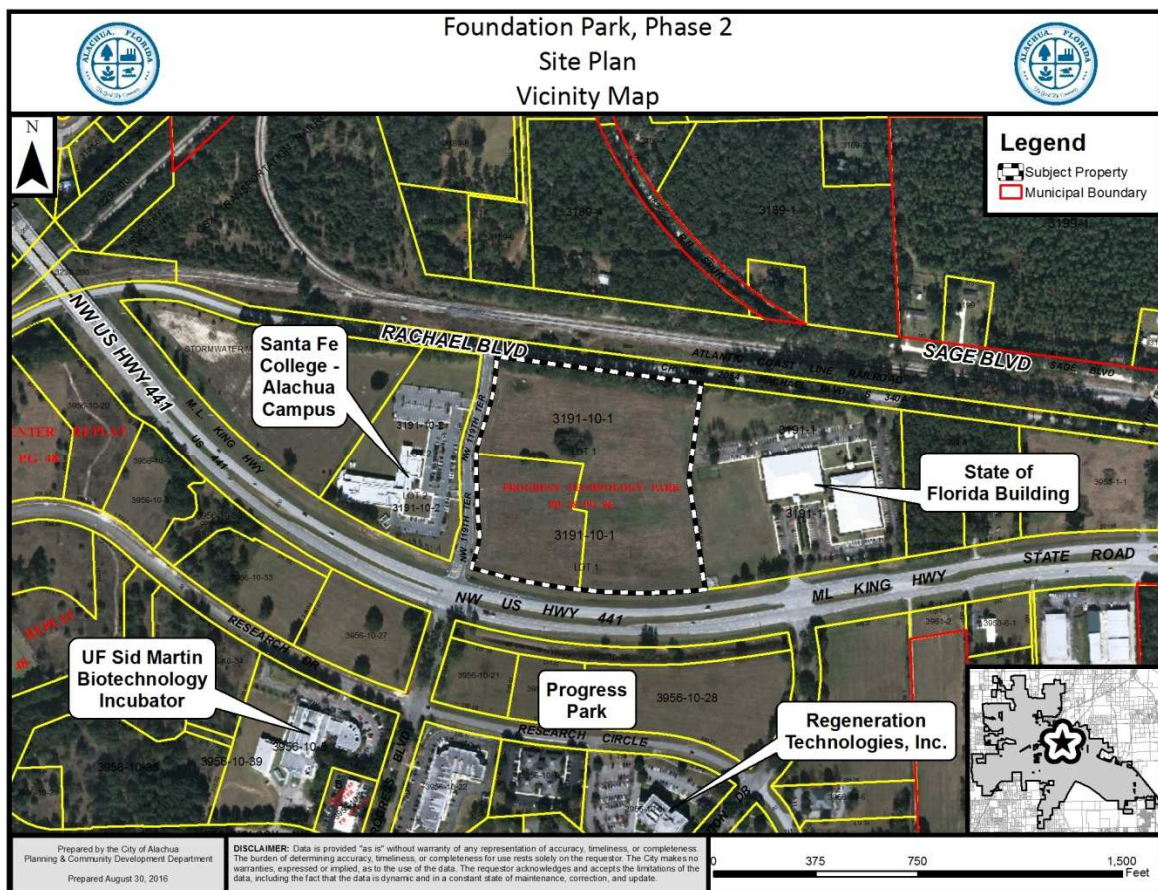
SURROUNDING USES

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	County Road 2054 (Rachel Blvd.); CSX Right of Way	N/A	N/A
South	NW US Highway 441; Progress Park	Industrial	Planned Unit Development (PUD)
East	State of Florida Building	Industrial	Light & Warehouse Industrial (ILW)
West	Santa Fe College – Alachua Campus (Perry Center)	Industrial	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 August 9, 2016, at the Santa Fe College Perry Center, located at 14180 NW 119th Terrace. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by two (2) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

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.

Vision Element

GOAL 1: 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.

Evaluation and Findings of Consistency with Goal 1: The proposed development would provide for the expansion and further growth of the City's established biotechnology industry.

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.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.

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Size of building	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits research and development uses. The proposed buildings would be consistent with the provisions of Policy 1.5.a.3., which states that buildings used for research and development cannot exceed 150,000 square feet in area.

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 each pod of the proposed development would comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the entire development (i.e., of all pods), approximately 36.3% of the subject property would consist of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e: Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Evaluation and Findings of Consistency with Policies 2.4.c – e: The Site Plan shows 56 regulated trees and 7 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. Mitigation for trees proposed for removal is provided in accordance with the applicable provisions of the City's LDRs. For further analysis, please reference to the section of this report pertaining to compliance with the LDRs.

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 entire development (i.e., of all pods), the subject property would include 5.28 acres of open space (36.3% of the site), exceeding 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.

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 would connect to potable water and wastewater facilities.

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 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).
- 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.

- 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.

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

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main 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 1.2.a: The proposed development is located within the City's utility service area and would connect to the City's wastewater system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
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.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The proposed development would convey the development's stormwater runoff to an existing stormwater basin located west of Santa Fe College's building. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF would be removed at the time of the development of Pod C.)

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 utility service area and would connect to the City's potable water system.

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 does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore would encourage development practices which provide for the protection of native communities and ecosystems.

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.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. 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. The subject property is not located within or adjacent to a Strategic Ecosystem.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development would not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

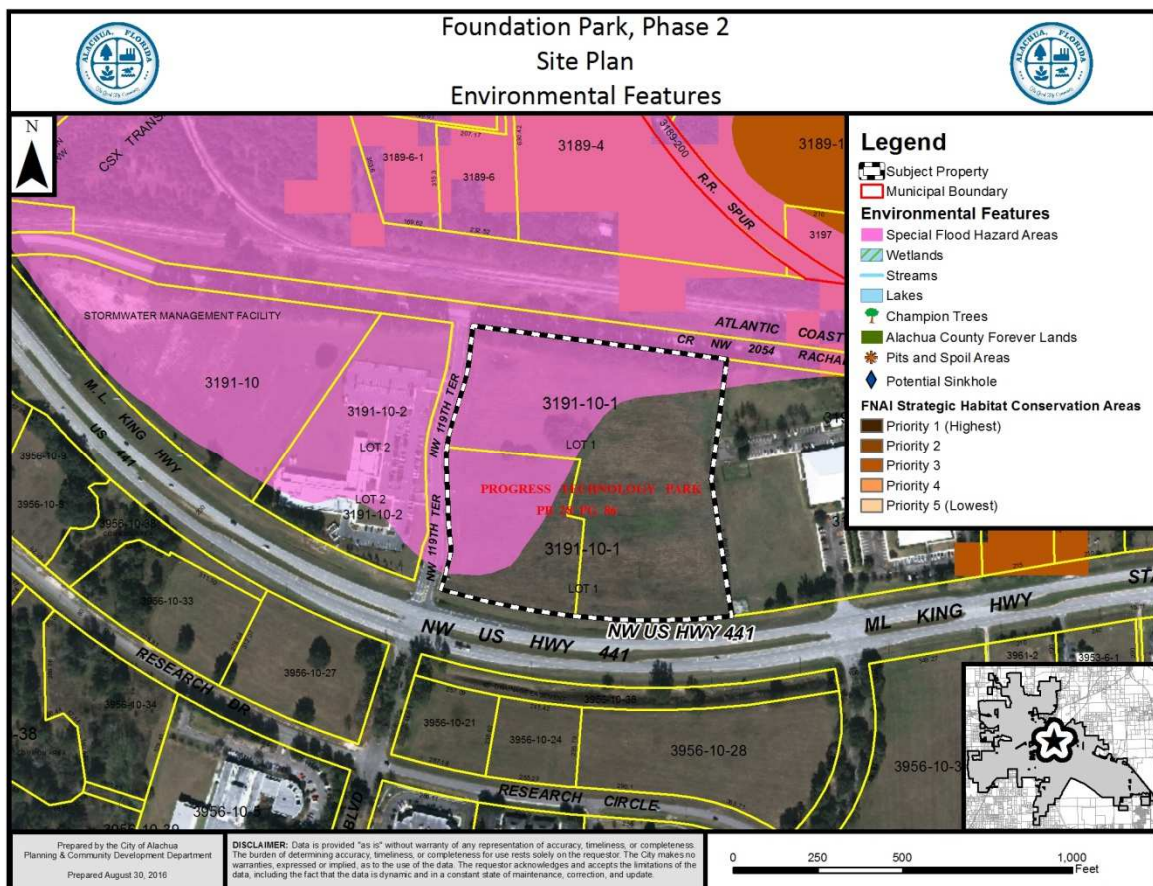
Regulated Plant & Animal Species

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 the subject property. The property does not contain any areas identified within the PNA data layer. 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.

Map 2. Environmental Features



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.

Apopka Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid in the sandy surface and subsurface layers and moderate in the loamy subsoil. This soil type is not identified as posing any limitations for small commercial buildings.

Norfolk Loamy Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

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) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.)

Section 6.9.4(C)(7)(a) of the City's LDRs states, "No encroachments, including fill material or structures, shall be located within areas of special flood hazard unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles..."

The applicant has provided a memorandum from Randall S. Olney, P.E., of Causseaux, Hewett, & Walpole, Inc., dated October 5, 2016, to address compliance with Section 6.9.4(C)(7)(a). This memorandum notes that the project site is served by an existing stormwater management facility, which was designed to accommodate development of the subject property. In addition, the memorandum references the approved plans for the modified flood plain, which were prepared by eda engineers – surveyors – planners, inc. (formerly known as Eng, Denman, and Associates, Inc.), and the stormwater report for the existing stormwater management facility that would serve the proposed development. The memorandum provides a certification by the project engineer that any proposed fill and the proposed structures for the project will not increase the water surface elevation of the base flood plain by more than one foot at any point within the City.

The modified flood plain elevation, as shown on the approved plans of the modified flood plain and on Sheet C0.01 of the Site Plan, is 71.90 feet. Additionally, no portion of the modified flood plain is located within the subject property. The lowest finished floor elevation (FFE) of the proposed buildings is 75.0 feet, which is greater than one (1) foot above the elevation of the modified flood plain.

Evaluation: The proposed buildings are located outside of the modified flood plain, and the FFE of each building will be greater than one (1) foot above the elevation of the modified flood plain, in accordance with Section 6.9.3(C)(3) of the LDRs. The applicant's engineer has certified that the project would not increase the water surface elevation of the base flood more than one foot at any point within the City.

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

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: 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, therefore, there are no issues related to wellfield protection.

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). The site plan proposes the construction of three (3) ±42,460 square foot buildings which are intended to be utilized for research and development. Article 10 of the City's LDRs defines "Light Manufacturing" as follows: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration.

Examples include, but are not limited to: ... **research, development**, testing facilities and **laboratories**..." (emphasis added). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

(3) Zone District Use-Specific Standards

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

Evaluation & Findings: The use type proposed by the development is the "light manufacturing" use type. There are no Use-Specific Standards which apply to the "light manufacturing" use type.

(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.

The Site Plan shows 56 regulated trees and 7 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. The number of trees proposed for removal requires 223 trees to be planted to mitigate for those proposed for removal.

The Site Plan proposes to provide a total of 45 replacement trees on-site to partially mitigate for those proposed for removal. The applicant requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the City's LDRs for those trees that cannot be accommodated through on-site mitigation due to the location of the proposed buildings, parking, and code-required tree plantings. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The request to provide off-site mitigation, and the fee to be paid for off-site mitigation, was presented to and approved by the City Commission at its November 28, 2016 meeting. In accordance with Section 6.2.1(D)(7)(d) of the City's LDRs, Resolution 17-03 requires the fee for off-site mitigation to be paid to the City prior to the issuance of a building permit for new construction. A condition proposed by Staff requires the applicant to provide off-site mitigation in accordance with Resolution 17-03.

(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: The subject property was previously platted, and consists of Lot 1 of Progress Technology Park. This portion (Lot 1) of Progress Technology Park was vacated by Resolution 17-01, adopted by the City Commission on October 10, 2016.

The plat of Progress Technology Park was approved by the City in 2010, and was necessitated by the development of Santa Fe College's Perry Center for Emerging Technologies (the "Perry Center"), which is located on Lot 2 of Progress Technology Park. Since the lands were platted in 2010 and the development of the Perry Center occurred, the City's LDRs were amended to exempt certain development from the subdivision review process. This exemption, provided in Section 2.4.10(B)(3)(f) of the LDRs, provides an exemption from subdivision review for the development proposed by this Site Plan.

The proposed development complies with the applicable standards of Section 2.4.10(B)(3)(f) and Article 7, Subdivision Standards. Therefore, subdivision of the subject property is not required.

(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 Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (from NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
N/A	CR 2054 (East Segment) (from SR 235 to US 441)	2/U	County Maintained Collector	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) 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 Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Research and Development Center (ITE Code 760)	1,033 (516/517)	155 (135/20)	136 (20/116)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 8.11 trips per 1,000 square feet x 42,460 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 42,500 square feet (87% entering/13% exiting); PM Peak Hour – 1.07 trips per 1,000 square feet x 42,500 square feet (15% entering/85% exiting.)

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	CR 2054 East ¹
Average Annual Daily Trips		
Maximum Service Volume ²	35,500	14,580
Existing Traffic ³	17,295	2,161
Reserved Trips ⁴	1,432	431
Available Capacity ⁴	16,773	11,988
Increase/Decrease in Daily Trips Generated by Development ⁵	775	258
Residual Capacity After Development's Impacts⁶	15,998	11,730

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 October 2016 Development Monitoring Report.
⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%.
⁶ 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 (16) ¹	CR 2054 East ¹
PM Peak Hour Trips		
Maximum Service Volume ²	3,200	1,314
Existing Traffic ³	1,643	205
Reserved Trips ⁴	164	66
Available Capacity ⁴	1,393	1,043
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	102	34
Residual Capacity After Development's Impacts⁶	1,291	1,009

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 October 2016 Development Monitoring Report.
⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%.
⁶ 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 segments identified above. 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	1,190,000
Reserved Capacity ²	112,897
Available Capacity	997,103
Projected Potable Water Demand from Application ³	19,110
Residual Capacity	997,993
Percentage of Permitted Design Capacity Utilized	57.48%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2016. ² City of Alachua October 2016 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 127,380 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. The impacts that would be generated by the development are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,230,000
Less Actual Treatment Plant Flows ¹	615,000
Reserved Capacity ²	73,307
Available Capacity	811,693
Projected Sanitary Sewer Demand from Application ³	19,110
Residual Capacity	792,583
Percentage of Permitted Design Capacity Utilized	47.16%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2016. ² City of Alachua October 2016 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 127,380 square feet.	

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,152	7,145.24
Reserved Capacity ²	4,928.41	899.43
Demand Generated by Application ³	1,528.80	279.01
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, January 15, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,788 persons x 0.73 tons per person per year).		
2 City of Alachua October 2016 Development Monitoring Report.		
3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
4 New River Solid Waste Facility, March 2016.		

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. The impacts that would be generated by the development are therefore 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
FOUNDATION PARK – PHASE 2
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements and Drainage Easements as depicted on the Site Plan. Public Utilities Easements and Drainage Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements and Drainage Easements.
2. The applicant agrees to provide off-site tree mitigation in accordance with Resolution 17-03 of the City of Alachua, and in accordance with the calculation of the fee for off-site mitigation as provided within a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc., dated October 10, 2016. The fee for off-site mitigation shall be paid to the City prior to the issuance of a building permit for any new construction for any development associated with this Site Plan and final development order.
3. 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 October 24, 2016.
4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
5. The applicant agrees that Conditions 1 – 4 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 – 5 as stated herein.

**EXHIBIT “B”
TO
FOUNDATION PARK – PHASE 2
SITE PLAN
STAFF REPORT**

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