

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Alachua Market Place

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: Hipp Investments, LLC.

AGENT: Sergio Reyes, PE, eda engineers-surveyors-planners, inc.

DRT MEETING DATE: September 22, 2014

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: Gateway Overlay District (parent parcel – development area outside Gateway)

DEVELOPMENT AREA ACREAGE: ±12.73 acres

PARCEL: A portion of 03053-001-001

PROJECT LOCATION: Northwest of the intersection of NW US Highway 441 and NW 167th Boulevard

PROJECT SUMMARY: A request for a Site Plan for a new ±56,000 square foot building (±45,600 square foot grocery store, ±6,500 square foot retail, and ±3,600 square foot restaurant) with associated drainage, paving, grading, and utility 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 4:00 PM on Monday, October 6, 2014.



Deficiencies to be Addressed

Needed Fire Flow

1. The applicant must demonstrate how the minimum needed fire flow required for the development shall be provided.

Gateway Overlay District [Section 3.7.2(C)]

2. Section 3.7.2(C) establishes the Gateway Overlay District. Tax Parcel 03053-001-001 is located in part in the Gateway Overlay District, however, the property subject to this site plan is not within the Gateway Overlay District. Section 3.7.2(C)(2)(b) states that the standards of the Gateway Overlay District apply to the entire parcel when all or a portion of the parcel is located within the Gateway Overlay District. Based upon the preceding, the property subject to this site plan is subject to the provisions of the Gateway Overlay District, unless the property is split to create a new parcel consisting of only the property subject to this site plan. The applicant must either:
 - a. Revise the design of the structure and site to comply with the development standards of the Gateway Overlay District as provided in Section 3.7.2(C)(5); or,
 - b. Identify an applicable exemption from the subdivision standards provided in Section 2.4.10 and submit a request for a Lot Split.

Large-Scale Retail Design Standards [Section 6.8.3]

3. *Façade & Material Design [Section 6.8.3(A)]*:
 - a. Section 6.8.3(A)(1) requires all facades facing a street and lands containing existing residential uses to meet the standards provided in Section 6.8.3(A)(2), which relate to glazing, façade massing, colors, roof line changes, and prohibited materials. In order for the right and rear elevations to not be required to meet the design standards provided in Section 6.8.3(A)(2), the applicant must provide sufficient screening/buffering/fencing along NW 167th Boulevard and the north property line to effectively screen the right and rear elevations of the building such that it will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. To provide sufficient screening, a fence or wall with a minimum height of 6'-8' is suggested.
 - b. Section 6.8.3(A)(2)(a)(ii) states that for the purposes of glazing, the ground floor façade area of single story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof, parapet, or wall of the façade. Sheet A003 calculates the area of the front façade using the façade length and roof height, however, the referenced section requires the calculation to utilize the area of parapets and roofs extending above the height of the wall. Including the area of walls and parapets extending above the roof height increases the area to approximately 6,723 square feet. Revise the calculation of the ground floor façade area to include all area of the front façade, including the area of walls and parapets extending above the roofline.

- c. Section 6.8.3(A)(2)(a)(iii) provides for a reduction in glazing from 30% to 20% when the façade incorporates a minimum of 20% of defined architectural elements (such as a natural brick product) and increased design features at customer entrances. In addition to this reduction, Section 6.8.3(A)(2)(a)(iv)(d) provides for a further reduction in glazing by 5% when the façade incorporates a corresponding increase in the percentage of architectural elements (i.e., natural brick product) in addition to the minimum required (20%) as an alternative to the minimum glazing standard. Sheet A003 indicates that the front façade provides 20% glazing and 23% cultured brick veneer. Based upon the preceding comment related to the calculation of the area of the front façade, the percentage of glazing provided is approximately 15.82% and the percentage of veneer provided is approximately 17.79%. In addition, it does not appear that the plans provide the minimum six (6) design features at the customer entrance as required by the glazing alternative requirements.
 - i. Revise the plans:
 - 1. To provide a minimum 20% glazing and 20% veneer utilizing the correct ground floor façade area; or,
 - 2. To provide no less than 15% glazing with a corresponding increase in the percentage of veneer (plus the minimum 20%) to the amount of glazing area which is less than 20%.
 - ii. Identify the six (6) design features provided in Section 6.8.3(C)(2) which are incorporated into the design.
- d. Section 6.8.3(A)(2)(b) requires the front façade to incorporate wall offsets at least two feet in depth a minimum of every 40 feet. The dimension plans/architectural plans do not provide sufficient detail to demonstrate compliance with the aforementioned provisions. Revise the dimension plan sheets/architectural plan sheets:
 - i. to demonstrate compliance with the aforementioned provisions: or,
 - ii. to demonstrate compliance with the offset alternatives as provided in Section 6.8.3(A)(2)(b)(ii) which require: (1) façade color changes corresponding to the dimensional standards of the offset requirements; (2) pilasters having a minimum depth/width of 1 foot and a minimum height of 80% of the façade's height; and/or (3) roofline changes when coupled with corresponding façade material changes.
- e. Section 6.8.3(A)(2)(d) requires façade colors that are low reflectance, subtle, neutral, and/or earth tones. High-intensity, bright, metallic, or black/fluorescent colors are prohibited except for in building trim. Provide architectural plans which demonstrate compliance with the provisions of the aforementioned section.
- f. Section 6.8.3(A)(2)(e) prohibits smooth-finished concrete block when visible from a street or existing residential uses. The plans do not sufficiently demonstrate how the right and rear elevation will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. Provide sufficient screening/buffering/fencing along NW 167th Boulevard and the north property line to effectively screen the right and rear elevations of the building such that it will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. To

provide sufficient screening, a fence or wall with a minimum height of 6'-8' is suggested.

4. *Roofs [Section 6.8.2(B)]:*

- a. Section 6.8.3(B)(2) requires that when a flat roof is used, parapet walls with three-dimensional cornice treatment conceal the roof. The cornice must project a minimum of eight inches from the parapet façade plane. The architectural plans do not provide for the concealment of the roof using a parapet with cornice along the right elevation, rear elevation, and a majority of the left elevation. Revise the architectural plans to provide for the concealment of the roof using a parapet with cornice meeting the provisions of the aforementioned section.
- b. Section 6.8.3(B)(3) requires all roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations to be located on the rear elevation or screened with a parapet wall having a three-dimensional cornice treatment so as to have minimal visual impact as seen from a public street and lands containing existing residential uses. Mechanical equipment is shown on Sheet A003 throughout the left elevation and rear elevation. Revise the architectural plans to either locate roof-based mechanical equipment to the rear elevation or to screen with a parapet wall with cornice to reduce its visual impact from NW 167th Boulevard and existing residential uses to the north of the subject property.

5. *Off-Street Parking [Section 6.8.3(D)]:*

- a. Section 6.8.3(D) requires that no more than 50 percent of the required off-street parking (for the retail sales & services use greater than 20,000 square feet in area) be located between the building's primary façade and the street it fronts. The use requires a minimum of 183 parking spaces, therefore, no more than 92 parking spaces dedicated to this use may be located between the use's primary façade and the street it fronts. Currently, 175 parking spaces are located in front of this use's primary façade and the street it fronts. 75 parking spaces are required for the retail/restaurant component of the development. In order to comply with the provisions of Section 6.8.3(D), the applicant must reduce the number of parking spaces in front of this use's primary façade by at least 8 parking spaces (175 spaces – 75 parking spaces (maximum number for retail/restaurant use) = 100 spaces for large retail use located in front of its façade; 92 maximum permitted; 100 spaces – 92 = 8 parking spaces.)

6. *Pedestrian Circulation [Section 6.8.3(E)]:*

- a. Section 6.8.3(E)(2) requires compliance with the provisions of Section 7.3.2(C), which requires all nonresidential developments to provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk network, with one additional connection required for each additional five acres of development area. Based upon the preceding, the development is required to provide four (4) connections to the adjacent sidewalk network (1 connection + 3 (12.73 acres / 1 connection per 5 acres) = 4 connections required.) See Sheet C0.20 of the redlined plan set for potential configurations. (Note that Section 6.8.3(E)(3)

requires connection to both US Highway 441 and NW 167th Boulevard.) Dimension the width of sidewalks to demonstrate compliance with Section 7.3.2(B) (minimum 5' width.)

- b. Section 6.8.3(E)(4) requires that all internal pedestrian walkways be distinguished from driving surfaces through the use of specified materials which include pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety. Revise the plans to provide internal pedestrian walkways which comply with the design requirements and provide detail within the plan set demonstrating compliance with the materials requirements aforementioned section.

Design Standards for Business Uses [Section 6.8.2]

7. Façade and Material Design [Section 6.8.2(A)]:

- a. Section 6.8.2(A)(2)(a) requires a minimum of 20% glazing of the ground floor façade area when it faces a street or publicly accessible parking area which is part of the development and consists of 15% or more of the required off-street parking, and a minimum of 15% glazing of the ground floor façade area when the façade faces lands containing residential uses. Provide a calculation of the overall ground floor façade area of the retail building and a calculation of the glazing of the ground floor façade area for the front elevation and south elevation, and demonstrate how the rear elevation shall not be visible from residential areas to the north.
- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to incorporate wall offsets at least two feet in depth a minimum of every 30 feet. Each required offset must have a minimum width of 10 feet. The dimension plans/architectural plans do not provide sufficient detail to demonstrate compliance with the aforementioned provisions. Revise the dimension plan sheets/architectural plan sheets:
 - i. To demonstrate compliance of the front and right elevations of the retail building with the aforementioned provisions: or,
 - ii. To demonstrate compliance of the front and right elevations of the retail building with the offset alternatives as provided in Section 6.8.2(A)(2)(b)(ii) which require: (1) façade color changes corresponding to the dimensional standards of the offset requirements; (2) pilasters having a minimum depth/width of 1 foot and a minimum height of 80% of the façade's height; and/or (3) roofline changes when coupled with corresponding façade material changes.
- c. Section 6.8.2(A)(2)(d) prohibits exposed smooth finished concrete block when visible from a street or lands with a residential use. The plans do not sufficiently demonstrate how the rear elevation of the retail building will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. Provide sufficient screening/buffering/fencing along NW 167th Boulevard and the north property line to effectively screen the rear elevation of the retail building such that it will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. To provide sufficient screening, a fence or wall with a minimum height of 6'-8' is suggested.

- d. Section 6.8.2(A)(3) requires mechanical equipment to be fully concealed from visibility from a street or existing residential uses. Address how mechanical equipment located on the rooftop of the retail building will be fully concealed from visibility from NW 167th Boulevard and the existing residential uses to the north of the subject property.

Landscaping/Screening Standards

8. *Site Landscaping [Section 6.2.2(D)(1)]:*

- a. The site landscaping calculations utilizes an area of 10.3 acres, however, the legal description indicates that the property's area is 12.73 acres.
 - i. Revise 30% landscaped area calculations accordingly;
 - ii. Revise the site landscaping calculations accordingly; and,
 - iii. Provide additional site landscaping as necessitated (and further described below.)
- b. Section 6.2.2(D)(1)(c)(ii) requires 6 understory trees per acre, with 25% planted to each side of the structure. Based upon the preceding and the site's acreage, 19 understory trees are required on each side of the structure. The landscape plan provides 5 understory trees west of the structure. The plans must be revised to:
 - i. Provide 14 additional understory trees to the west of the structure; or,
 - ii. Identify 14 existing understory trees which may be credited toward the site landscaping requirement pursuant to Section 6.2.2(D)(4); or,
 - iii. A combination thereof.
- c. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure. A row of shrubs has not been provided along the east building façade as required by the referenced section. Provide a row of shrubs along the east building façade (location noted on redlined plans.)

9. *Parking Lot Interior Landscaping [Section 6.2.2(D)(2)]:*

- a. Section 6.2.2(D)(8)(b)(iv) requires shrubs which are upright in nature to be a minimum of 24 inches in height at time of planting, and shrubs which are spreading in nature to be a minimum of 18 inches in diameter at the time of planting. ONLY shrubs meeting these requirements may be accounted to meeting the minimum parking lot interior landscape standards (groundcover material does not meet this requirement.) Revise interior parking area landscape calculations to consider only shrubs which shall meet the minimum size requirements as provided in the referenced section.
- b. Section 6.2.2(D)(2)(a)(iii)b. requires shrubs at a rate of 10 shrubs per canopy or understory tree required within for parking lot interior landscaping. The proposed development requires 680 shrubs within the parking lot interior area, however, only 373 shrubs are provided (ground cover appears to have been included in the number of shrubs provided; ground cover materials do not meet the requirements for material height/diameter as a shrub.) Revise the plans to provide the minimum number of shrubs within the parking lot interior area. It may be possible to achieve this by massing shrubs around trees in landscape islands where no shrubs are currently proposed, and/or by

changing the landscape material in certain landscape islands (from a material which does not meet the height/diameter requirements of Section 6.2.2(D)(8)(b)(iv) to a material which does meet its requirements.)

10. Parking Lot Perimeter Landscaping [Section 6.2.2(D)(2)(b)]:

- a. Parking lot perimeter landscaping is required along the perimeter of all parking spaces and drive aisles which are part of the parking area. Parking lot perimeter landscaping has not been provided in certain areas, specifically the southeast corner of the parking lot area and the ingress/egress connection to NW 167th Boulevard southeast of the building. Provide parking lot perimeter landscaping in the noted areas (see redlined plans.)

11. Perimeter Buffer [Section 6.2.2(D)(3)]:

- a. The north perimeter buffer requires 23 canopy trees (2 canopy trees every 40 linear feet, 450 linear feet, 22.5 trees required, round to 23.) The plans currently state that 22 trees are required. Revise accordingly.
- b. The development is required to provide a Type "D", 15 foot perimeter buffer between the development and the adjacent residential area to the north. The applicant has selected "Option 1", which requires 2 canopy trees every 40 linear feet plus an evergreen hedge. Pursuant to Section 6.2.2(D)(3)(e)(i), perimeter buffers must be located along the outer perimeter of the parcel extending from the parcel boundary line or right-of-way line. 23 canopy trees are required, however, there are only 14 canopy trees located along the 15 foot perimeter buffer along the north property line. Provide an additional 9 canopy trees and a continuous evergreen hedge within the north perimeter buffer.
- c. A Type B, 7.5 foot perimeter buffer is required along the eastern property line. It appears that the plans provide sufficient landscaping to meet the buffer requirements, however, calculations must be provided within the perimeter buffer landscape requirements table.
- d. The perimeter buffer landscape requirements table appears to list the western perimeter buffer as the eastern perimeter buffer. Revise accordingly. (Note: a Type C, 10 foot buffer is required on the west perimeter, as opposed to a Type D buffer.)
- e. The perimeter buffer landscape requirements table states that the buffer length of the western perimeter buffer is 790 feet, however, the length of the west property line is 1,000 feet.
 - i. Revise the length of the buffer;
 - ii. Revise the landscaping calculations for the western perimeter buffer; and,
 - iii. Provide additional landscaping material as necessitated along the west property line.

12. Plant Size [Section 6.2.2(D)(8)]:

- a. Section 6.2.2(D)(8)(b)(ii) requires canopy trees to be a minimum of eight feet in height. Article 10 of the LDRs defines a canopy tree as any tree achieving a height of 30 feet or greater at maturity. The plant schedule on Sheet LS-2 notes the minimum height of one canopy tree species - Alta Magnolia - as 6 feet.

Revise the landscape plan to comply with the provisions of the referenced section.

- b. Section 6.2.2(D)(8)(b)(iv) requires shrubs which are upright in nature to be a minimum of 24 inches in height at time of planting, and shrubs which are spreading in nature to be a minimum of 18 inches in diameter at the time of planting. Revise the shrubs which are required to meet the minimum landscaping standards to comply with the provisions of the referenced section.

13. Arterial Screening [Section 6.2.3(B)]:

- a. The subject property has frontage along US Highway 441 from the west property line of Tax Parcel 03053-001-003 to the east property line of Tax Parcel 03052-000-000, which is a distance of approximately 380 feet. The development must provide arterial screening along the parcel's frontage of US Highway 441. Provide arterial buffer screening in accordance with Section 6.2.3(B).

14. Service Area Screening [Section 6.2.3(C)]:

- a. Service areas must be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque barrier and attaining a minimum height of six feet within three years of planting. Provide screening materials around the entire perimeter of the paved service area located at the rear of the building, or demonstrate how the service area screening requirements are achieved through other on-site screening methods of the area (such as a fence/wall located on the north and west property lines.)

15. Other Landscaping/Screening Comments

- a. See redlined plans for additional miscellaneous comments.

Parking/Traffic/Circulation Standards [Section 6.1]

16. Bicycle Parking [Section 6.1.4(D)]:

- a. Sheet C0.00 notes that bicycle parking is required for the development, however, the plans do not provide bicycle parking. Section 6.1.4(D) requires bicycle parking to be within 50 feet of the front façade, near the main entrance (if feasible), and out of vehicular and pedestrian travel ways. Provide bicycle parking on the plans in accordance with the provisions of Section 6.1.4(D).

17. Off-Street Loading Standards [Section 6.1.5]

- a. Table 6.1-2 requires two (2) off-street loading spaces for a use which is 25,000 square feet or greater in area but less than 60,000 square feet in area. Dimension the two (2) required off-street loading spaces which meet the minimum dimensional criteria provided in Section 6.1.7(B) (12' x 30', 14' vertical clearance.)
- b. Section 6.1.5(B) requires off-street loading spaces which are directly accessible without entering any other required off-street loading space and arranged for

convenient and safe ingress and egress. Provide AutoTurn diagrams which demonstrate:

- i. Safe and adequate on- and off-site circulation patterns for delivery vehicles from US Highway 441 to the delivery zone north of the proposed building; and,
 - ii. Delivery vehicles are able to access each off-street loading space without entering the second off-street loading space.
- c. Table 6.1-2 requires at least one (1) off-street loading space for retail uses over 5,000 square feet in area. Provide a note on the site plan that an off-street loading space shall be designated at the time of building permit review should a single tenant within the retail building exceed 5,000 square feet in area.

18. Vehicle Stacking Spaces [Section 6.1.8]

- a. Section 6.1.8 requires vehicle stacking spaces for drive-through facilities. Table 6.1-4 identifies the minimum number of vehicle stacking spaces. Based upon the type of use (drive-through pharmacy), the use requires a minimum of four (4) vehicle stacking spaces. Spaces must be a minimum 9 feet by 20 feet and cannot impede on-site traffic movements (including the drive access/aisle west of the building.) Revise the plans to identify the minimum number of vehicle stacking spaces which are designed to comply with the provisions of Section 6.1.8.

19. Pedestrian Facilities [Section 6.1.10]

- a. Section 6.1.10(A)(1) requires all crosswalks within parking lots of 100 or more spaces to be at least 10 feet in width, either raised above the adjacent pavement, or otherwise designated through the use of alternative materials. In addition, Section 6.8.3(E)(4) requires the use of pavers, bricks, or scored/stamped concrete.
 - i. Revise all parking lot crosswalks to meet the requirements of the aforementioned sections; and,
 - ii. Provide detail on a detail sheet (C2.10) demonstrating the surface materials comply with the provisions of Section 6.8.3(E)(4).
- b. The current design of the easternmost sidewalk through the parking lot and the parking spaces located adjacent to the side walk does not provide sufficient separation of pedestrian and vehicular traffic (Policy 1.5.e, Transportation Element.) Provide wheel stops or a landscape strip with curb along the row of parking spaces adjacent to the easternmost sidewalk through the parking lot.
- c. Consider potential for a pedestrian cross access connection between the subject property and the property to the west (see Sheet C0.20 of the redlined plans for potential location.)

20. Miscellaneous Parking/Traffic/Circulation Comments:

- a. Plan sheets currently depict the current configuration of the intersection of NW 167th Boulevard and NW US Highway 441. The approved Raceway project, however, proposed modifications to NW 167th Boulevard, specifically the removal of approximately half of the existing median north of the intersection of NW 167th Boulevard and NW US Highway 441 and the complete removal of the existing concrete separator, which currently runs from the north end of the

existing median to near the proposed southern entrance drive to this project's site.

- i. Revise plan sheets to depict the modifications to the intersection of NW 167th Boulevard and NW US Highway 441 approved by the Raceway project's site plan; and,
 - ii. Revise the site plan to depict any necessary modifications to intersection of NW 167th Boulevard and US 441 and/or to NW 167th Boulevard necessitated by this project.
- b. The plans do not provide for stop signs at on-site and off-site drive aisle/roadway intersections. Identify the location of all stop signs on the plans.
 - c. There are numerous points of conflict between on- and off-site vehicular circulation patterns where a stop sign and stop bar is warranted. Provide stop signs and stop bars as notated on the redlined plan set.

21. Lighting Standards [Section 6.4]

- a. Section 6.4.4(D)(2) requires the maximum initial lamp lumens not exceed 24,000 lumens. Provide the maximum initial lamp lumens for each light fixture type on Sheet ES-101.
- b. Section 6.4.4(E) establishes ratios of the maximum to minimum lighting on a parcel. For the subject property the uniformity ratio is a maximum of 10:1. Provide the uniformity ratio for the site on Sheet ES-101.
- c. Section 6.4.4(F) requires light fixtures in excess of 60 watts or 100 lumens to use full cut-off lenses or hoods to prevent glare and spill-over from the site onto adjacent land and roads. Provide full cut-off lenses/shielding to prevent spill-over from the site to adjacent roadways. Provide detail of any shielding on Sheet ES-101.
- d. Any wall pack lighting must be fully shielded, cannot be visible from off site or from residential areas, and is subject to the maximum height restrictions applicable to pole-mounted lighting. If wall pack lighting is proposed, indicate its location on Sheet ES-101 and on Sheets A002 and A003.
- e. Section 6.4.4(G) requires the hue of lighting sources to be color correct types. Demonstrate compliance with the provisions of Section 6.4.4(G) on Sheet ES-101.

Signage [Section 6.5]

22. Freestanding Signage [Section 6.5.4(C)(2)]

- a. Sheet C0.20 depicts the location of three (3) freestanding monument signs for the development. Section 6.5.4(C)(2) permits a multi-tenant development to have two (2) freestanding signs along a road frontage. These signs must be separated from each other by at least 150 feet of road frontage. When a multi-tenant development has frontage along more than one road, an additional freestanding sign may be located along the secondary frontage, and must be separated from all other freestanding signs by at least 150 feet of road frontage. The development proposes three (3) freestanding signs which all front US Highway 441. Based upon the preceding, the development is allowed up to two (2) freestanding signs fronting either roadway upon which the development has frontage, with an additional freestanding sign along the

secondary frontage. Revise the plans to comply with the aforementioned regulations.

- b. The applicant must address how the proposed freestanding signage complies with Section 6.5.4(C)(2)(b), which requires freestanding signage that is part of a multi-tenant development to be located on a lot or outparcel which is part of the development, as determined by one of the following: (1) the lot/outparcel where the sign is located is in common ownership with other lots/outparcels which are part of the development; (2) the lot/outparcel where the sign is located is subject to a master association with one or more lots/outparcels which are part of the development; or, (3) the lot/outparcel where the sign is located is afforded ingress and egress from a shared access drive connecting between a road and the lot/outparcel where the sign is located. Demonstrate compliance with the preceding and provide any relevant documentation to support compliance.
- c. The proposed monument sign near the property's southwest corner is within a required landscape buffer, which is prohibited by Section 6.2.6(D)(3)(f)i. Relocate the sign out of the required buffer (see redlined plans, Sheet C0.20.)

23. Miscellaneous Signage Comments

- a. Provide a note on all plan sheets where freestanding and wall signage are illustrated that such signage shall be approved under separate permit.

24. Easements/Legal Access Issues

- a. Provide a copy of all recorded ingress/egress easements granting ingress and egress to the subject property: (1) ingress/egress easement as recorded in OR Book 4243, Page 1713; (2) ingress/egress easement as recorded in OR Book 4243, Page 1722; ingress/egress easement as recorded in OR Book 2635, Page 1267.
- b. Provide a copy of all recorded public utilities easements for existing public utilities which will serve the proposed development.
- c. Provide public utilities easements for all new publicly-maintained utilities, including but not limited to water, wastewater, and electric utilities.

25. Traffic Impact Analysis

- a. The TIA considers the current configuration of the intersection of NW 167th Boulevard and NW US Highway 441. The approved Raceway project, however, proposed modifications to NW 167th Boulevard, specifically the removal of approximately half of the existing median north of the intersection of NW 167th Boulevard and NW US Highway 441 and the complete removal of the existing concrete separator, which currently runs from the north end of the existing median to near the proposed southern entrance drive to this project's site. Revise the TIA to consider and address any necessary modifications to the intersection of NW 167th Boulevard and NW US Highway 441 and the entrance into the Raceway parcel which may be necessitated by this project's impacts.
- b. The applicant must comply with all comments provided by Brian Kanely, P.E., of Volkert and Associates, Inc., provided in a memorandum dated September 18, 2014, and revise the Traffic Impact Analysis accordingly.

26. Concurrency Impact Analysis

- a. The Concurrency Impact Analysis references the Traffic Impact Analysis (TIA) prepared by Traffic Planning and Design, Inc. (TPD) for an analysis of impacts to transportation facilities. The TIA, however, considers future development of the outparcel located in the southwest corner of the subject property.
 - i. Provide an analysis of the impact to transportation facilities which will result from the proposed development, demonstrating the impact on each Comprehensive Plan roadway segment as defined in Policy 1.1.a of the Comprehensive Plan Transportation Element; and,
 - ii. Ensure consistency between the analysis and the trip generation data provided on Sheet C0.00.
- b. The trip generation data provided on Sheet C0.00 uses ITE Code 934 for trip generation data for the 3,500 square foot restaurant (part of the tenant space.) This code includes fast food restaurants with drive-through windows. A more appropriate code is ITE Code 932 – High Turnover Sit Down Restaurant. Revise trip generation calculations for the Concurrency Impact Analysis accordingly.
- c. The Concurrency Impact Analysis uses a water/wastewater generation rate of 15 gallons per day for the entirety of the development (56,000 square feet of floor area) and cites Chapter 64E-6, Florida Administrative Code, as the source. Chapter 64E-6, however, establishes generation rates for restaurants (40 gallons per day per seat for restaurants operating 16 hours or less per day) and for food outlets (10 gallons per day per 100 square feet of floor area, plus 40 gallons per day for every 100 square feet of deli floor space, plus 40 gallons per day for every 100 square feet of bakery floor space, plus 75 gallons per day for every 100 square feet of meat department floor space.) Revise the water and wastewater generation rates to consider the generation rates for a restaurant (for 3,900 square feet of the building) and for a food outlet (for 45,600 square feet of the building) plus the additional generation rates for a deli, bakery, and meat department. A generation rate of 15 gallons per day is acceptable for the 6,500 square foot retail area of the building.

27. Comprehensive Plan Consistency Analysis

- a. Verify all goals, objectives, and policies cited in the Comprehensive Plan Consistency Analysis are from the current Comprehensive Plan elements – effective dates: April 23, 2012 (Vision Element) and May 15, 2013 (all other elements.)

28. Fire Marshal/Public Services/Outside Engineering Review Comments

- a. The applicant must comply with all comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, provided in a memorandum dated September 3, 2014.
- b. The applicant must address the comments provided by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., provided in a letter dated September 15, 2014.
- c. The applicant must comply with all comments provided by the Public Services Department.

29. Completeness Review Comments:

- a. The applicant must address all completeness review deficiencies as provided in a letter dated September 3, 2014 and as follows:

Site Plan Attachment #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).

Action Needed to Address Deficiency: The application states that the project does not access FDOT roads directly, and that an application for modification of an existing intersection will be submitted to FDOT for review. While the project may not directly access FDOT-maintained roads, one (1) permitted access point to the property connects to US Highway 441, and the proposed intersection modifications are necessitated by this project. The applicant must provide a documentation which evidences that a permit application has been submitted to FDOT.

30. Miscellaneous/General Issues

a. Sheet C0.00:

- i. Note 4, Development Information: The project address listed is located on the portion of the parent parcel (03053-001-001) located east of NW 167th Boulevard, and is not located on the portion of the parcel subject to this application. Revise accordingly.
- ii. Note 11, Development Information: Identify the electric utility and gas utility providers.
- iii. Vicinity Map: The zoning of properties within the Heritage Oaks subdivision are shown incorrectly. The zoning is shown as RSF-4, however, the correct zoning is PUD. Revise accordingly.
- iv. Vicinity Map: Many of the lots within Heritage Oaks for which property information is provided are not contiguous to the subject property. Information should only be provided for property which is contiguous to the subject property. Revise the zoning and Future Land Use Map Designations listed on Sheet C0.00 to list those identified within the Vicinity Map.
- v. Impervious Area Calculations: The total site area is shown to be 455,421 square feet, however, based upon the legal description, the correct area is 554,519 square feet. Revise the total site area square footage and acreage accordingly, and revise percentages of site for all other impervious areas accordingly.
- vi. Parking Calculations: The correct minimum and maximum parking standards for the grocery store use is 182 minimum, 228 maximum. Revise the table accordingly.
- vii. Parking Calculations: Revise the calculations for maximum parking area as follows:
 1. Grocery Store: 182 x 125%
 2. Retail/Restaurant: 60 x 125%
 3. Total Required Parking: Show final calculations: 243 spaces (minimum), 303 spaces (maximum)

- viii. Parking Calculations: The bicycle parking standard was amended by Ordinance 14-08 to require 1 bicycle parking space per 10 required off-street parking spaces. The subject property is therefore required to provide 24 bicycle parking spaces (242 required parking spaces x 10% = 24 bicycle parking spaces.)
- ix. Drawing Index: List the correct sheet numbers of all sheets (photometric plan, boundary and topographic survey, landscape plan, architectural plan) and order (photometric plan, landscape plan, architectural plan.)
- b. *Sheet C0.10:*
 - i. Sheet provides detail for a brick paver pattern within the legend, and states the pattern is to be determined by the owner and may be substituted with stamped asphalt or painted pedestrian crossings. To demonstrate compliance with the provisions of the LDRs, the materials which all walkways shall be constructed of must be determined and documented in the plans. Revise the note accordingly, and provide detail of any pavers and stamped concrete on *Sheet C2.10*.
- c. *Sheet C0.20:*
 - i. Dimension the distance from all building corners to property lines (reference redlined plans.)
 - ii. Label all setbacks, including west property line (0') and east property line (5') (reference redlined plans.)
 - iii. There is an area in the northwest corner of the outparcel which is not labeled, and it is unclear of what this area is intended to delineate (reference redlined plans.)
- d. *Sheet C0.30:*
 - i. Remove notes 8 and 9 (not applicable to this project.)
- e. *Sheets C1.00 – C1.02:*
 - i. Remove manhole layer as the data is not useful on these sheets and is provided elsewhere in the plan set.
 - ii. X/Y data clutters the dimension plan. This data is typically not provided on plan sets submitted to the City for permitting. Please remove from plan sets for City permitting to clarify the information which is required for the City's review.
 - iii. Dimension all drive aisle widths (see redlined plans for locations.)
 - iv. C1.00: Dimension width of sidewalk located at the rear of the retail building.
 - v. C1:00: Verify dimensions of dumpster pad – Sheet A100 shows pad as 26' 8" x 12'
 - vi. C1.01: Reconfigure stop bar at northwest corner of parking lot to be adjacent to the curb (see redlined plans.)
 - vii. C1.01: Provide note on easternmost sidewalk through the parking lot that the width is 5' TYPICAL.
- f. *Sheet C2.00 – 2.02:*
 - i. Provide directional arrows indicating the direction of flow of stormwater runoff.
 - ii. Sheet C2.01: Verify invert elevations from S-20 (N invert = 97.91) to S-14 (S invert = 98.41).

- g. *Sheet C2.10*: There is a typographical error on the second line of note 7.
- h. *Sheet C2.20*: Identify the top elevations and invert elevations of all existing manholes to which the proposed stormwater system will connect.
- i. *Sheet C3.00*:
 - i. There is an incorrect reference to "16th Blvd." in note 2, Section II, Site Description. Revise to correct street name.
 - ii. Note 3, Section VI, Controls for Other Potential Pollutants, references Gainesville Regional Utilities water/sewer system. Revise to City of Alachua.
- j. *Sheet C4.00*: Verify invert elevations from CO-14 (invert = 105.50) to MH-9 (SW invert = 106.98/106.83)
- k. Provide a copy of the existing Environmental Resource Permit (ERP01-0042) to which discharge from this site shall be conveyed.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM
ON THE RESUBMISSION DATE OF OCTOBER 6, 2014.**



September 15, 2014

City of Alachua
Planning and Community Development
Justin Tabor, AICP
P.O. Box 9
Alachua, FL 32616

Re: Alachua Market Place

Dear Justin:

Pursuant to your request, we have conducted an engineering review of the referenced project that generally includes horizontal layout, stormwater and drainage, and utilities. Our review is based on plans dated August 28, 2014, proposed by Sergio Reyes, P.E. of EDA.

Our comments are as follows:

Stormwater Design and Report:

- DA3 is an untreated drainage area discharging directly off-site. The report indicates that WQTV and Rates offset this discharge. In fact, for most storms it does not meet this statement but not for all. The City may accept this approach if the engineer can illustrate that the receiving basin is not a direct discharge to a sinkhole. (i.e. illustrate that WQTV can be accomplished offsite before discharge to the sink)

Sheet C1.00:

- Add appropriate striping and signage at the drive-thru exit and at both vehicular access points to the public ROW.
- The existing transformer located north of the northern most entrance is too close to sidewalk and drive aisle. Narrow driveway or relocate transformer.
- Label generator, compactor, and loading dock items.

Sheet C1.01:

- At the main entrance (4-way) traffic control is only provided from the north. Provide stop control in multiple directions.

Sheet C1.02:

- Show proper traffic control and signage at the entrance/public ROW.

GAINESVILLE:
132 NW 76th Dr.
Gainesville, FL 32607
p: (352) 331-1976

OCALA:
101 NE 1st Avenue
Ocala, Florida 34470
p: (352) 414-4821

WWW.CHW-INC.COM

Sheet C2.00:

- General – provide pipe sizing calculations for all storm pipe.
- A storm table of inlets tops and inverts was omitted. Revise plans to include a structure table.
- Provide details, profiles, or spot grades indicating connections to the public road do not exceed FDOT standards for grade and have a max of 2% cross slope in the crosswalk areas.

Sheet C2.20:

- Cross section profile A-A is cut backwards – reverse A-A arrows.
- S-23 Elevation A reads 119.00; it should be 109.00.
- Location of inlet (outfall) is such that discharge pipe is exposed. In addition, outfall has limited ballast to prevent movement or flotation. Revise as appropriate.
- Establish limits of sod and seeding of the SMF.

Sheet C4.00:

- General #1 – Wastewater (WW) calculations in the concurrency analysis are incorrect. Utilize a grocery with bakery, deli, and butcher. In addition, per the traffic report restaurants are proposed, thus revise the small shop S.F. to accurately reflect the WW demand. The lift station that this project flows to is at capacity and may require upgrades or replacement to the station and FM. Upon receipt of the correct information, the City will evaluate the existing condition and advise as to the developer's responsibility for such upgrades.
- General #2 – Fire flow calculations were provided but not actual fire flow test results. The developer shall test two adjacent fire hydrants with at least one at an elevation of approximately 110.00. Should the tests show the minimum fire flow needed for the project cannot be met, then the developer and his/her engineer will be responsible for a solution and construction to provide the minimum fire flow as part of this development approval.
- The 8" water main shall be looped around the building to avoid long dead-end fire hydrant runs. Alternately, master meter the entire site and all water mains on-site will be private.
- Once looped, provide an additional fire hydrant to the west for better fire protection coverage.
- The fitting schedule has errors. Please review and correct (i.e. #2 is a TEE and a 90 degree bend)
- Label end of City responsibility as follows: meter for water service, valve for fire services, and manhole #6 for sewer.

- Laterals are labeled as "8" – maximum lateral size is 6". Revise plans accordingly.
- MH 6 is very close to storm pipe run S-8 to S-9. Verify/label minimum clearance elevations per FDEP and that it's adequate for construction and maintenance.
- Illustrate backflow preventers at all services by symbol and callout.

Sheet LS-2:

- The utility layout on LS-2 does not match C4.00. Revise as appropriate and provide a new plan so utility and landscape conflicts may be reviewed.

Sheet A-1:

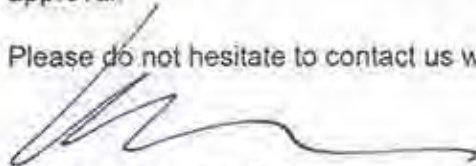
- The floor plans provided do not match the civil and landscape sheets.

Sheet A001:

- This plan indicates a fire riser room for the small shop space; however utility plans make no accommodation for a fire line. (refer to Sheet C4.00)

We appreciate the opportunity to provide you with these comments. We recommend that the developer/engineer provide the necessary utility details, calculations, revisions, and solutions to the City Public Services and CHW Office with adequate time to revise and respond prior to this item receiving Planning and Zoning Board approval.

Please do not hesitate to contact us with any questions.



Robert J. Walpole, P.E.
President

I:\2014\11\13\Engineering\City Center\140913 Submittal\140915 Alachua (Main) Place City of Alachua.docx



Alachua County Fire Rescue

Edwin C. Bailey, Chief

Development Review Comment – City of Alachua

MEMORANDUM

September 3, 2014

To: City of Alachua Development Review Team

From: Brian Green

Subject: Alachua Market Place

I have reviewed the plans and have found the location of the FDC and the associated fire hydrant in their present location to be unacceptable. Due to the location of the delivery truck positioned at the dock it blocks our access to these appurtenances. With the fire flow calculations being over 3000 gpm a third hydrant is required. Any existing hydrant within 1000 feet of the nearest part of the building is acceptable.

After reviewing the fire flow calculations I see no problem with them and accept them as an approved document.

Demonstration of how this fire flow will be achieved at this location is required. If the fire flow cannot be achieved by the potable water system, supplemental water for firefighting purposes may be required. This shall be in an approved tank that can be maintained and will require a fire pump.

**Independent Review of the Traffic Impact Analysis
For the Alachua Market Place Development, Alachua, Florida,
Prepared by Volkert, Inc., September, 2014**

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc. conducted an independent review of the Traffic Impact Analysis (TIA) for the Alachua Market Place development. The traffic impact analysis was prepared by Traffic Planning and Design, Inc. (Consultant) in March 2014.

The Alachua Market Place (Project) is located to the north and west of the intersection of US 441 (State Road 25) and NW 167th Blvd. The proposed Project is planned to consist of the following components:

- 46,031 square foot Publix Supermarket.
- 9,100 square feet of retail shops/stores.
- Fast food restaurant out parcel.
- Not included in the development is a Raceway Store. The Raceway Store is in the northwest quadrant of the US 441 and NW 167th Blvd intersection. The Raceway Store is currently under construction.

The build out year for the Project is 2016. The site will be accessed by two driveways off US 441; a full access driveway at NW 167th Blvd and a right in/right out driveway on the west side of the development.

The TIA was performed in accordance with the methodology submitted to and approved by the City of Alachua (City), the Florida Department of Transportation (FDOT). The independent review reached the following conclusions:

Existing Roadway Analysis

The TIA performed a capacity analysis of the existing conditions for six (6) roadway segments and five (5) intersections. The TIA analysis concluded that all the roadway segments and intersections currently operate within the adopted Level of Service (LOS) standards. Volkert concurs with this finding.

Trip Generation

The TIA computed the trip generation for the project using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. The TIA computed project trips and pass-by trips. Volkert concurs with the TIA total trips, pass-by trips and total net new trips for the project.

Trip Distribution

The trip distribution for the Project was based on the Gainesville/Alachua County Long Range Transportation Planning model maintained by the North Central Florida Regional Planning Council. Several minor modifications were made to the traffic analysis zones within the model to reflect Project conditions. The distribution of trips is reasonable and

Volkert concurs with the TIA's trip distribution. There is not a similar existing development along US 441 west of I-75 that could be used to verify the trip distribution; therefore the model is the most reliable method to distribute the Project's trips.

Projected Traffic Conditions

The TIA computed projected traffic conditions (traffic volumes at project build out) based on new project trips, reserved trips and background traffic (with a growth factor) on US 441. Volkert concurs with the computation of the background traffic.

The computation of the projected Project trips should include the new trips from the Raceway Store. It is not clear from the TIA if the new trips from the Raceway Store were included in the computation of the projected traffic conditions. Figure 6 (Projected P.M. Peak Hour Traffic Volumes) does not contain a legend so a determination of whether or not the Raceway Store trips are included in the computation cannot be made. Since the status of the Raceway Store trips cannot be determined, a review of the future LOS for the study area roadway segments/intersections and the turn lane analysis could not be completed. In addition, the intersection of US 441 and NW 167th Blvd at project build out will be traffic signal controlled, not stop sign controlled. This intersection should be analyzed as a signalized intersection for the projected traffic conditions.

Recommendation:

1. The TIA should include the trips generated by the Raceway Store currently under construction. The TIA needs to clearly identify these trips in Figure 6. If the Raceway Store trips were not included in the TIA, the future LOS for the roadway segments/intersections and the turn lane analysis will need to be recalculated.
2. The future intersection of US 441 and NW 167th Blvd will be traffic signal controlled. The TIA should model the future traffic at this intersection with traffic signal control.

Other Issues

The review of the TIA produced other issues that should be addressed. These are:

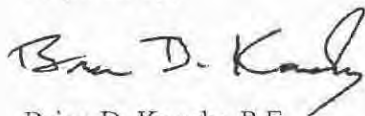
1. Southbound lane configuration on NW 167th Blvd at US 441: There are two southbound travel lanes on NW 167th Blvd at US 441. The conventional approach would be to have a left only lane and a right only lane. The Raceway Store has an entrance driveway on NW 167th Blvd relatively close to US 441. This driveway configuration was necessary due to the turning requirements for the fuel truck that services the site. During the peak hours of the Project, southbound traffic on NW 167th Blvd that is waiting to turn left at the traffic signal to access US 441 could back up and block the entrance driveway to the Raceway Store for northbound traffic on NW 167th Blvd. One way to address this situation would be to assign the two southbound travel lanes on NW 167th Blvd at US 441 as a left only lane and a left & right lane. This would increase the southbound left turn capacity significantly on NW 167th Blvd and reduce the potential for northbound traffic being blocked trying to access to the Raceway Store driveway. Once local traffic

that is headed west on US 441 from the Project is aware of the right in/right out driveway on the west side of the site, Volkert predicts that the vast majority of traffic headed west on US 441 will utilize the right in/right out driveway and avoid the future traffic signal at US 441 and NW 167th Blvd.

2. Status of Median Opening on US 441 Just West of the Project: The status of the median opening on US 441 just west of the project was not addressed in the TIA. Is this median opening to be modified in some manner to accommodate Project traffic that uses this median opening to make a U turn and head east on US 441. This is an issue that FDOT and the Consultant should address if they have not already reviewed the design and operation of the median opening.
3. Future Traffic Signal Coordination along US 441: Volkert discussed with the City of Gainesville the status of plans to coordinate the traffic signals along US 441 in the project area and include the signals into the Gainesville/Alachua County Traffic Management System. The traffic signal related issues are installation of fiber optic cable, utilization of the existing old fiber cable versus newer cable and associated costs involving the fiber optic cable/communications. This is a complex issue. The Alachua Market Place development should participate in the costs associated with the traffic signal coordination since the new signal at US 441 and NW 167th Blvd is located between the existing signals at the I-75 ramps and the existing signal at Santa Fe High School. Volkert recommends that the FDOT initiate discussions with respect to how the Alachua Market Place development should participate financially with this traffic signal coordination issue.

Please advise if you have any questions and/or need additional information relating to this independent review of the TIA for the Alachua Market Place Project. If modifications are made to the TIA as recommended, Volkert is prepared to review those revisions as a component of the independent review for this project.

Prepared by;



Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
P.E. #22592
September 18, 2014.

Development Review Team (DRT) Meeting

Meeting Date: September 22 2014

Name	Email	Mailing Address	Phone

Kathy Winburn	kwiburne.coa.dom	386	418-6100 x109
Clay Sweager	csweager@edaffl.com	2404 NW 43rd Street Gville, FL 32616	373-3541
Brian Green	BGreen@flcourts.us	P.O. Box 5038 Gainesville FL 32627	494-8140
Helen Becken	hbecken@flcourts.us	P.O. Box 9, Alachua, FL 32615	386-418-6100
Poland Davis	pdavis@flcourts.us	" "	386-418-6142
Tom Munnery	tmunnery@flcourts.us	1095 E. Highway 91 or FL	407-249-3540
Christopher Gmur	cgmur@edaffl.com	2404 NW 43rd ST	373-3541
CHRISTIE THE	CHRISTIE@C-P.COM	1925 PROSPECT AVE CAUNTON FL 32814	407-661-9100
Brendan Shubbs	bshubbs@cflcourts.us	P.O. Box 9, Alachua, FL 32616	386-418-6100
Justin Eby	jeb@edaffl.com	" "	" "

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Alachua Market Place

APPLICATION TYPE: Site Plan

APPLICANT/PROPERTY OWNER: Hipp Investments, LLC.

AGENT: Sergio Reyes, PE, eda engineers-surveyors-planners, inc.

DRT MEETING DATE: September 16, 2014

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: Gateway Overlay District (parent parcel – development area outside Gateway)

DEVELOPMENT AREA ACREAGE: ±12.73 acres

PARCEL: A portion of 03053-001-001

PROJECT LOCATION: Northwest of the intersection of NW US Highway 441 and NW 167th Boulevard

PROJECT SUMMARY: A request for a Site Plan for a new ±56,000 square foot building (±45,600 square foot grocery store, ±6,500 square foot retail, and ±3,600 square foot restaurant) with associated drainage, paving, grading, and utility 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 4:00 PM on **Monday, October 6, 2014.**



Deficiencies to be Addressed

Gateway Overlay District [Section 3.7.2(C)]

1. Section 3.7.2(C) establishes the Gateway Overlay District. Tax Parcel 03053-001-001 is located in part in the Gateway Overlay District, however, the property subject to this site plan is not within the Gateway Overlay District. Section 3.7.2(C)(2)(b) states that the standards of the Gateway Overlay District apply to the entire parcel when all or a portion of the parcel is located within the Gateway Overlay District. Based upon the preceding, the property subject to this site plan is subject to the provisions of the Gateway Overlay District, unless the property is split to create a new parcel consisting of only the property subject to this site plan. The applicant must either:
 - a. Revise the design of the structure and site to comply with the development standards of the Gateway Overlay District as provided in Section 3.7.2(C)(5); or,
 - b. Identify an applicable exemption from the subdivision standards provided in Section 2.4.10 and submit a request for a Lot Split.

Large-Scale Retail Design Standards [Section 6.8.3]

2. Façade & Material Design [Section 6.8.3(A)]:

- a. Section 6.8.3(A)(1) requires all facades facing a street and lands containing existing residential uses to meet the standards provided in Section 6.8.3(A)(2), which relate to glazing, façade massing, colors, roof line changes, and prohibited materials. In order for the right and rear elevations to not be required to meet the design standards provided in Section 6.8.3(A)(2), the applicant must provide sufficient screening/buffering/fencing along NW 167th Boulevard and the north property line to effectively screen the right and rear elevations of the building such that it will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. To provide sufficient screening, a fence or wall with a minimum height of 6'-8' is suggested.
- b. Section 6.8.3(A)(2)(a)(ii) states that for the purposes of glazing, the ground floor façade area of single story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof, parapet, or wall of the façade. Sheet A003 calculates the area of the front façade using the façade length and roof height, however, the referenced section requires the calculation to utilize the area of parapets and roofs extending above the height of the wall. Including the area of walls and parapets extending above the roof height increases the area to approximately 6,723 square feet. Revise the calculation of the ground floor façade area to include all area of the front façade, including the area of walls and parapets extending above the roofline.
- c. Section 6.8.3(A)(2)(a)(iii) provides for a reduction in glazing from 30% to 20% when the façade incorporates a minimum of 20% of defined architectural elements (such as a natural brick product) and increased design features at customer entrances. In addition to this reduction, Section 6.8.3(A)(2)(a)(iv)(d) provides for a further reduction in glazing by 5% when

the façade incorporates a corresponding increase in the percentage of architectural elements (i.e., natural brick product) in addition to the minimum required (20%) as an alternative to the minimum glazing standard. Sheet A003 indicates that the front façade provides 20% glazing and 23% cultured brick veneer. Based upon the preceding comment related to the calculation of the area of the front façade, the percentage of glazing provided is approximately 15.82% and the percentage of veneer provided is approximately 17.79%. In addition, it does not appear that the plans provide the minimum six (6) design features at the customer entrance as required by the glazing alternative requirements.

- i. Revise the plans:
 1. To provide a minimum 20% glazing and 20% veneer utilizing the correct ground floor façade area; or,
 2. To provide no less than 15% glazing with a corresponding increase in the percentage of veneer (plus the minimum 20%) to the amount of glazing area which is less than 20%.
- ii. Identify the six (6) design features provided in Section 6.8.3(C)(2) which are incorporated into the design.
- d. Section 6.8.3(A)(2)(b) requires the front façade to incorporate wall offsets at least two feet in depth a minimum of every 40 feet. The dimension plans/architectural plans do not provide sufficient detail to demonstrate compliance with the aforementioned provisions. Revise the dimension plan sheets/architectural plan sheets:
 - i. to demonstrate compliance with the aforementioned provisions: or,
 - ii. to demonstrate compliance with the offset alternatives as provided in Section 6.8.3(A)(2)(b)(ii) which require: (1) façade color changes corresponding to the dimensional standards of the offset requirements; (2) pilasters having a minimum depth/width of 1 foot and a minimum height of 80% of the façade's height; and/or (3) roofline changes when coupled with corresponding façade material changes.
- e. Section 6.8.3(A)(2)(d) requires façade colors that are low reflectance, subtle, neutral, and/or earth tones. High-intensity, bright, metallic, or black/fluorescent colors are prohibited except for in building trim. Provide architectural plans which demonstrate compliance with the provisions of the aforementioned section.
- f. Section 6.8.3(A)(2)(e) prohibits smooth-finished concrete block when visible from a street or existing residential uses. The plans do not sufficiently demonstrate how the right and rear elevation will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. Provide sufficient screening/buffering/fencing along NW 167th Boulevard and the north property line to effectively screen the right and rear elevations of the building such that it will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. To provide sufficient screening, a fence or wall with a minimum height of 6'-8' is suggested.

3. *Roofs [Section 6.8.2(B)]:*

- a. Section 6.8.3(B)(2) requires that when a flat roof is used, parapet walls with three-dimensional cornice treatment conceal the roof. The cornice must project a minimum of eight inches from the parapet façade plane. The architectural plans do not provide for the concealment of the roof using a parapet with cornice along the right elevation, rear elevation, and a majority of the left elevation. Revise the architectural plans to provide for the concealment of the roof using a parapet with cornice meeting the provisions of the aforementioned section.
- b. Section 6.8.3(B)(3) requires all roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations to be located on the rear elevation or screened with a parapet wall having a three-dimensional cornice treatment so as to have minimal visual impact as seen from a public street and lands containing existing residential uses. Mechanical equipment is shown on Sheet A003 throughout the left elevation and rear elevation. Revise the architectural plans to either locate roof-based mechanical equipment to the rear elevation or to screen with a parapet wall with cornice to reduce its visual impact from NW 167th Boulevard and existing residential uses to the north of the subject property.

4. *Off-Street Parking [Section 6.8.3(D)]:*

- a. Section 6.8.3(D) requires that no more than 50 percent of the required off-street parking (for the retail sales & services use greater than 20,000 square feet in area) be located between the building's primary façade and the street it fronts. The use requires a minimum of 183 parking spaces, therefore, no more than 92 parking spaces dedicated to this use may be located between the use's primary façade and the street it fronts. Currently, 175 parking spaces are located in front of this use's primary façade and the street it fronts. 75 parking spaces are required for the retail/restaurant component of the development. In order to comply with the provisions of Section 6.8.3(D), the applicant must reduce the number of parking spaces in front of this use's primary façade by at least 8 parking spaces (175 spaces – 75 parking spaces (maximum number for retail/restaurant use) = 100 spaces for large retail use located in front of its façade; 92 maximum permitted; 100 spaces – 92 = 8 parking spaces.)

5. *Pedestrian Circulation [Section 6.8.3(E)]:*

- a. Section 6.8.3(E)(2) requires compliance with the provisions of Section 7.3.2(C), which requires all nonresidential developments to provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk network, with one additional connection required for each additional five acres of development area. Based upon the preceding, the development is required to provide four (4) connections to the adjacent sidewalk network (1 connection + 3 (12.73 acres / 1 connection per 5 acres) = 4 connections required.) See Sheet C0.20 of the redlined plan set for potential configurations. (Note that Section 6.8.3(E)(3) requires connection to both US Highway 441 and NW 167th Boulevard.) Dimension the width of sidewalks to demonstrate compliance with Section 7.3.2(B) (minimum 5' width.)

- b. Section 6.8.3(E)(4) requires that all internal pedestrian walkways be distinguished from driving surfaces through the use of specified materials which include pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety. Revise the plans to provide internal pedestrian walkways which comply with the design requirements and provide detail within the plan set demonstrating compliance with the materials requirements aforementioned section.

Design Standards for Business Uses [Section 6.8.2]

6. *Façade and Material Design [Section 6.8.2(A)]:*

- a. Section 6.8.2(A)(2)(a) requires a minimum of 20% glazing of the ground floor façade area when it faces a street or publicly accessible parking area which is part of the development and consists of 15% or more of the required off-street parking, and a minimum of 15% glazing of the ground floor façade area when the façade faces lands containing residential uses. Provide a calculation of the overall ground floor façade area of the retail building and a calculation of the glazing of the ground floor façade area for the front elevation and south elevation, and demonstrate how the rear elevation shall not be visible from residential areas to the north.
- b. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to incorporate wall offsets at least two feet in depth a minimum of every 30 feet. Each required offset must have a minimum width of 10 feet. The dimension plans/architectural plans do not provide sufficient detail to demonstrate compliance with the aforementioned provisions. Revise the dimension plan sheets/architectural plan sheets:
 - i. To demonstrate compliance of the front and right elevations of the retail building with the aforementioned provisions: or,
 - ii. To demonstrate compliance of the front and right elevations of the retail building with the offset alternatives as provided in Section 6.8.2(A)(2)(b)(ii) which require: (1) façade color changes corresponding to the dimensional standards of the offset requirements; (2) pilasters having a minimum depth/width of 1 foot and a minimum height of 80% of the façade's height; and/or (3) roofline changes when coupled with corresponding façade material changes.
- c. Section 6.8.2(A)(2)(d) prohibits exposed smooth finished concrete block when visible from a street or lands with a residential use. The plans do not sufficiently demonstrate how the rear elevation of the retail building will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. Provide sufficient screening/buffering/fencing along NW 167th Boulevard and the north property line to effectively screen the rear elevation of the retail building such that it will not be visible from NW 167th Boulevard and existing residential uses to the north of the subject property. To provide sufficient screening, a fence or wall with a minimum height of 6'-8' is suggested.
- d. Section 6.8.2(A)(3) requires mechanical equipment to be fully concealed from visibility from a street or existing residential uses. Address how mechanical equipment located on the rooftop of the retail building will be fully concealed

from visibility from NW 167th Boulevard and the existing residential uses to the north of the subject property.

Landscaping/Screening Standards

7. *Site Landscaping [Section 6.2.2(D)(1)]:*

- a. The site landscaping calculations utilizes an area of 10.3 acres, however, the legal description indicates that the property's area is 12.73 acres.
 - i. Revise 30% landscaped area calculations accordingly;
 - ii. Revise the site landscaping calculations accordingly; and,
 - iii. Provide additional site landscaping as necessitated (and further described below.)
- b. Section 6.2.2(D)(1)(c)(ii) requires 6 understory trees per acre, with 25% planted to each side of the structure. Based upon the preceding and the site's acreage, 19 understory trees are required on each side of the structure. The landscape plan provides 5 understory trees west of the structure. The plans must be revised to:
 - i. Provide 14 additional understory trees to the west of the structure; or,
 - ii. Identify 14 existing understory trees which may be credited toward the site landscaping requirement pursuant to Section 6.2.2(D)(4); or,
 - iii. A combination thereof.
- c. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs planted along all facades of the structure. A row of shrubs has not been provided along the east building façade as required by the referenced section. Provide a row of shrubs along the east building façade (location noted on redlined plans.)

8. *Parking Lot Interior Landscaping [Section 6.2.2(D)(2)]:*

- a. Section 6.2.2(D)(8)(b)(iv) requires shrubs which are upright in nature to be a minimum of 24 inches in height at time of planting, and shrubs which are spreading in nature to be a minimum of 18 inches in diameter at the time of planting. ONLY shrubs meeting these requirements may be accounted to meeting the minimum parking lot interior landscape standards (groundcover material does not meet this requirement.) Revise interior parking area landscape calculations to consider only shrubs which shall meet the minimum size requirements as provided in the referenced section.
- b. Section 6.2.2(D)(2)(a)(iii)b. requires shrubs at a rate of 10 shrubs per canopy or understory tree required within for parking lot interior landscaping. The proposed development requires 680 shrubs within the parking lot interior area, however, only 373 shrubs are provided (ground cover appears to have been included in the number of shrubs provided; ground cover materials do not meet the requirements for material height/diameter as a shrub.) Revise the plans to provide the minimum number of shrubs within the parking lot interior area. It may be possible to achieve this by massing shrubs around trees in landscape islands where no shrubs are currently proposed, and/or by changing the landscape material in certain landscape islands (from a material which does not meet the height/diameter requirements of Section 6.2.2(D)(8)(b)(iv) to a material which does meet its requirements.)

9. *Parking Lot Perimeter Landscaping [Section 6.2.2(D)(2)(b)]:*

- a. Parking lot perimeter landscaping is required along the perimeter of all parking spaces and drive aisles which are part of the parking area. Parking lot perimeter landscaping has not been provided in certain areas, specifically the southeast corner of the parking lot area and the ingress/egress connection to NW 167th Boulevard southeast of the building. Provide parking lot perimeter landscaping in the noted areas (see redlined plans.)

10. *Perimeter Buffer [Section 6.2.2(D)(3)]:*

- a. The north perimeter buffer requires 23 canopy trees (2 canopy trees every 40 linear feet, 450 linear feet, 22.5 trees required, round to 23.) The plans currently state that 22 trees are required. Revise accordingly.
- b. The development is required to provide a Type "D", 15 foot perimeter buffer between the development and the adjacent residential area to the north. The applicant has selected "Option 1", which requires 2 canopy trees every 40 linear feet plus an evergreen hedge. Pursuant to Section 6.2.2(D)(3)(e)(i), perimeter buffers must be located along the outer perimeter of the parcel extending from the parcel boundary line or right-of-way line. 23 canopy trees are required, however, there are only 14 canopy trees located along the 15 foot perimeter buffer along the north property line. Provide an additional 9 canopy trees and a continuous evergreen hedge within the north perimeter buffer.
- c. A Type B, 7.5 foot perimeter buffer is required along the eastern property line. It appears that the plans provide sufficient landscaping to meet the buffer requirements, however, calculations must be provided within the perimeter buffer landscape requirements table.
- d. The perimeter buffer landscape requirements table appears to list the western perimeter buffer as the eastern perimeter buffer. Revise accordingly. (Note: a Type C, 10 foot buffer is required on the west perimeter, as opposed to a Type D buffer.)
- e. The perimeter buffer landscape requirements table states that the buffer length of the western perimeter buffer is 790 feet, however, the length of the west property line is 1,000 feet.
 - i. Revise the length of the buffer;
 - ii. Revise the landscaping calculations for the western perimeter buffer; and,
 - iii. Provide additional landscaping material as necessitated along the west property line.

11. *Plant Size [Section 6.2.2(D)(8)]:*

- a. Section 6.2.2(D)(8)(b)(ii) requires canopy trees to be a minimum of eight feet in height. Article 10 of the LDRs defines a canopy tree as any tree achieving a height of 30 feet or greater at maturity. The plant schedule on Sheet LS-2 notes the minimum height of one canopy tree species - Alta Magnolia - as 6 feet. Revise the landscape plan to comply with the provisions of the referenced section.
- b. Section 6.2.2(D)(8)(b)(iv) requires shrubs which are upright in nature to be a minimum of 24 inches in height at time of planting, and shrubs which are

spreading in nature to be a minimum of 18 inches in diameter at the time of planting. Revise the shrubs which are required to meet the minimum landscaping standards to comply with the provisions of the referenced section.

12. *Arterial Screening [Section 6.2.3(B)]:*

- a. The subject property has frontage along US Highway 441 from the west property line of Tax Parcel 03053-001-003 to the east property line of Tax Parcel 03052-000-000, which is a distance of approximately 380 feet. The development must provide arterial screening along the parcel's frontage of US Highway 441. Provide arterial buffer screening in accordance with Section 6.2.3(B).

13. *Service Area Screening [Section 6.2.3(C)]:*

- a. Service areas must be screened with either a solid wood, masonry, stone, or finished (non-reflective) metal fence, or a fence constructed of other similar materials, at least six feet in height or landscaped using evergreen materials capable of providing a substantially opaque barrier and attaining a minimum height of six feet within three years of planting. Provide screening materials around the entire perimeter of the paved service area located at the rear of the building, or demonstrate how the service area screening requirements are achieved through other on-site screening methods of the area (such as a fence/wall located on the north and west property lines.)

14. *Other Landscaping/Screening Comments*

- a. See redlined plans for additional miscellaneous comments.

Parking/Traffic/Circulation Standards [Section 6.1]

15. *Bicycle Parking [Section 6.1.4(D)]:*

- a. Sheet C0.00 notes that bicycle parking is required for the development, however, the plans do not provide bicycle parking. Section 6.1.4(D) requires bicycle parking to be within 50 feet of the front façade, near the main entrance (if feasible), and out of vehicular and pedestrian travel ways. Provide bicycle parking on the plans in accordance with the provisions of Section 6.1.4(D).

16. *Off-Street Loading Standards [Section 6.1.5]*

- a. Table 6.1-2 requires two (2) off-street loading spaces for a use which is 25,000 square feet or greater in area but less than 60,000 square feet in area. Dimension the two (2) required off-street loading spaces which meet the minimum dimensional criteria provided in Section 6.1.7(B) (12' x 30', 14' vertical clearance.)
- b. Section 6.1.5(B) requires off-street loading spaces which are directly accessible without entering any other required off-street loading space and arranged for convenient and safe ingress and egress. Provide AutoTurn diagrams which demonstrate:

- i. Safe and adequate on- and off-site circulation patterns for delivery vehicles from US Highway 441 to the delivery zone north of the proposed building; and,
 - ii. Delivery vehicles are able to access each off-street loading space without entering the second off-street loading space.
- c. Table 6.1-2 requires at least one (1) off-street loading space for retail uses over 5,000 square feet in area. Provide a note on the site plan that an off-street loading space shall be designated at the time of building permit review should a single tenant within the retail building exceed 5,000 square feet in area.

17. *Vehicle Stacking Spaces [Section 6.1.8]*

- a. Section 6.1.8 requires vehicle stacking spaces for drive-through facilities. Table 6.1-4 identifies the minimum number of vehicle stacking spaces. Based upon the type of use (drive-through pharmacy), the use requires a minimum of four (4) vehicle stacking spaces. Spaces must be a minimum 9 feet by 20 feet and cannot impede on-site traffic movements (including the drive access/aisle west of the building.) Revise the plans to identify the minimum number of vehicle stacking spaces which are designed to comply with the provisions of Section 6.1.8.

18. *Pedestrian Facilities [Section 6.1.10]*

- a. Section 6.1.10(A)(1) requires all crosswalks within parking lots of 100 or more spaces to be at least 10 feet in width, either raised above the adjacent pavement, or otherwise designated through the use of alternative materials. In addition, Section 6.8.3(E)(4) requires the use of pavers, bricks, or scored/stamped concrete.
 - i. Revise all parking lot crosswalks to meet the requirements of the aforementioned sections; and,
 - ii. Provide detail on a detail sheet (C2.10) demonstrating the surface materials comply with the provisions of Section 6.8.3(E)(4).
- b. The current design of the easternmost sidewalk through the parking lot and the parking spaces located adjacent to the side walk does not provide sufficient separation of pedestrian and vehicular traffic (Policy 1.5.e, Transportation Element.) Provide wheel stops or a landscape strip with curb along the row of parking spaces adjacent to the easternmost sidewalk through the parking lot.
- c. Consider potential for a pedestrian cross access connection between the subject property and the property to the west (see Sheet C0.20 of the redlined plans for potential location.)

19. *Miscellaneous Parking/Traffic/Circulation Comments:*

- a. Plan sheets currently depict the current configuration of the intersection of NW 167th Boulevard and NW US Highway 441. The approved Raceway project, however, proposed modifications to NW 167th Boulevard, specifically the removal of approximately half of the existing median north of the intersection of NW 167th Boulevard and NW US Highway 441 and the complete removal of the existing concrete separator, which currently runs

from the north end of the existing median to near the proposed southern entrance drive to this project's site.

- i. Revise plan sheets to depict the modifications to the intersection of NW 167th Boulevard and NW US Highway 441 approved by the Raceway project's site plan; and,
 - ii. Revise the site plan to depict any necessary modifications to intersection of NW 167th Boulevard and US 441 and/or to NW 167th Boulevard necessitated by this project.
- b. The plans do not provide for stop signs at on-site and off-site drive aisle/roadway intersections. Identify the location of all stop signs on the plans.
 - c. There are numerous points of conflict between on- and off-site vehicular circulation patterns where a stop sign and stop bar is warranted. Provide stop signs and stop bars as notated on the redlined plan set.

20. Lighting Standards [Section 6.4]

- a. Section 6.4.4(D)(2) requires the maximum initial lamp lumens not exceed 24,000 lumens. Provide the maximum initial lamp lumens for each light fixture type on Sheet ES-101.
- b. Section 6.4.4(E) establishes ratios of the maximum to minimum lighting on a parcel. For the subject property the uniformity ratio is a maximum of 10:1. Provide the uniformity ratio for the site on Sheet ES-101.
- c. Section 6.4.4(F) requires light fixtures in excess of 60 watts or 100 lumens to use full cut-off lenses or hoods to prevent glare and spill-over from the site onto adjacent land and roads. Provide full cut-off lenses/shielding to prevent spill-over from the site to adjacent roadways. Provide detail of any shielding on Sheet ES-101.
- d. Any wall pack lighting must be fully shielded, cannot be visible from off site or from residential areas, and is subject to the maximum height restrictions applicable to pole-mounted lighting. If wall pack lighting is proposed, indicate its location on Sheet ES-101 and on Sheets A002 and A003.
- e. Section 6.4.4(G) requires the hue of lighting sources to be color correct types. Demonstrate compliance with the provisions of Section 6.4.4(G) on Sheet ES-101.

Signage [Section 6.5]

21. Freestanding Signage [Section 6.5.4(C)(2)]

- a. Sheet C0.20 depicts the location of three (3) freestanding monument signs for the development. Section 6.5.4(C)(2) permits a multi-tenant development to have two (2) freestanding signs along a road frontage. These signs must be separated from each other by at least 150 feet of road frontage. When a multi-tenant development has frontage along more than one road, an additional freestanding sign may be located along the secondary frontage, and must be separated from all other freestanding signs by at least 150 feet of road frontage. The development proposes three (3) freestanding signs which all front US Highway 441. Based upon the preceding, the development is allowed up to two (2) freestanding signs fronting either roadway upon which the development has frontage, with an additional freestanding sign along the

secondary frontage. Revise the plans to comply with the aforementioned regulations.

- b. The applicant must address how the proposed freestanding signage complies with Section 6.5.4(C)(2)(b), which requires freestanding signage that is part of a multi-tenant development to be located on a lot or outparcel which is part of the development, as determined by one of the following: (1) the lot/outparcel where the sign is located is in common ownership with other lots/outparcels which are part of the development; (2) the lot/outparcel where the sign is located is subject to a master association with one or more lots/outparcels which are part of the development; or, (3) the lot/outparcel where the sign is located is afforded ingress and egress from a shared access drive connecting between a road and the lot/outparcel where the sign is located. Demonstrate compliance with the preceding and provide any relevant documentation to support compliance.
- c. The proposed monument sign near the property's southwest corner is within a required landscape buffer, which is prohibited by Section 6.2.6(D)(3)(f)i. Relocate the sign out of the required buffer (see redlined plans, Sheet C0.20.)

22. Miscellaneous Signage Comments

- a. Provide a note on all plan sheets where freestanding and wall signage are illustrated that such signage shall be approved under separate permit.

23. Easements/Legal Access Issues

- a. Provide a copy of all recorded ingress/egress easements granting ingress and egress to the subject property: (1) ingress/egress easement as recorded in OR Book 4243, Page 1713; (2) ingress/egress easement as recorded in OR Book 4243, Page 1722; ingress/egress easement as recorded in OR Book 2635, Page 1267.
- b. Provide a copy of all recorded public utilities easements for existing public utilities which will serve the proposed development.
- c. Provide public utilities easements for all new publicly-maintained utilities, including but not limited to water, wastewater, and electric utilities.

24. Traffic Impact Analysis

- a. The TIA considers the current configuration of the intersection of NW 167th Boulevard and NW US Highway 441. The approved Raceway project, however, proposed modifications to NW 167th Boulevard, specifically the removal of approximately half of the existing median north of the intersection of NW 167th Boulevard and NW US Highway 441 and the complete removal of the existing concrete separator, which currently runs from the north end of the existing median to near the proposed southern entrance drive to this project's site. Revise the TIA to consider and address any necessary modifications to the intersection of NW 167th Boulevard and NW US Highway 441 and the entrance into the Raceway parcel which may be necessitated by this project's impacts.

25. Concurrency Impact Analysis

- a. The Concurrency Impact Analysis references the Traffic Impact Analysis (TIA) prepared by Traffic Planning and Design, Inc. (TPD) for an analysis of impacts to transportation facilities. The TIA, however, considers future development of the outparcel located in the southwest corner of the subject property.
 - i. Provide an analysis of the impact to transportation facilities which will result from the proposed development, demonstrating the impact on each Comprehensive Plan roadway segment as defined in Policy 1.1.a of the Comprehensive Plan Transportation Element; and,
 - ii. Ensure consistency between the analysis and the trip generation data provided on Sheet C0.00.
- b. The trip generation data provided on Sheet C0.00 uses ITE Code 934 for trip generation data for the 3,500 square foot restaurant (part of the tenant space.) This code includes fast food restaurants with drive-through windows. A more appropriate code is ITE Code 932 – High Turnover Sit Down Restaurant. Revise trip generation calculations for the Concurrency Impact Analysis accordingly.
- c. The Concurrency Impact Analysis uses a water/wastewater generation rate of 15 gallons per day for the entirety of the development (56,000 square feet of floor area) and cites Chapter 64E-6, Florida Administrative Code, as the source. Chapter 64E-6, however, establishes generation rates for restaurants (40 gallons per day per seat for restaurants operating 16 hours or less per day) and for food outlets (10 gallons per day per 100 square feet of floor area, plus 40 gallons per day for every 100 square feet of deli floor space, plus 40 gallons per day for every 100 square feet of bakery floor space, plus 75 gallons per day for every 100 square feet of meat department floor space.) Revise the water and wastewater generation rates to consider the generation rates for a restaurant (for 3,900 square feet of the building) and for a food outlet (for 45,600 square feet of the building) plus the additional generation rates for a deli, bakery, and meat department. A generation rate of 15 gallons per day is acceptable for the 6,500 square foot retail area of the building.

26. Comprehensive Plan Consistency Analysis

- a. Verify all goals, objectives, and policies cited in the Comprehensive Plan Consistency Analysis are from the current Comprehensive Plan elements – effective dates: April 23, 2012 (Vision Element) and May 15, 2013 (all other elements.)

27. Fire Marshal/Public Services/Outside Engineering Review Comments

- a. The applicant must comply with all comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, provided in a memorandum dated September 3, 2014.
- b. The applicant must address the comments provided by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., provided in a letter dated September 15, 2014.
- c. The applicant must comply with all comments provided by the Public Services Department.

28. Completeness Review Comments:

- a. The applicant must address all completeness review deficiencies as provided in a letter dated September 9, 2014 and as follows:

Site Plan Attachment #1

Site Plan including but not limited to:

- 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**.

Action Needed to Address Deficiency: Minimum building setbacks and the distance between the structure and property lines must be shown on the site plan. Minimum building setbacks and distances between the structure and east and west property lines have not been provided. These revisions may be incorporated into the applicant's resubmission following a Development Review Team (DRT) Meeting for the project. In addition, detail of waste receptacle screening must be shown on the site plan. Provide detail relating to waste receptacle screening at this time, so that any comments may be provided to the applicant at the project's Development Review Team (DRT) Meeting.

Site Plan Attachment #11

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: The application states that a permit application will be submitted to the Suwannee River Water Management District (SRWMD) and that the approved permit will be forwarded to the City of Alachua. The applicant must provide a copy of the permit application and a copy of any existing Environmental Resource Permit(s).

Site Plan Attachment #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).

Action Needed to Address Deficiency: The application states that the project does not access FDOT roads directly, and that an application for modification of an existing intersection will be submitted to FDOT for review. While the project may not directly access FDOT-maintained roads, one (1) permitted access point to the property connects to US Highway 441, and the proposed intersection modifications are necessitated by this project. The applicant must provide a documentation which evidences that a permit application has been submitted to FDOT.

29. Miscellaneous/General Issues

- a. *Sheet C0.00:*

- i. Note 4, Development Information: The project address listed is located on the portion of the parent parcel (03053-001-001) located east of

NW 167th Boulevard, and is not located on the portion of the parcel subject to this application. Revise accordingly.

- ii. Note 11, Development Information: Identify the electric utility and gas utility providers.
 - iii. Vicinity Map: The zoning of properties within the Heritage Oaks subdivision are shown incorrectly. The zoning is shown as RSF-4, however, the correct zoning is PUD. Revise accordingly.
 - iv. Vicinity Map: Many of the lots within Heritage Oaks for which property information is provided are not contiguous to the subject property. Information should only be provided for property which is contiguous to the subject property. Revise the zoning and Future Land Use Map Designations listed on Sheet C0.00 to list those identified within the Vicinity Map.
 - v. Impervious Area Calculations: The total site area is shown to be 455,421 square feet, however, based upon the legal description, the correct area is 554,519 square feet. Revise the total site area square footage and acreage accordingly, and revise percentages of site for all other impervious areas accordingly.
 - vi. Parking Calculations: The correct minimum and maximum parking standards for the grocery store use is 182 minimum, 228 maximum. Revise the table accordingly.
 - vii. Parking Calculations: Revise the calculations for maximum parking area as follows:
 - 1. Grocery Store: 182 x 125%
 - 2. Retail/Restaurant: 60 x 125%
 - 3. Total Required Parking: Show final calculations: 243 spaces (minimum), 303 spaces (maximum)
 - viii. Parking Calculations: The bicycle parking standard was amended by Ordinance 14-08 to require 1 bicycle parking space per 10 required off-street parking spaces. The subject property is therefore required to provide 24 bicycle parking spaces (242 required parking spaces x 10% = 24 bicycle parking spaces.)
 - ix. Drawing Index: List the correct sheet numbers of all sheets (photometric plan, boundary and topographic survey, landscape plan, architectural plan) and order (photometric plan, landscape plan, architectural plan.)
- b. *Sheet C0.10:*
- i. Sheet provides detail for a brick paver pattern within the legend, and states the pattern is to be determined by the owner and may be substituted with stamped asphalt or painted pedestrian crossings. To demonstrate compliance with the provisions of the LDRs, the materials which all walkways shall be constructed of must be determined and documented in the plans. Revise the note accordingly, and provide detail of any pavers and stamped concrete on *Sheet C2.10*.
- c. *Sheet C0.20:*
- i. Dimension the distance from all building corners to property lines (reference redlined plans.)

- ii. Label all setbacks, including west property line (0') and east property line (5') (reference redlined plans.)
 - iii. There is an area in the northwest corner of the outparcel which is not labeled, and it is unclear of what this area is intended to delineate (reference redlined plans.)
- d. *Sheet C0.30:*
 - i. Remove notes 8 and 9 (not applicable to this project.)
- e. *Sheets C1.00 – C1.02:*
 - i. Remove manhole layer as the data is not useful on these sheets and is provided elsewhere in the plan set.
 - ii. X/Y data clutters the dimension plan. This data is typically not provided on plan sets submitted to the City for permitting. Please remove from plan sets for City permitting to clarify the information which is required for the City's review.
 - iii. Dimension all drive aisle widths (see redlined plans for locations.)
 - iv. C1.00: Dimension width of sidewalk located at the rear of the retail building.
 - v. C1.01: Reconfigure stop bar at northwest corner of parking lot to be adjacent to the curb (see redlined plans.)
 - vi. C1.01: Provide note on easternmost sidewalk through the parking lot that the width is 5' TYPICAL.
- f. *Sheet C2.00 – 2.02:*
 - i. Provide directional arrows indicating the direction of flow of stormwater runoff.
 - ii. Sheet C2.01: Verify invert elevations from S-20 (N invert = 97.91) to S-14 (S invert = 98.41).
- g. *Sheet C2.10:* There is a typographical error on the second line of note 7.
- h. *Sheet C2.20:* Identify the top elevations and invert elevations of all existing manholes to which the proposed stormwater system will connect.
- i. *Sheet C3.00:*
 - i. There is an incorrect reference to "16th Blvd." in note 2, Section II, Site Description. Revise to correct street name.
 - ii. Note 3, Section VI, Controls for Other Potential Pollutants, references Gainesville Regional Utilities water/sewer system. Revise to City of Alachua.
- j. *Sheet C4.00:* Verify invert elevations from CO-14 (invert = 105.50) to MH-9 (SW invert = 106.98/106.83)
- k. Provide a copy of the existing Environmental Resource Permit (ERP01-0042) to which discharge from this site shall be conveyed.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM
ON THE RESUBMISSION DATE OF OCTOBER 6, 2014.**



Alachua County Fire Rescue

Edwin C. Bailey, Chief

Development Review Comment – City of Alachua

MEMORANDUM

September 3, 2014

To: City of Alachua Development Review Team

From: Brian Green

Subject: Alachua Market Place

I have reviewed the plans and have found the location of the FDC and the associated fire hydrant in their present location to be unacceptable. Due to the location of the truck positioned at the dock it blocks our access to these appurtenances. With the fire flow calculations being over 3000 gpm a third hydrant is required. Any existing hydrant within 1000 feet of the nearest part of the building is acceptable.

After reviewing the fire flow calculations I see no problem with them and accept them as an approved document.



September 15, 2014

City of Alachua
Planning and Community Development
Justin Tabor, AICP
P.O. Box 9
Alachua, FL 32616

Re: Alachua Market Place

Dear Justin:

Pursuant to your request, we have conducted an engineering review of the referenced project that generally includes horizontal layout, stormwater and drainage, and utilities. Our review is based on plans dated August 28, 2014, proposed by Sergio Reyes, P.E. of EDA.

Our comments are as follows:

Stormwater Design and Report:

- DA3 is an untreated drainage area discharging directly off-site. The report indicates that WQTV and Rates offset this discharge. In fact, for most storms it does not meet this statement but not for all. The City may accept this approach if the engineer can illustrate that the receiving basin is not a direct discharge to a sinkhole. (i.e. Illustrate that WQTV can be accomplished offsite before discharge to the sink)

Sheet C1.00:

- Add appropriate striping and signage at the drive-thru exit and at both vehicular access points to the public ROW.
- The existing transformer located north of the northern most entrance is too close to sidewalk and drive aisle. Narrow driveway or relocate transformer.
- Label generator, compactor, and loading dock items.

Sheet C1.01:

- At the main entrance (4-way) traffic control is only provided from the north. Provide stop control in multiple directions.

Sheet C1.02:

- Show proper traffic control and signage at the entrance/public ROW.

GAINESVILLE:
132 NW 78th Dr.
Gainesville, FL 32607
p: (352) 331-1878

OCALA:
101 NE 1st Avenue
Ocala, Florida 34470
p: (352) 414-4621

WWW.CHW-INC.COM

Sheet C2.00:

- General – provide pipe sizing calculations for all storm pipe.
- A storm table of inlets tops and inverts was omitted. Revise plans to include a structure table.
- Provide details, profiles, or spot grades indicating connections to the public road do not exceed FDOT standards for grade and have a max of 2% cross slope in the crosswalk areas.

Sheet C2.20:

- Cross section profile A-A is cut backwards – reverse A-A arrows.
- S-23 Elevation A reads 119.00; it should be 109.00.
- Location of inlet (outfall) is such that discharge pipe is exposed. In addition, outfall has limited ballast to prevent movement or flotation. Revise as appropriate.
- Establish limits of sod and seeding of the SMF.

Sheet C4.00:

- General #1 – Wastewater (WW) calculations in the concurrency analysis are incorrect. Utilize a grocery with bakery, deli, and butcher. In addition, per the traffic report restaurants are proposed, thus revise the small shop S.F. to accurately reflect the WW demand. The lift station that this project flows to is at capacity and may require upgrades or replacement to the station and FM. Upon receipt of the correct information, the City will evaluate the existing condition and advise as to the developer's responsibility for such upgrades.
- General #2 – Fire flow calculations were provided but not actual fire flow test results. The developer shall test two adjacent fire hydrants with at least one at an elevation of approximately 110.00. Should the tests show the minimum fire flow needed for the project cannot be met, then the developer and his/her engineer will be responsible for a solution and construction to provide the minimum fire flow as part of this development approval.
- The 8" water main shall be looped around the building to avoid long dead-end fire hydrant runs. Alternately, master meter the entire site and all water mains on-site will be private.
- Once looped, provide an additional fire hydrant to the west for better fire protection coverage.
- The fitting schedule has errors. Please review and correct (i.e. #2 is a TEE and a 90 degree bend)
- Label end of City responsibility as follows: meter for water service, valve for fire services, and manhole #6 for sewer.

- Laterals are labeled as "8" – maximum lateral size is 6". Revise plans accordingly.
- MH 6 is very close to storm pipe run S-8 to S-9. Verify/label minimum clearance elevations per FDEP and that it's adequate for construction and maintenance.
- Illustrate backflow preventers at all services by symbol and callout.

Sheet LS-2:

- The utility layout on LS-2 does not match C4.00. Revise as appropriate and provide a new plan so utility and landscape conflicts may be reviewed.

Sheet A-1:

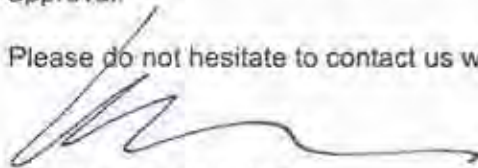
- The floor plans provided do not match the civil and landscape sheets.

Sheet A001:

- This plan indicates a fire riser room for the small shop space; however utility plans make no accommodation for a fire line. (refer to Sheet C4.00)

We appreciate the opportunity to provide you with these comments. We recommend that the developer/engineer provide the necessary utility details, calculations, revisions, and solutions to the City Public Services and CHW Office with adequate time to revise and respond prior to this item receiving Planning and Zoning Board approval.

Please do not hesitate to contact us with any questions.



Robert J. Walpole, P.E.
President

L:\2016\14-0373\Engineering\City County\City\140515 Submittal\TR 140515 Alachua Market Place City of Alachua.dwg

Zimbra

ju_tabor@cityofalachua.org

Completeness Review for Alachua Market Place

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Completeness Review for Alachua Market Place
To : cgmeur@edafl.com
Cc : Kathy Winburn <kwinburn@cityofalachua.com>,
Sergio Reyes <sreyes@edafl.com>

Tue, Sep 16, 2014 03:29 PM

Chris,

I received your materials by hand delivery which are intended to address the completeness review comments for the Alachua Market Place site plan.

Upon reviewing the materials, the following items remain to be addressed:

Site Plan Attachment #11

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: The applicant must provide a copy of the permit application and a copy of any existing Environmental Resource Permit(s.)

The materials submitted include a copy of a request letter for modifications the existing Environmental Resource Permit (#ERP01-0042), but a copy of the approved ERP was not provided. Provide a copy of the referenced ERP.

Site Plan Attachment #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).

Action Needed to Address Deficiency: The applicant must provide a documentation which evidences that a permit application has been submitted to FDOT.

As noted in the aforementioned letter dated September 3, 2014, while the project may not directly access FDOT-maintained roads, modifications to the intersection of NW 167th Boulevard and US Highway 441 are necessitated by this project. Provide documentation which evidences that a permit application has been submitted to FDOT for the proposed modifications to this intersection.

If you have any questions concerning this matter, please feel free to contact me.

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

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: September 3, 2014

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Justin Tabor, AICP *jt*
Principal Planner

RE: Completeness Review for Alachua Market Center – Site Plan

I have reviewed the aforementioned application for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the information required by the Site Plan Application and the Planning Department's submission policies.

In order to provide a complete application, the applicant must address the following:

Site Plan Attachment #1

Site Plan including but not limited to:

- 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**.

Action Needed to Address Deficiency: Minimum building setbacks and the distance between the structure and property lines must be shown on the site plan. Minimum building setbacks and distances between the structure and east and west property lines have not been provided. These revisions may be incorporated into the applicant's resubmission following a Development Review Team (DRT) Meeting for the project. In addition, detail of waste receptacle screening must be shown on the site plan. Provide detail relating to waste receptacle screening at this time, so that any comments may be provided to the applicant at the project's Development Review Team (DRT) Meeting.

Site Plan Attachment #11

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: The application states that a permit application will be submitted to the Suwannee River Water Management District (SRWMD) and that the approved permit will be forwarded to the City of Alachua. The applicant must provide a copy of the permit application and a copy of any existing Environmental Resource Permit(s.)

Site Plan Attachment #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).

Action Needed to Address Deficiency: The application states that the project does not access FDOT roads directly, and that an application for modification of an existing intersection will be submitted to FDOT for review. While the project may not directly access FDOT-maintained roads, one (1) permitted access point to the property connects to US Highway 441, and the proposed intersection modifications are necessitated by this project. The applicant must provide a documentation which evidences that a permit application has been submitted to FDOT.

Additional Comments

A detailed review of the site plan and all application materials will be conducted prior to the DRT Meeting, and any necessary revisions to these materials will be requested at that time.

c: Brandon Stubbs, Planner
Project File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 3, 2014

Mr. Sergio Reyes, PE
President
eda engineers-surveyors-planners, inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for Alachua Market Center – Site Plan

Dear Mr. Reyes:

On August 28, 2014, the City of Alachua received your application for a Site Plan for Alachua Market Center, which proposes a new ±56,000 square foot building (± 45,600 square foot grocery store, ±6,500 square foot retail, and ±3,600 square foot restaurant) with associated drainage, paving, grading, and utility infrastructure improvements on a ±12.73 acre project site located northwest of the intersection of NW US Highway 441 and NW 167th Boulevard (a portion of Tax Parcel 03051-001-001.)

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 following information is needed.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at the Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

In order to provide a complete application, you must address the following:

Site Plan Attachment #1

Site Plan including but not limited to:

- 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.**

Action Needed to Address Deficiency: Minimum building setbacks and the distance between the structure and property lines must be shown on the site plan. Minimum building setbacks and distances between the structure and east and west property lines have not been provided. These revisions may be incorporated into the applicant's resubmission following a Development Review Team (DRT) Meeting for the project. In addition, detail of waste receptacle screening must be shown on the site plan. Provide detail relating to waste receptacle screening at this time, so that any comments may be provided to the applicant at the project's Development Review Team (DRT) Meeting.

Site Plan Attachment #11

Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.

Action Needed to Address Deficiency: The application states that a permit application will be submitted to the Suwannee River Water Management District (SRWMD) and that the approved permit will be forwarded to the City of Alachua. The applicant must provide a copy of the permit application and a copy of any existing Environmental Resource Permit(s).

Site Plan Attachment #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).

Action Needed to Address Deficiency: The application states that the project does not access FDOT roads directly, and that an application for modification of an existing intersection will be submitted to FDOT for review. While the project may not directly access FDOT-maintained roads, one (1) permitted access point to the property connects to US Highway 441, and the proposed intersection modifications are necessitated by this project. The applicant must provide a documentation which evidences that a permit application has been submitted to FDOT.

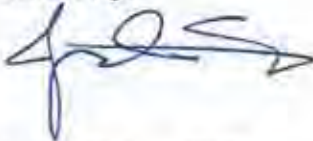
Additional Comments

A detailed review of the site plan and all application materials will be conducted prior to the DRT Meeting, and any necessary revisions to these materials will be requested at that time.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the applications shall be considered withdrawn.

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,

A handwritten signature in blue ink, appearing to read 'J. Tabor', with a stylized flourish extending to the right.

Justin Tabor, AICP
Principal Planner

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



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 3, 2014

VIA HAND DELIVERY

Monique Heathcock, PE, LEED AP
Director of Engineering & Planning
Causseaux, Hewett, & Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Review of Alachua Market Place – Site Plan

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the attached Site Plan, which proposes a new ±56,000 square foot building (± 45,600 square foot grocery store, ±6,500 square foot retail, and ±3,600 square foot restaurant) with associated drainage, paving, grading, and utility infrastructure improvements on a ±12.73 acre project site located northwest of the intersection of NW US Highway 441 and NW 167th Boulevard (a portion of Tax Parcel 03051-001-001.)

Please provide comments by **9:00 AM on Tuesday, September 16, 2014**, 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

2014 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M09000001424

Entity Name: HIPPI INVESTMENTS, LLC

Current Principal Place of Business:

14610 NW 129TH TERRACE
ALACHUA, FL 32615

Current Mailing Address:

POST OFFICE BOX 1000
ALACHUA, FL 32616

FEI Number: 26-4335048

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ALBERTSON, LISA H
14610 NW 129TH TERR
ALACHUA, FL 32615 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name JOHNS, VIRGINIA H
Address POST OFFICE BOX 1000
City-State-Zip: ALACHUA FL 32616

Title MGR
Name ALBERTSON, LISA H
Address POST OFFICE BOX 1000
City-State-Zip: ALACHUA FL 32616

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LISA H. ALBERTSON

MANAGER

01/13/2014

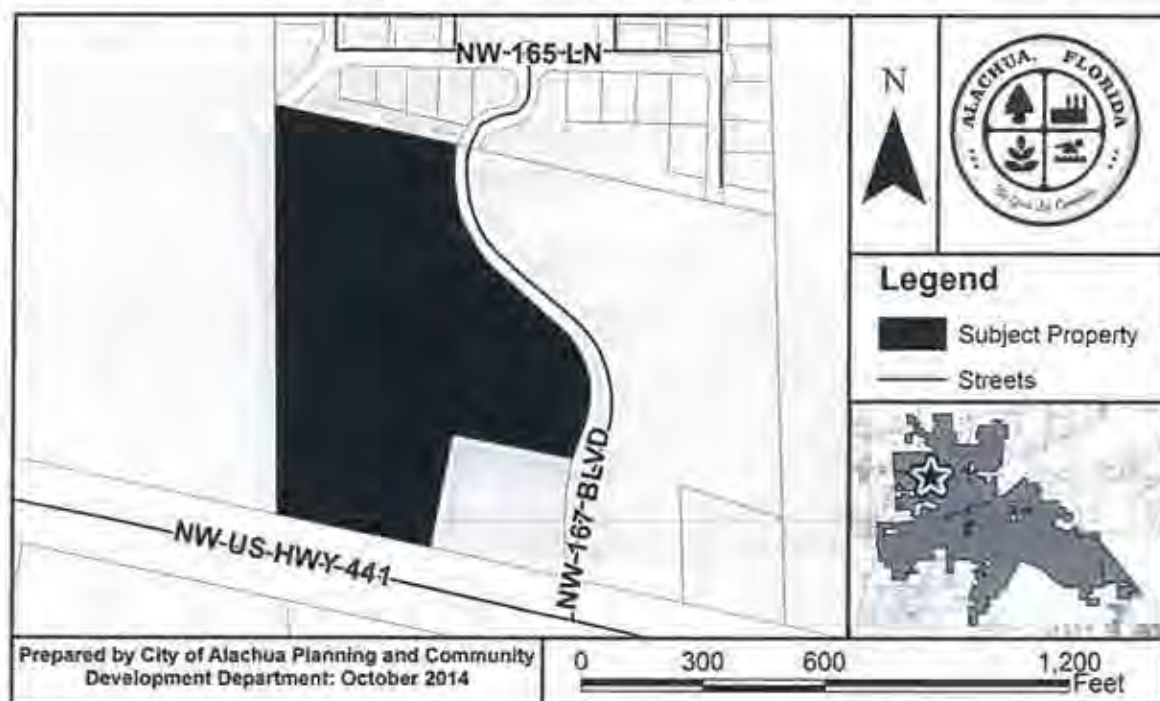
Electronic Signature of Signing Authorized Person(s) Detail

Date

*Mailed 10/29/14 am*

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 November 18, 2014 at 6:30 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 Sergio Reyes, PE, of eda engineers-surveyors-planners, inc., applicant and agent for Hipp Investments, LLC, property owner, and Windcrest Acquisitions, LLC, developer, for consideration of a Site Plan for a proposed $\pm 56,431$ square foot building ($\pm 46,031$ square foot grocery store and $\pm 10,400$ square foot retail) with associated drainage, paving, grading, and utility infrastructure improvements on a ± 12.73 acre subject property, located northwest of the intersection of NW US Highway 441 and NW 167th Boulevard; A portion of Tax Parcel No. 03053-001-001; FLUM: Commercial; Zoning: Commercial Intensive (CI.)



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.

03053-010-045
DURATION BUILDERS INC
PO BOX 357665
GAINESVILLE, FL 32635-7665

03053-010-046
BOLANOS & MCKERCHER W/H
16642 NW 167TH DR
ALACHUA, FL 32615

03053-010-047
BRANHAM & SANDHOLDT H/W
16622 NW 167TH DR
ALACHUA, FL 32615-6497

03053-010-048
JOSEPH LAMUTH
602 PEPPERWOOD DR
BREA, CA 92821

03053-010-050

03049-000-000
MEGAHEE ENTERPRISES LTD., LLLP
2632 NW 43RD ST # 2138
GAINESVILLE, FL 32606

03049-003-000
MURPHY'S LOT LLC
2632 NW 43RD ST STE 2138
GAINESVILLE, FL 32606-7545

03051-001-000
TD BANK NA
104 S MAIN ST
GREENVILLE, SC 29601

03052-000-000
SCHOOL BD OF ALACHUA CTY
620 E UNIV AVE
620 E UNIV AVE
GAINESVILLE, FL 32601

03053-000-000
SHARLEEN O TRUSTEE CAVACEPPI
PO BOX 1325
ALACHUA, FL 32616-1325

03053-001-001
HIPPO INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

03053-001-002
PROPERTIES LTD TALAL PROPERTIES
LTD & TAREK
1326 E LUMSDEN RD
BRANDON, FL 33511

03053-001-003
RACETRAC PETROLEUM INC
3225 CUMBERLAND BLVD STE 100
ATLANTA, GA 30339

03053-002-000
INDIRA K PATEL
8706 SADDLEHORN DR
IRVING, TX 75063

03053-010-000
HERITAGE OAKS-TND LTD
12046 NW 1ST LN
GAINESVILLE, FL 32607

03053-010-001
JOHN J STEVENS
16775 NW 165TH LANE
ALACHUA, FL 32615

03053-010-002
LLC C & C PROPERTIES &
INVESTMENTS
527 TURKEY CREEK
ALACHUA, FL 32615

03053-010-003
THOMAS H GRIEVE
16843 NW 165TH LN
ALACHUA, FL 32615

03053-010-004
TODD B BROOKS
16873 NW 165TH LN
ALACHUA, FL 32615

03053-010-005
RAYSA A LEIVA
5989 SW 112TH WAY
COOPER CITY, FL 33330-4558

03053-010-006
KYLE A STANDISH
16648 NW 168TH TER
ALACHUA, FL 32615

03053-010-007
TOYA L ROBINSON
16678 NW 168TH TER
ALACHUA, FL 32615

03053-010-011
RICHARD STONE
16611 NW 165TH TER
ALACHUA, FL 32615

03053-010-012
DAVID B FROMHOLT
16575 NW 165TH TER
ALACHUA, FL 32615

03053-010-013
MICHAEL JELMBERG
16545 NW 165TH TER
ALACHUA, FL 32615

03053-010-014
NATHANIEL M III FORD
16515 NW 165TH TER
ALACHUA, FL 32615

03053-010-015
CHARLES E MITCHELL
16530 NW 165TH TER
ALACHUA, FL 32615

03053-010-016
DIANE S CARTER
16527 NW 165TH LN
ALACHUA, FL 32615

03053-010-017
NYGAARD & STRATTAN
16567 NW 165TH LN
ALACHUA, FL 32615

03053-010-018
CHARLES E WALLACE
16621 NW 165TH LN
ALACHUA, FL 32615



03053-010-019
TERRANCE M MANDARINO
16651 NW 165TH LN
ALACHUA, FL 32615

03053-010-043
KINCAID & WUENSTEL JR
16643 NW 168TH TER
ALACHUA, FL 32615

03053-010-044
RALPH G GEPHART
16623 NW 168TH TER
ALACHUA, FL 32615

03053-010-051
AARON A HARRIS
16609 NW 166TH DR
ALACHUA, FL 32615

03053-010-053
RICHARD E JR DAVIS
16624 NW 165TH TER
ALACHUA, FL 32615

03053-010-054
RICHARD B SCHULTZ
1171 APPIAN WAY
SANTA ANA, CA 92705

03061-004-001
THE PANTRY INC
PO BOX 8019
GARY, NC 27512-9998

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Jeanette Hinsdale
PO Box 1156
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

John Tingle
333 Turkey Creek
Alachua, FL 32615

FL Dept of Environmental Protection
Attn: Craig Parenteau
4801 Camp Ranch Road
Gainesville, FL 32641

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

Bill Atwater
6017 NW 115th Place
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

TCMOA
Attn: President
1000 Turkey Creek
Alachua, FL 32615

Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615



AFFIDAVIT FOR POSTED LAND USE SIGN

I MELISSA WATSON, POSTED THE LAND USE
(name)
SIGN ON 10-29-2014 FOR THE Alachua Market Place (Publix)
(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.

Melissa Watson
(signature)

5
(number of signs)

inflammation, stress, and electric customers end up having to pay for maintenance and also bear the added cost of maintenance of the rights-of-way for the other companies' customers," said Mayor Bill Conrad. "All we are asking for is that we attempt to even the playing field so all of the city's electric customers pay something for maintenance of those properties where those lines are running," he said.

99 percent of franchise fees are 5.95 or 6 percent. Newberry had a study conducted by Baumann Moreau Consulting Group, Tampa, to determine the actual cost to the city to maintain the rights-of-way. Preliminary results show five plus percent is the actual value of the city rights-of-way. A presentation of the local municipalities charging electric franchise fees listed nine cities charging those fees. Newberry and Hawthorne were the only two cities serviced by outside electrical services that are not charging fees to

communication with Clay Electric customers leading up to the workshop, Thomas confirmed the city and Clay Electric sent out a joint letter, which was "vague as to the meat of the issues" to Newberry's residents, but Clay sent a second letter directly to their 600 Newberry members. "We sent our own letter to our members giving a little more information," said Thomas. The letter addressed the taxes the residents were currently paying (utility tax), listed what the franchise fee would cost the citizens and what an average residential consumer could expect to

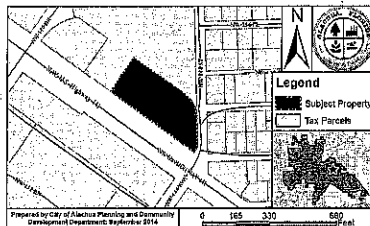
to use the city's rights-of-way. What we're supposed to negotiate paying is where they [utility lines] are on the rights-of-way or where they cross the rights-of-way. In order to determine that, I guess we'd have to conduct our own study, which can be costly," he said. At this time, Clay is not pursuing that study. "We will wait to see how committed they [the city] is in doing this. At last night's meeting we were not sure whether the city was going to continue to pursue this," Thomas said. "They are undecided," he said. New emphasized that the city is proceeding with creation of a franchise agreement and clearly disagrees with Thomas' comment that they are "undecided."

will be brought before our city commission for a vote. For now, we, as staff, are tasked with moving ahead with development of a draft franchise agreement for consideration by our city commission. We look forward to working with Clay Electric to develop the draft franchise agreement," said New. # # # Email cwalker@alachuatoday.com

"I believe the public

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 November 18, 2014 at 6:30 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 Maastricht Engineering, Inc. on behalf of Hamilton Development, Inc., agent for HWY. 441 Partners, LLC. & Alachua 441 Wash, LLC., property owners, for consideration of a Site Plan for a proposed Family Dollar, consisting of a proposed ±3,398 square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ±0.92 acre project site (Tax Parcel Number 03067-001-003); and, a proposed AutoZone, consisting of a proposed ±6,816 square foot building with associated drainage, paving, grading, and utility infrastructure improvements on a ±1.16 acre project site (Tax Parcel Number 03067-001-004), located north of U.S. Highway 441 and Hitchcock's Plaza; east of Advanced Auto Parts; and south of Oak Hill Plaza; Tax Parcel No.s 03067-001-003 & 03067-001-004; FLUM: Commercial; Zoning: Commercial Intensive).

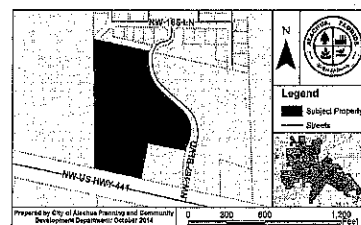


At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 -
November 06, 2014)

City of ALACHUA NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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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 -
November 06, 2014)

NOTICE TO ALACHUA COUNTY TAXPAYERS

Chapter 197.122 Florida Statutes provides in part: All owners of property are held to know that taxes are due and payable annually and are responsible for ascertaining the amount of current and delinquent taxes and paying current taxes before the date of delinquency (April 1, 2015).

Pursuant to F.S. Chapter 197.322, notice is hereby given that the 2014 Alachua County tax roll has been delivered by the Property Appraiser to the Tax Collector and is now open for collection. Payment of the 2014 County, Library, School Board, Water Management and Municipal ad valorem taxes and non-ad valorem assessments are accepted at all Tax Collector Office locations, subject to discounts as provided by law.

DISCOUNTS FOR EARLY PAYMENT

4% in November 2% in January
3% in December 1% in February

A tax notice has been mailed to all property owners or their agents at the last known address. Please carefully read the material enclosed with your tax notice. If your tax notice is not received by November 15, 2014, please notify our office at (352) 374-5236 or actc@actcf.org.

TAX PAYMENTS ARE ACCEPTED ONLINE AND AT ALL THREE LOCATIONS:

- > ACTCFL.ORG
- > 12 SE 1st Street, Downtown Admin Bldg
- > 5801 NW 34th Blvd
- > 3207 SW 35th Blvd, Butler Plaza East (Walmart Plaza behind Bonefish Grill)

Office Hours: 8:30 AM - 5:00 PM
Monday through Friday

Tax Collector offices will be closed on weekends and the following holidays:

November 11th, 27th, 28th, 2014
December 25th, 26th, 2014
January 1st, 19th, 2015
February 16th, 2015

PAYMENT ALTERNATIVES:

- > Credit Cards and Debit Cards are accepted online at actcf.org and at all three locations
- > E-check payments are accepted online at actcf.org. A \$1.00 transaction fee is added.

We accept - American Express, Discover, MasterCard and Visa. A convenience fee of 2.5% or a \$2.50 minimum applies to all credit card payments. A \$2.50 convenience fee will be added to pin-debit card payments. (No portion of this fee is retained by the Tax Collector).

Alachua County Tax Collector

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