

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Family Dollar/AutoZone

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Maastricht Engineering, Inc. on behalf of Hamilton Development, Inc.

PROPERTY OWNER(S): HWY. 441 Partners, LLC. & Alachua 441 Wash, LLC.

DRT MEETING DATE: September 23, 2014

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive ("CI")

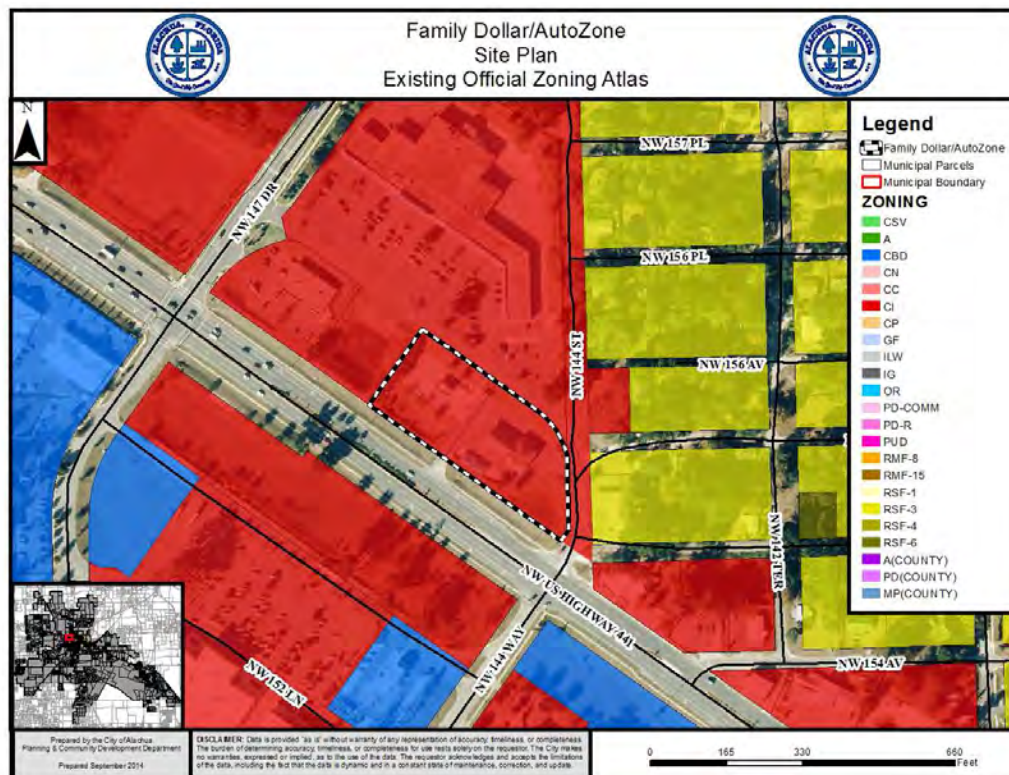
ACREAGE: ±0.92 acres (Parcel 03067-001-003) & ±1.16 acres (Parcel 03067-001-004)

PARCEL: 03067-001-003 & 03067-001-004

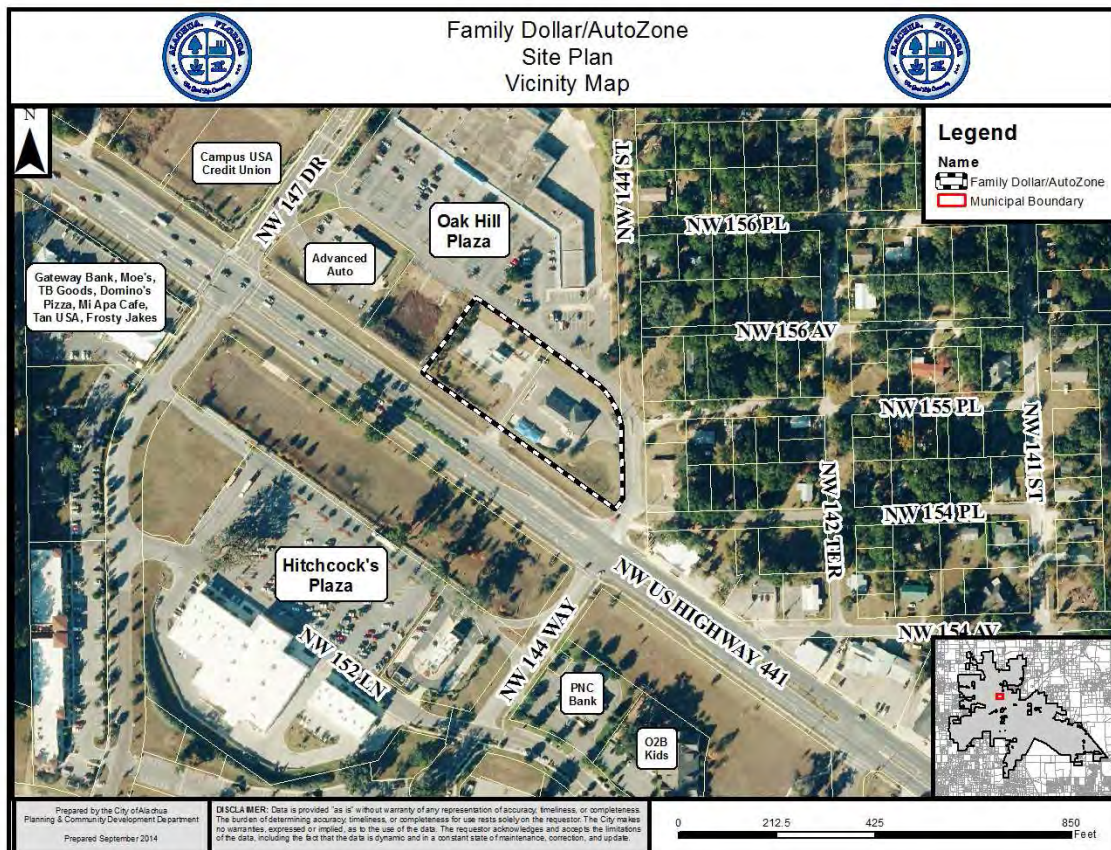
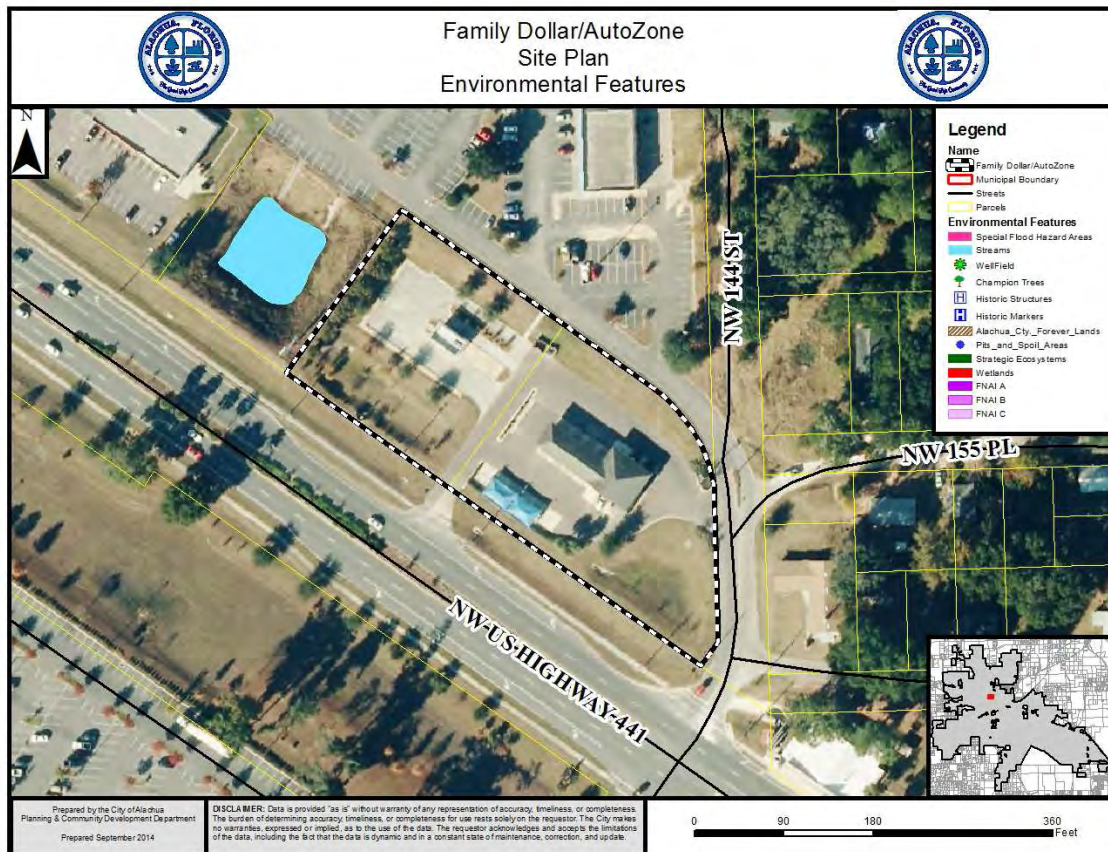
PROJECT LOCATION: U.S. Highway 441; north of Hitchcock's Plaza; east of Advanced Auto Parts; and south of Oak Hill Plaza.

PROJECT SUMMARY: A request for a Site Plan for a proposed Family Dollar, consisting of a proposed ±8,398 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).

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 Thursday, October 2, 2014.**



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Deficiencies to be Addressed

Site Plan

1. Revise the Site Plan as follows:

Survey

- a. The applicant has not provided curve data for curve "C1". The applicant must provide curve data for curve "C1".

Cover Sheet (Sheet C-0.0)

- a. Site Data Table

- i. The applicant states the Land Use Designation is "(C.I.) Commercial Intensive"; however, the Future Land Use Map Designation is Commercial. Revise accordingly.

- b. Development Data Table (Family Dollar)

- i. The applicant states that 5,085 square feet or 12 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.*

- c. Development Data Table (AutoZone)

- i. The applicant states that 10,176 square feet or 23 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.*

- d. Parking Requirements (Family Dollar)

- i. The applicant states the loading zone requirement is 10' x 20'; however, the loading zone requirement is 12' x 30'. Revise accordingly.

- e. Parking Requirements (AutoZone)

- i. The applicant states the loading zone requirement is 10' x 20'; however, the loading zone requirement is 12' x 30'. Revise accordingly.

- ii. The applicant states the parking requirement for AutoZone is one (1) parking space per 305 square feet; however, the parking requirements for automotive parts sales is one (1) parking space per 400 square feet. Revise accordingly.
 - iii. The applicant states there are thirty-one (31) parking spaces provide. Section 6.1.4(B)(5)(a) of the LDRs state that off-street automobile parking spaces shall not be provided in an amount that is more than 125 percent of the minimum requirements established in Table 6.1-1 of the LDRs. The maximum parking allowed is twenty-one (21) parking spaces (17 required parking spaces x 1.25 = 21). Revise site plan and calculation accordingly.
- f. Landscape Buffers (AutoZone)
 - i. The applicant states that the proposed AutoZone is adjacent to commercial to the east; however, the AutoZone is adjacent to Residential Single Family - 3 ("RSF-3") to the east. The buffer along the east side of the subject property must be a fifteen (15) foot, Type "D" buffer in accordance with Table 6.2-2 of the LDRs. Revise accordingly.
- g. Zoning
 - i. The applicant states the surrounding zoning is "C-1"; however, the surrounding zoning is "CI", except east of the proposed AutoZone which has a Residential Single Family - 3 ("RSF-3") zoning designation. Revise accordingly.
- h. Solid Waste
 - i. The applicant states solid waste collection is via City of Alachua. The City of Alachua does not provide solid waste collection. Revise accordingly.
- i. Title
 - i. The applicant states the zoning is "C-1"; however, the zoning is "CI". Revise accordingly.
 - ii. The applicant has left the FDOT Roadway I.D. and Mile Post blank. The applicant should remove the reference or correct accordingly.
- j. Vicinity Map
 - i. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
 - ii. Revise all references to "C-1" to "CI".

Notes (Sheet G-1.0)

- a. General Utility Notes
 - i. The applicant makes reference to Gainesville Regional Utilities (GRU) in notes 1, 5, 13, 17, and 18; however, utilities are provided by the City of Alachua. Revise accordingly.
- b. Alachua County Required Notes
 - i. The applicant must revise the title to "City of Alachua Notes". Revise accordingly.
 - ii. The applicant must delete notes 4, 6, and 10.
- c. Gainesville Regional Utility Notes
 - i. The applicant must revise the title to "City of Alachua Utility Notes" Revise accordingly.

- ii. The applicant makes reference to Gainesville Regional Utilities (GRU) in notes 1, 2, and 9; however, utilities are provided by the City of Alachua. Revise accordingly.
- iii. The applicant must delete notes 4, 5, and 7.

Aerial & Erosion Control Plan (Sheet C-3.0)

- a. Note (Below Erosion Control Notes)
 - i. The applicant has a note regarding Alachua County engineering design. This note shall be revised to state, "**Note: Contractor shall adhere to the environmental protection standards established in Section 6.9 of the City of Alachua Land Development Regulations.**" Revise accordingly.
- b. The applicant has not provided the right-of-way width for U.S. Highway 441 and N.W. 144th Street. Applicant must provide the right-of-way width for U.S. Highway 441 and N.W. 144th Street.
- c. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- d. Revise all references to "C-1" to "CI".

Existing Conditions & Demolition Plan (Sheet D-1.0)

- a. The applicant has depicted existing regulated trees located on-site; however, the applicant has not complied with Section 6.2.1 of the City of Alachua Land Development Regulations (LDRs). The applicant must identify all trees by both the common and scientific name; identify the size of the tree (in inches); and identify if the tree is to be saved, relocated, or removed. This information must be compiled into a table or list. Each tree must be numerically referenced to the plan and table/list. Revise accordingly.
- b. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- c. Revise all references to "C-1" to "CI".
- d. Applicant has not provided the right-of-way width for U.S. Highway 441 and N.W. 144th Street. Applicant must provide the right-of-way width for U.S. Highway 441 and N.W. 144th Street.
- e. The applicant makes an incorrect reference with the property boundary along the southerly boundary of the proposed Family Dollar site. The applicant must correct the reference.

Site Dimension Plan (Sheet C-1.0)

- a. The applicant depicts and references two proposed free-standing monument signs. The applicant must remove the proposed signs from all site plan sheets. Signage is not approved via site plan and requires a separate sign permit. **Under no circumstances shall the siting of any signage be approved as a part of site plan approval.** Further, signs cannot be located within ten (10) feet of existing or proposed City utilities. Currently, the applicant proposes both monument signs to be located immediately adjacent to an existing sanitary sewer main.

- b. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- c. Revise all references to "C-1" to "CI".
- d. The applicant states that a 7.5 foot landscape buffer is required along the east side (along NW 144th St) of the proposed AutoZone; however, a 15 foot, type "D" landscape buffer is required along the east side (along NW 144th St). Revise accordingly.
- e. The applicant has not provided, depicted, or labeled the required 7.5 foot landscape buffer between the subject properties. The applicant must provide a 7.5 foot landscape buffer between the subject properties (on each side of the property boundary for a total of 15 feet). Revise accordingly.
- f. The applicant has not provided, depicted, or labeled the required arterial buffer along U.S. Highway 441 for the subject properties. The applicant must provide arterial buffer/screening along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. *Note: Trees cannot be planted within ten (10) feet of existing or proposed utilities.*

Grading, Paving, and Drainage Plan (Sheet C-2.0)

- a. The applicant states that the invert elevations for the culvert running along the entrance into the proposed Family Dollar (S-2, S-3, & S-4) have invert elevations of 70.30 feet (S-2), 69.00 feet (S-3), and 70.20 (S-4); however, the bottom of the proposed swale to the west of the proposed culvert has an invert of 72.43 feet and the bottom of the proposed swale to the east of the proposed culvert has an invert of 72.33 feet. Please clarify.
- b. The applicant must correct the structure table for the proposed Family Dollar.
- c. The applicant has not provided the grading (in one (1) foot contours) for the proposed detention basin. The applicant must provide the grading (in one (1) foot contours) for the proposed detention basin.
- d. The applicant has not indicated required fall protection for the proposed retaining wall. The applicant must provide fall protection in accordance with Section 7.2.2.4.5.2 of Chapter 1.1-57 of NFPA. Fall protection shall not be less than 42 inches in height.
- e. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- f. Revise all references to "C-1" to "CI".

Utility Plan (Sheet C-4.0)

- a. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- b. Revise all references to "C-1" to "CI".

Cross Sections (Sheets C-5.0 through C-7.0)

- a. The applicant has not show fall protection in accordance with NFPA. Revise applicable cross sections accordingly.

- b. The applicant has not provided cross sections indicating how the proposed potable water and irrigation lines will cross the proposed retaining wall. The applicant must provide cross section details indicating how the potable water and irrigation lines will cross the retaining wall.
- c. Remove all references to adjacent zoning in cross sections.
- d. Revise Cross Section "M" to show the required fifteen (15) foot landscape buffer.

Grading, Paving, and Drainage Details 1(Sheet C-8.0)

- a. The applicant states in the handicap parking detail that the length is 15.5 feet (or as shown). The required length of handicap parking is eighteen (18) feet. Revise accordingly.
- b. The applicant states the proposed dumpster enclosure height is six (6) foot max; however, Section 6.2.3(B) requires dumpster enclosures to be a minimum of six (6) foot in height. Revise accordingly.

AutoZone Details 1(Sheet C-10.A)

- a. Typical Light Pole Detail: The applicant states the height of the light pole is twenty-five (25) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.

Parking/Traffic/Circulation Standards

- 2. The applicant provides thirty-one (31) parking spaces for the AutoZone site; however, in accordance with Section 6.1.4(B)(5)(a) of the LDRs, a maximum of twenty-one (21) parking spaces are allowed. Revise site plan accordingly.
- 3. The applicant proposes unutilized asphaltic surfacing at the four-way intersection where the drive isles for Family Dollar and AutoZone intersect. This asphaltic surfacing is not necessary. The applicant must remove the unutilized asphaltic surfacing.
- 4. To facilitate safe on-site traffic circulation, the applicant must provide stop bars and stop signs where the north, west, and east drives meet at the four-way intersection to provide the right-of-way to traffic entering the subject property from U.S. Highway 441.
- 5. To facilitate safe on-site traffic circulation, the applicant must provide stop bars and stop signs at the northerly drive isle on the proposed AutoZone parcel.
- 6. The applicant must provide ADA Detectable Warning Strips at the crosswalk at the four-way intersection where the drive isles for Family Dollar and AutoZone intersect. Revise accordingly.
- 7. The applicant proposes cross access between the proposed Family Dollar and AutoZone. The applicant must provide a cross access easement.

8. The applicant proposes off-street loading zones for the proposed Family Dollar and AutoZone; however, the proposed off-street loading zones are not adequately sized to contain the delivery vehicles proposed to the site. Off-street loading zones must be adequately designed to accommodate delivery vehicles.

Tree Protection Standards

9. The applicant has not provided a tree mitigation/protection plan in accordance with Section 6.2.1 of the LDRs. The applicant must provide a tree mitigation/protection plan demonstrating compliance with Section 6.2.1 of the LDRs.

Landscaping Standards

10. The applicant has not incorporated the required tree mitigation plan into the landscape plan. Landscape plan must include mitigation for regulated trees removed in accordance with Section 6.2.1 of the LDRs. Further, trees used to mitigate for the removal of regulated trees must be in addition to the landscaping required in accordance with Sections 6.2.2 & 6.2.3 of the LDRs.
11. The applicant has not provided a table detailing the landscaping requirements. The applicant must provide a table detailing the type of landscaping required (overall site landscaping, parking lot interior landscaping, parking lot buffer landscaping, perimeter buffer landscaping, arterial buffer landscaping, etc), the amount of landscaping required, calculations of the required landscaping, and the amount of landscaping provided.
12. The applicant must provide the total square footage of the parking area in the table and calculations for parking lot interior landscaping to ensure compliance with Section 6.2.2(D)(2)(a) of the LDRs. Further, given the applicant has not provided the square footage of the parking area for the subject properties, a review of the parking lot interior landscaping for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot interior landscaping in accordance with Section 6.2.2(D)(2)(a) of the LDRs. *Note: While a detail review could not be performed due to the lack of information, City staff noticed that it appears that both subject properties seem to be deficient in the interior parking lot landscaping.*
13. The applicant must provide the total linear footage of the exterior perimeter of the parking lot in the table and calculations to ensure compliance with Section 6.2.2(D)(2)(b) of the LDRs. Further, given the applicant has not provided the linear footage of the parking lot exterior perimeter for the subject properties, a detailed review of the parking lot perimeter buffer requirements for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot exterior buffers in accordance with Section 6.2.2(D)(2)(b) of the LDRs. *Note: While a detailed review could not be performed due to lack of information, City staff noticed that understory trees were not provided in accordance with Section 6.2.2(D)(2)(b)(iv)(b) of the LDRs.*

14. Per Section 6.2.2(D)(2)(b)(iii) of the LDRs, the parking lot perimeter buffer must be a minimum of five (5) feet and an average of seven (7) feet in width. The applicant must demonstrate compliance with this requirements.
15. The applicant has not provided a parking lot perimeter buffer along the east side of the parking lot on the east side of the proposed Family Dollar. The applicant must provide parking lot perimeter buffers along ALL parking lot perimeters.
16. The applicant combines the Family Dollar and AutoZone parcels for the assumption of landscaping; however, each parcel must meet the landscaping requirements individually. The applicant must detail how each lot separately meets the landscape requirements.
17. Planting list must be divided into categories based upon the planting type (i.e. Canopy Trees, Understory Trees, and Shrubs).
18. The applicant has not provided arterial buffering in accordance with Section 6.2.3(E) of the LDRs. The applicant must provide arterial buffering along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. For the proposed Family Dollar, a total of ten (10) canopy trees and six (6) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required. For the proposed AutoZone, a total of sixteen (16) canopy trees and nine (9) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required.
19. The applicant proposes to place trees on top of an existing sanitary sewer main located along the southerly property boundary of the proposed Family Dollar and AutoZone (north of U.S. Highway 441). In accordance with Section 6.2.1(D)(4)(h) of the LDRs, trees must maintain minimum distance of ten (10) feet from existing and/or proposed utilities, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility. Revise accordingly.
20. The applicant proposes to place trees adjacent to an existing six (6) inch potable water main located along the northerly property boundary of the proposed Family Dollar and AutoZone. In accordance with Section 6.2.1(D)(4)(h) of the LDRs, trees must maintain minimum distance of ten (10) feet from existing and/or proposed utilities, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility. Revise accordingly.
21. The applicant must show all existing and proposed utilities on the landscape plan to ensure there are no conflicts between the placement of landscaping and utilities.
22. The applicant has not depicted or labeled the required landscape buffers. All landscape buffers must be shown on the landscape plan and must be labeled and dimensioned.

23. The applicant has not provided the required landscape buffer between the proposed Family Dollar and AutoZone parcels. The applicant must provide a 7.5 foot, type "A" landscape buffer between the proposed Family Dollar and AutoZone parcels (7.5 feet on either side of the property boundary for a total of 15 feet).
24. The applicant has not provided the required 15 foot, type "D" buffer required along the east side of the proposed AutoZone parcel. The applicant must provide a 15 foot, types "D" buffer along the east property boundary of the proposed AutoZone parcel.
25. Given the proposed AutoZone must extensively revise the proposed parking area to remove a minimum of ten (10) parking spaces, a review of the parking lot interior landscape and parking lot perimeter landscape requirements could not be performed.
26. The applicant lists several different types of shrubs with height ranging from 12 inches to 24 inches at the time of planting. All shrubs must be 24 inches at the time of planting in accordance with Section 6.2.2(D)(8) of the LDRs.
27. The applicant is proposing 48 Orange Bulbine. Orange Bulbine is considered groundcover according to Appendix 6.2.2-A and does not count towards the required shrubs.
28. Ornamental/Understory trees must be a minimum of one (1) inch caliper at four (4) inches above grade at the time of planting. Please indicate that the proposed ornamental/understory trees meet this requirement.
29. The applicant has not provided site ornamental/understory trees on the east and west side of the proposed Family Dollar in accordance with Section 6.2.2(D)(1)(c)(ii) of the LDRs. The applicant must provide two (2) ornamental/understory trees on the east and west side of the proposed Family Dollar.
30. The applicant has not provided the required site canopy trees on the west side of the proposed AutoZone in accordance with Section 6.2.2(D)(1)(c)(i) of the LDRs. The applicant must provide two (2) canopy trees on the west side of the proposed AutoZone.
31. The applicant has not provided site ornamental/understory trees for the proposed AutoZone in accordance with Section 6.2.2(D)(1)(c)(ii) of the LDRs. The applicant must provide a total of eight (8) ornamental/understory trees (four (4) in the front, and two (2) on each side of the proposed AutoZone).

Lighting/Photometric Standards

32. The applicant must address the following regarding the Family Dollar lighting plan:

- a. The applicant has not provided details of the mounting pole and mounting height. The applicant must provide a detail of the mounting pole and indicate the mounting height of each fixture (wall or pole). Section 6.4.5 of the LDRs establishes a maximum fixture height of fifteen (15) feet (whether mounted on a wall, pole, or other means). Further, mounting height should be indicated in the luminaire schedule.
- b. The maximum footcandles for parking lot in business districts is exceeded in a few areas of the proposed parking lot. Section 6.4.4(C)(2) establishes a maximum of five (5) footcandles in parking lots in business districts. Revise accordingly.
- c. The applicant has not provide the overall site uniformity ratio. Section 6.4.4(E) establishes a maximum uniformity ratio of 10:1 for a site or parcel.
- d. The applicant proposes LED lighting fixtures. Please address the hue requirements in Section 6.4.4(G) of the LDRs.
- e. Remove references to surrounding zoning designations.
- f. The photometric plan contains too many irrelevant items of information causing it to be difficult to read. The applicant must remove irrelevant data from the photometric plan to facilitate ease of review.

33. The applicant must address the following regarding the AutoZone lighting plan:

- a. Typical Light Pole Detail: The applicant states the height of the light pole is twenty-five (25) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.
- b. Luminaire Schedule: The applicant states the height of the light pole is twenty-eight (28) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.
- c. Luminaire Schedule: The applicant has not provided the max lumens in accordance with Section 6.4.4(D)(2) of the LDRs. The applicant must provide the max lumens for each fixture. *Note: Max lumens for parking lots with six (6) or more parking spaces in business district is 24,000 lumens.*
- d. The applicant has not provide the overall site uniformity ratio. Section 6.4.4(E) establishes a maximum uniformity ratio of 10:1 for a site or parcel.
- e. The applicant proposes LED lighting fixtures. Please address the hue requirements in Section 6.4.4(G) of the LDRs.
- f. Remove references to surrounding zoning designations.
- g. The photometric plan contains too many irrelevant items of data causing it to be difficult to read. The applicant must remove irrelevant data from the photometric plan to facilitate ease of review.
- h. The applicant shows conflicting measurements of footcandles in the proposed parking lot area and west side of the proposed AutoZone. Remove conflicting points and revise accordingly.

- i. The applicant proposes two Lithonia - DSW1 LED 10C Full Cut-Off Fixtures on the east side of the proposed AutoZone building; however, Section 6.4.4(B)(2) of the LDRs prohibit any light source from directly illuminate building facades when visible from residential development. No light source shall directly illuminate facades of buildings visible from adjacent residential development. The properties to the east of the proposed AutoZone are residential and residentially zoned. The applicant cannot utilize wall-mounted lights, or any lights that directly illuminates the facade of the building on the east side of the proposed AutoZone.
- j. The Luminaire Schedule states that two "S1" and two "S2" lighting fixtures are proposed; however, the photometric plan depicts four "S1" light fixtures and no "S2" lighting fixtures. Revise accordingly.
- k. The Luminaire Schedule states that two "W1" lighting fixtures are proposed; however, the photometric plan depicts six "W1" light fixtures. Revise accordingly. *Note: as mention above, the W1 fixtures proposed on the east side of the proposed AutoZone are not permitted in accordance with Section 6.4.4(B)(2) of the LDRs.*

Concurrency Impact Analysis

- 34. The applicant utilizes data from the June 2013 City of Alachua Development Monitoring Report. This data is out of date and irrelevant. The applicant must utilize the data from the August 2014 City of Alachua Development Monitoring Report and revise the entire concurrency impact analysis accordingly (i.e. transportation, potable water, sanitary sewer, and solid waste).
- 35. The applicant utilized ITE Code 814; however, the correct ITE Code for the proposed use is ITE Code 815. Revise accordingly.
- 36. The applicant uses the wrong land use description for both ITE Code 815 and 843. Revise accordingly.
- 37. The applicant utilizes the wrong AM Peak and PM Peak Rates for ITE Code 843. Revise accordingly.
- 38. The applicant is missing the segment number for Segment 8, SR 235 (CR 2054 to U.S. Hwy 441). Revise accordingly.
- 39. The applicant has not included Segment 3/4, U.S. Hwy 441 (From NW 16th to SR 235) in the transportation concurrency analysis. Applicant must include said Segment 3/4 into the transportation concurrency analysis.
- 40. The applicant must revise all transportation analysis for all segments to reflect the most current data and the revisions to the trip generation data.
- 41. The applicant must update the conclusion to the transportation impact analysis to reflect the revisions.

42. The applicant includes a recreation impact analysis. The proposed development is commercial and does not create an impact to recreation. The applicant should remove the recreation impact analysis and retain the statement in the conclusion.

Comprehensive Plan Consistency Analysis

43. The applicant combines proposed Family Dollar and AutoZone within the Comprehensive Plan Analysis; however, a separate Comprehensive Plan Analysis for each proposed use must be provided. Compliance with the Comprehensive Plan must be shown for each individual use and/or subject property.
44. Given the Comprehensive Plan Analysis provided combines the two proposed uses and separate subject properties, a detailed review could not be performed.
45. The applicant refers the City of Alachua Public Services Department issuing a "Letter to Serve"; however, the City of Alachua Public Services Department does not issue any such letter. Site plan approval is a final development order and therefore reserves concurrency for public facilities. The applicant must remove all reference to the City of Alachua Public Services Department issuing a "Letter to Serve".
46. *Future Land Use Element Analysis:*
- a. Objective 1.3: The applicant states the Future Land Use Map (FLUM) Designation is Community Commercial; however, FLUM Designation is Commercial. Revise accordingly.
 - b. Policy 1.3.a: The applicant states the Future Land Use Map (FLUM) Designation is Community Commercial; however, FLUM Designation is Commercial. The applicant must remove the reference to this policy. The correct policy is Policy 1.3.b "Commercial".
 - c. Policy 1.3.d: The applicant combines the analysis of the performance standards for both Family Dollar and AutoZone; however, the applicant must demonstrate how each separately meet the required performance standards in Policy 1.3.d. The applicant must provide a separate analysis for Family Dollar and AutoZone.
 - d. Policy 1.3.d: Revise entire analysis to correctly reflect each proposed use.
 - e. Policy 1.3.d.2 "Buffers": The applicant states the landscape buffer on the east side is a 7.5 foot, type "B" landscape buffer; however, the required buffer is a 15 foot, type "D" landscape buffer. Revise accordingly.
 - f. Policy 1.3.d.3 "Open Space": The applicant must revise data based upon changes. Revise accordingly.
 - g. Policy 1.3.d.6 "Site Lighting": The applicant states the subject properties and the adjacent properties have a Community Commercial FLUM Designation; however, the subject properties and the properties to the north, west, and south have a Commercial FLUM Designation while the properties to the east have a Medium Density Residential FLUM Designation. Further, the applicant has not indicated how the site lighting meets the standard in Policy 1.3.d.6. Applicant must include the entire policy within the analysis.

- h. Policy 2.4.a: The applicant's analysis does not indicate how the proposed application supports or is in compliance with this policy. Revise accordingly.

47. Transportation Element Analysis:

- a. Objective 1.1: The applicant must revise analysis based upon the changes to the Concurrency Impact Analysis.
- b. Policy 1.3.a "Parking Standards": The applicant must revise the analysis to detail how each separate proposed use meets the parking standards individually. Further, the parking standard for Automobile Parts Sales is one (1) parking space per every 400 square feet of floor area. Revise accordingly.

48. Community Facilities and Natural Groundwater Aquifer Recharge Element Analysis:

- a. Policy 1.1.d: The applicant must revise the analysis based upon the updated Concurrency Impact Analysis.
- b. Policy 3.1.a: The applicant must revise the analysis based upon the changes to the stormwater management facility.

Design Standards for Business Uses

49. The applicant must address the following deficiencies regarding the AutoZone facade:

- a. The applicant has provided calculations of the glazing for the front and right side of the proposed structure; however, the applicant must include the parapet area in the calculation. Revise accordingly.
- b. The applicant must provide dimensions for all windows on elevation plan.
- c. The applicant must provide dimensions for all windows within the glazing calculation.
- d. The applicant must demonstrate compliance with the facade massing standards in Section 3.8.2(A)(2)(b) of the LDRs. The proposed facade massing does not meet said standards.
- e. Facade colors should be colors that are low reflectance, subtle, neutral, and/or earth tone colors and not high-intensity colors, bright colors, metallic colors, or black or fluorescent colors, except for building trim.

50. The applicant must address the following deficiencies regarding the Family Dollar facade:

- a. The applicant has not provided calculations to show compliance with the glazing standards in Section 6.8.2(A)(2)(a) of the LDRs. Further, the applicant must include the parapet area in the calculation.
- b. The applicant must provide dimensions for all windows on elevation plan.
- c. The applicant must provide dimensions for all windows within the glazing calculation.
- d. The applicant must demonstrate compliance with the facade massing standards in Section 3.8.2(A)(2)(b) of the LDRs. The proposed facade massing does not meet said standards.
- e. The applicant must show compliance with the material design standards in Section 6.8.2(A)(2)(c) of the LDRs.

Public Services/Outside Engineering Review Comments

51. The applicant must address the comments provided by Robert Walpole, P.E. of Causseaux, Hewett, & Walpole, Inc., in a letter dated September 16, 2014.
52. The applicant must comply with all comments provided by Roland Davis, P.E., Public Services, in a memorandum dated September 16, 2014.
53. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in a letter dated September 15, 2014.

Miscellaneous/General Issues

54. Given the extensive deficiencies of the proposed site plan, a second engineer review and DRT meeting shall be required.



September 16, 2014

City of Alachua
Planning and Community Development
Brandon Stubbs
P.O. Box 9
Alachua, FL 32616

Re: Family Dollar/Auto Zone Site Plan

Dear Brandon:

We are pleased to offer this engineering review of the site, grading, stormwater, traffic, and utilities. Our review includes plans dated September 3, 2014 signed and sealed by Peter M. Mastricht, P.E.

Our comments are as follows:

SMF Report:

- The report uses unnecessary design criteria such as 10-year parking crown and control structure vs. 25, and so on. These are typical South Florida criteria that do not apply and are not appropriate for North Florida. In addition, a dry detention system is proposed with orifice at the bottom of the basin. This arrangement is not allowed by the Suwannee River Water Management District (SRWMD). The system must be re-designed to be an offline dry detention system or as a more traditional retention-detention system, in which the WQTV is recovered via percolation.

Sheet C-0.0:

- Please note the proper FDOT office is the Gainesville Maintenance office, not Lake City.
- Advanced Auto Parts or Auto Zone – correct discrepancies.

Sheet G-1.0:

- Remove GRU utility notes that apply to water, sewer, and electric. GRU only supplies gas. Remove all other GRU references throughout.
- Remove Alachua County required notes – they have no jurisdiction.

GAINESVILLE:

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

OCALA:

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

WWW.CHW-INC.COM

Sheet C-1.0:

- Include a right turn only sign with the stop sign at US 441.
- Provide adequate traffic control at the 4-way intersections.

Sheet C-2.0:

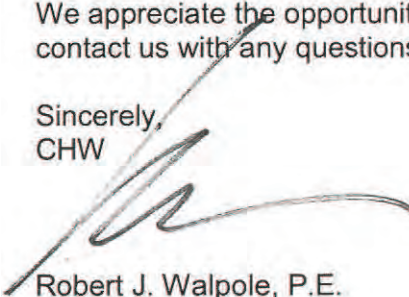
- The perimeter berm concept is unnecessary in North Central Florida. Contain the critical duration storm event in the pond and parking areas only.
- Provide storm sewer sizing calculations.
- Provide main pipe sizes in public right-of-way based on each agency's minimum size.

Sheet C-4.0:

- Show the proper abandonment of the existing lateral to the existing manhole in the SW corner vs. showing true existing lateral and clean outs as existing conditions.
- Proposed sign and/or structures shall not be within 15 feet of the existing sanitary sewer.
- Label the water meters as the end of the City of Alachua maintenance and responsibility and ensure that a minimum of 5 feet exists between the edge of meter and retaining wall.
- The required fire flow of 2,000 GPM and 2,250 GPM requires two fire hydrants within 350 feet of the structures. Please label the fire hydrants with distances as the truck travels. If additional fire hydrants are required, show their locations and details.

We appreciate the opportunity to provide this review. Please do not hesitate to contact us with any questions or concerns.

Sincerely,
CHW



Robert J. Walpole, P.E.
President

L:\2014\14-0386\Engineering\City County\City\140916 Submittal\LTR 140916 Family Dollar Auto Zone City of Alachua.docx



City of Alachua


Traci L. Cain
City Manager

Roland E. Davis, EI
Public Services

INTER-OFFICE COMMUNICATION

Date: September 16, 2014

To: Kathy Winburn, AICP
Planning & Community Developer Director

From: Roland E. Davis, EI 
Engineer-Public Services

Subject: Alachua Family Dollar & Autozone Site Plan Review Comments

Electric, water and wastewater utilities are available for this development. I have reviewed the subject development and offer the following comments:

1. General

- Public Utility Easements (PUE's) are required by the owner for all City of Alachua maintained utilities located on private property.
- Page G-10.00; References GRU Standards and Specifications; revise accordingly.
- Page G-12.00; References GRU Standards-(Delete this page.)
- Developer is responsible for all fees associated with the electric, water and wastewater system upgrades.
- Public Services Department will be responsible for invoicing developer prior to the start of the project.

2. Electric

- Electrical engineer to provide information related to the electrical loads for each proposed facility. Size primary electric transformers and confirm services are adequate for additional load.
- Note how proposed facility will achieve electric service from each power transformer. Identify primary electric feeder loop; two (2) alternatives routes have been indicated on the drawings for each transformer.
- High efficiency transformers will be ordered by the City and invoice to the developer.
- Provide vehicle access to each transformer and maintain a 10' clear zone around each transformer.
- Developer installed electric system will be in accordance with the City's electric standards, approved materials and electric policy.

3. Streets & Roads

- No comments.

4. Stormwater

- No comments.

5. Water

- Existing water meters are available on site for this project.
- Evaluate size of existing water meter size; existing meters may be too large for these facilities.
- Install (1) new fire hydrant adjacent to the southwest corner of the property.

6. Wastewater

- Identify types of waste (domestic only, industrial only, mixed) generated by proposed facility.
- Identify nature and quantity of any liquids used in the facility that may be introduced to the wastewater system.
- Confirm the location of two (2) - 6" sewer lateral stubbed out from FDOT r/w to existing facilities.

Please advise me if you have questions or require additional information. Thanks.

c: Justin Tabor, Planner
Brandon Stubbs, Planner
File



Alachua County Fire Rescue

Edwin C. Bailey, Chief

Development Review Comment – City of Alachua

MEMORANDUM

September 15, 2014

To: City of Alachua Development Review Team

From: Brian Green

Subject: Family Dollar/AutoZone

I have reviewed the revised site plan and fire flow calculations. The fire flow calculations are acceptable however the hydrant distance from both building is too long. A hydrant shall be placed closer to the buildings, This will also serve as the required second hydrant.

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Family Dollar/AutoZone

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Maastricht Engineering, Inc. on behalf of Hamilton Development, Inc.

PROPERTY OWNER(S): HWY. 441 Partners, LLC. & Alachua 441 Wash, LLC.

DRT MEETING DATE: September 18, 2014

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive ("CI")

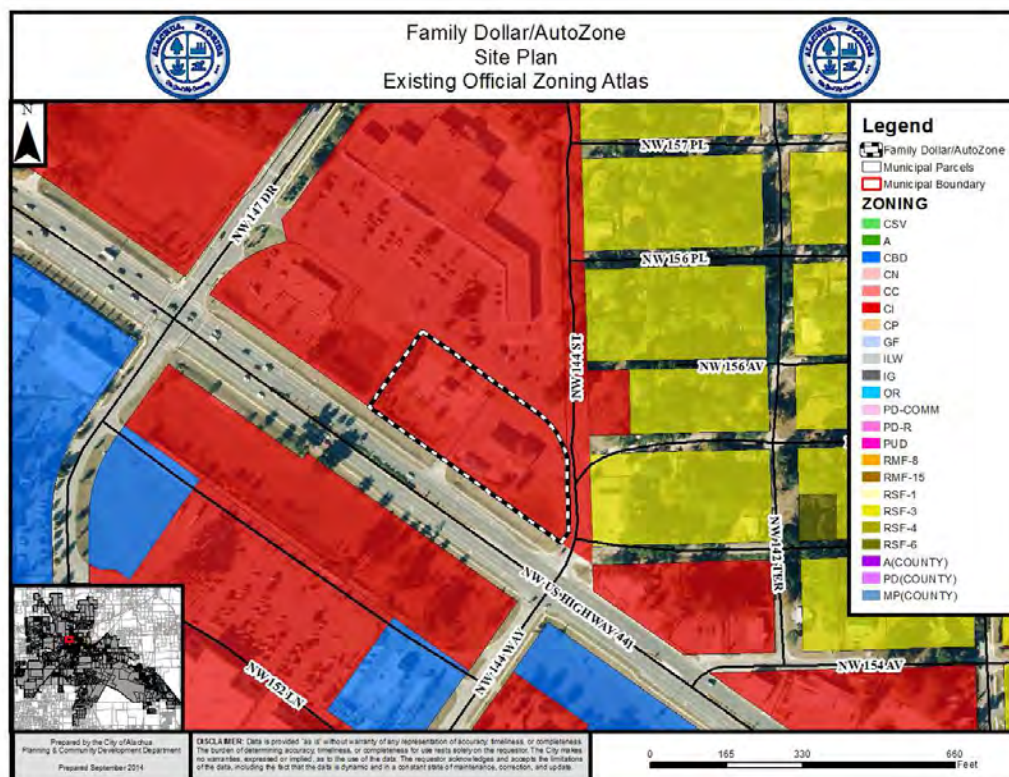
ACREAGE: ±0.92 acres (Parcel 03067-001-003) & ±1.16 acres (Parcel 03067-001-004)

PARCEL: 03067-001-003 & 03067-001-004

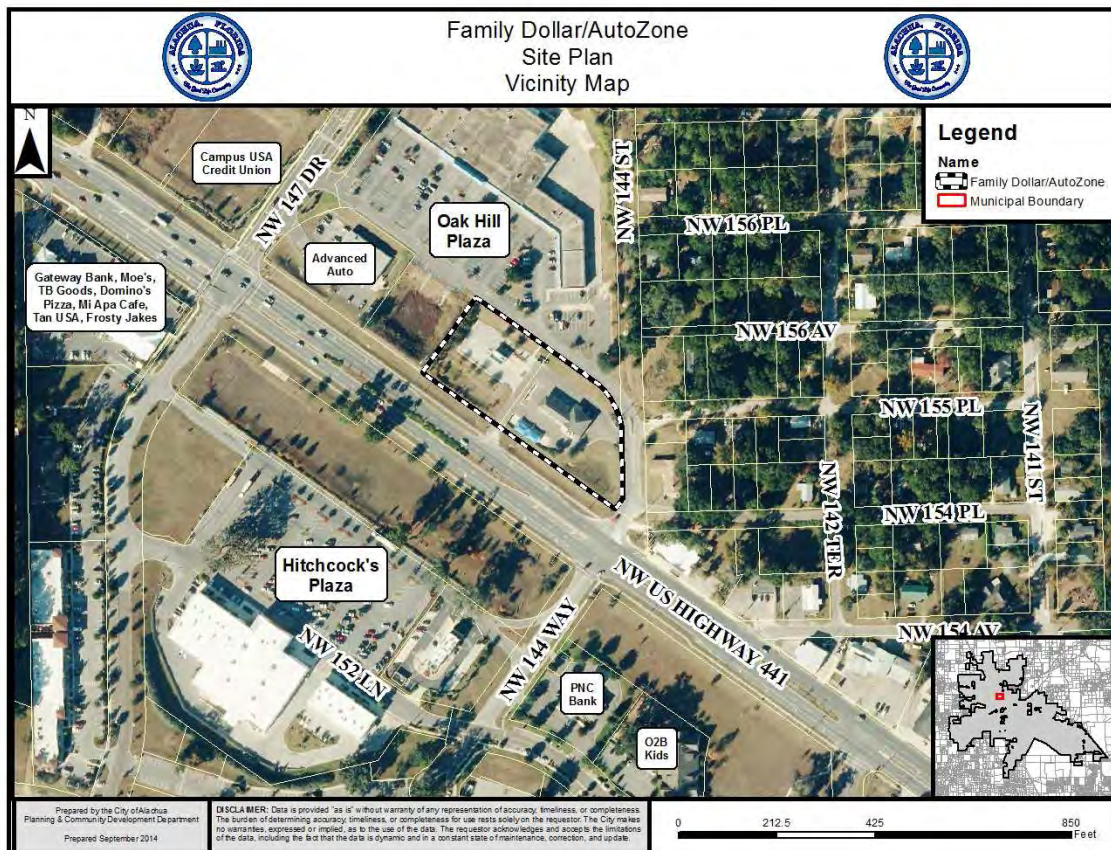
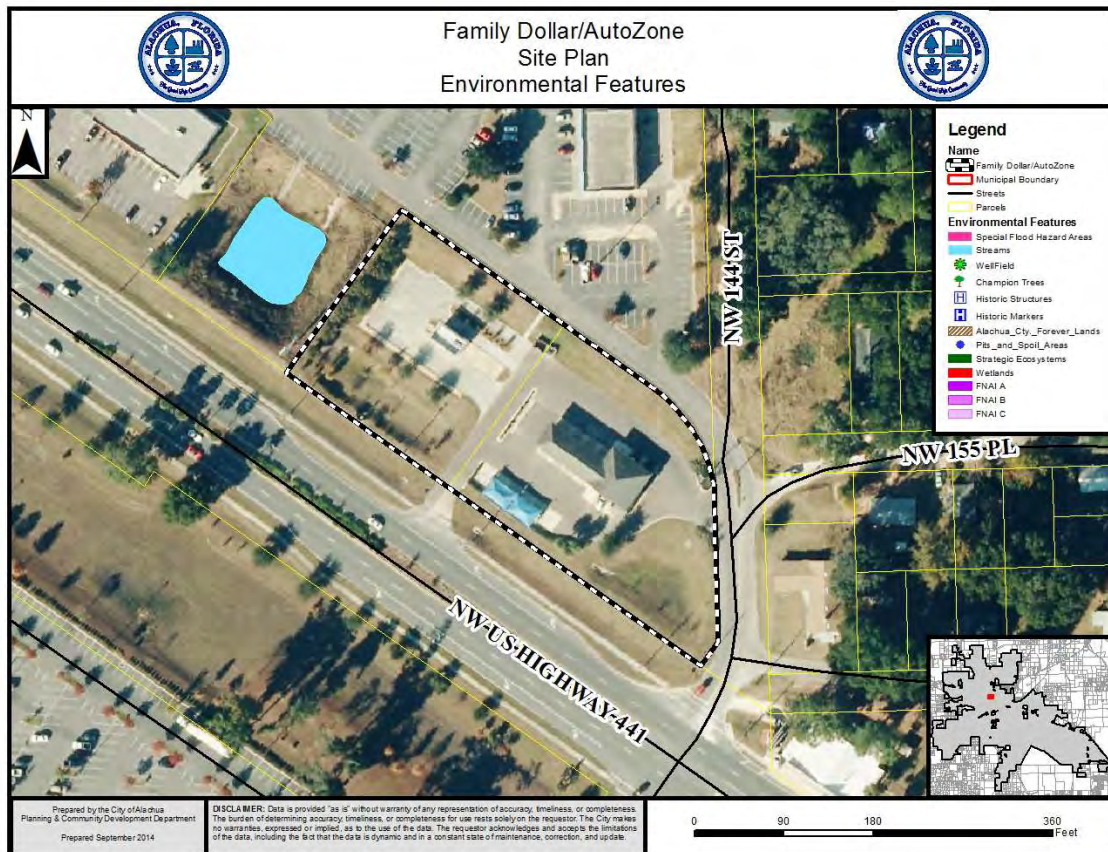
PROJECT LOCATION: U.S. Highway 441; north of Hitchcock's Plaza; east of Advanced Auto Parts; and south of Oak Hill Plaza.

PROJECT SUMMARY: A request for a Site Plan for a proposed Family Dollar, consisting of a proposed ±8,398 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).

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 Thursday, October 2, 2014.**



DEVELOPMENT REVIEW TEAM SUMMARY



DEVELOPMENT REVIEW TEAM SUMMARY

Deficiencies to be Addressed

Site Plan

1. Revise the Site Plan as follows:

Survey

- a. The applicant has not provided curve data for curve "C1". The applicant must provide curve data for curve "C1".

Cover Sheet (Sheet C-0.0)

- a. Site Data Table

- i. The applicant states the Land Use Designation is "(C.I.) Commercial Intensive"; however, the Future Land Use Map Designation is Commercial. Revise accordingly.

- b. Development Data Table (Family Dollar)

- i. The applicant states that 5,085 square feet or 12 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.*

- c. Development Data Table (AutoZone)

- i. The applicant states that 10,176 square feet or 23 percent of the subject property will be landscaped. Policy 2.4.a of the Future Land Use Element of the City of Alachua Comprehensive Plan requires a minimum of 30 percent landscape area. Revise accordingly. *Note: Per Article 6, Section 6.7(B)(2), "areas occupied by required landscaping...shall be counted towards the open space set-aside." As such, the 10% open space requirement can be included in the larger 30% landscaping requirement such that at a minimum, at least 20% of the site must be landscaped and 10% must be kept in open space.*

- d. Parking Requirements (Family Dollar)

- i. The applicant states the loading zone requirement is 10' x 20'; however, the loading zone requirement is 12' x 30'. Revise accordingly.

- e. Parking Requirements (AutoZone)

- i. The applicant states the loading zone requirement is 10' x 20'; however, the loading zone requirement is 12' x 30'. Revise accordingly.

- ii. The applicant states the parking requirement for AutoZone is one (1) parking space per 305 square feet; however, the parking requirements for automotive parts sales is one (1) parking space per 400 square feet. Revise accordingly.
 - iii. The applicant states there are thirty-one (31) parking spaces provide. Section 6.1.4(B)(5)(a) of the LDRs state that off-street automobile parking spaces shall not be provided in an amount that is more than 125 percent of the minimum requirements established in Table 6.1-1 of the LDRs. The maximum parking allowed is twenty-one (21) parking spaces (17 required parking spaces x 1.25 = 21). Revise site plan and calculation accordingly.
- f. Landscape Buffers (AutoZone)
 - i. The applicant states that the proposed AutoZone is adjacent to commercial to the east; however, the AutoZone is adjacent to Residential Single Family - 3 ("RSF-3") to the east. The buffer along the east side of the subject property must be a fifteen (15) foot, Type "D" buffer in accordance with Table 6.2-2 of the LDRs. Revise accordingly.
- g. Zoning
 - i. The applicant states the surrounding zoning is "C-1"; however, the surrounding zoning is "CI", except east of the proposed AutoZone which has a Residential Single Family - 3 ("RSF-3") zoning designation. Revise accordingly.
- h. Solid Waste
 - i. The applicant states solid waste collection is via City of Alachua. The City of Alachua does not provide solid waste collection. Revise accordingly.
- i. Title
 - i. The applicant states the zoning is "C-1"; however, the zoning is "CI". Revise accordingly.
 - ii. The applicant has left the FDOT Roadway I.D. and Mile Post blank. The applicant should remove the reference or correct accordingly.
- j. Vicinity Map
 - i. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
 - ii. Revise all references to "C-1" to "CI".

Notes (Sheet G-1.0)

- a. General Utility Notes
 - i. The applicant makes reference to Gainesville Regional Utilities (GRU) in notes 1, 5, 13, 17, and 18; however, utilities are provided by the City of Alachua. Revise accordingly.
- b. Alachua County Required Notes
 - i. The applicant must revise the title to "City of Alachua Notes". Revise accordingly.
 - ii. The applicant must delete notes 4, 6, and 10.
- c. Gainesville Regional Utility Notes
 - i. The applicant must revise the title to "City of Alachua Utility Notes" Revise accordingly.

- ii. The applicant makes reference to Gainesville Regional Utilities (GRU) in notes 1, 2, and 9; however, utilities are provided by the City of Alachua. Revise accordingly.
- iii. The applicant must delete notes 4, 5, and 7.

Aerial & Erosion Control Plan (Sheet C-3.0)

- a. Note (Below Erosion Control Notes)
 - i. The applicant has a note regarding Alachua County engineering design. This note shall be revised to state, "**Note: Contractor shall adhere to the environmental protection standards established in Section 6.9 of the City of Alachua Land Development Regulations.**" Revise accordingly.
- b. The applicant has not provided the right-of-way width for U.S. Highway 441 and N.W. 144th Street. Applicant must provide the right-of-way width for U.S. Highway 441 and N.W. 144th Street.
- c. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- d. Revise all references to "C-1" to "CI".

Existing Conditions & Demolition Plan (Sheet D-1.0)

- a. The applicant has depicted existing regulated trees located on-site; however, the applicant has not complied with Section 6.2.1 of the City of Alachua Land Development Regulations (LDRs). The applicant must identify all trees by both the common and scientific name; identify the size of the tree (in inches); and identify if the tree is to be saved, relocated, or removed. This information must be compiled into a table or list. Each tree must be numerically referenced to the plan and table/list. Revise accordingly.
- b. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- c. Revise all references to "C-1" to "CI".
- d. Applicant has not provided the right-of-way width for U.S. Highway 441 and N.W. 144th Street. Applicant must provide the right-of-way width for U.S. Highway 441 and N.W. 144th Street.
- e. The applicant makes an incorrect reference with the property boundary along the southerly boundary of the proposed Family Dollar site. The applicant must correct the reference.

Site Dimension Plan (Sheet C-1.0)

- a. The applicant depicts and references two proposed free-standing monument signs. The applicant must remove the proposed signs from all site plan sheets. Signage is not approved via site plan and requires a separate sign permit. **Under no circumstances shall the siting of any signage be approved as a part of site plan approval.** Further, signs cannot be located within ten (10) feet of existing or proposed City utilities. Currently, the applicant proposes both monument signs to be located immediately adjacent to an existing sanitary sewer main.

- b. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- c. Revise all references to "C-1" to "CI".
- d. The applicant states that a 7.5 foot landscape buffer is required along the east side (along NW 144th St) of the proposed AutoZone; however, a 15 foot, type "D" landscape buffer is required along the east side (along NW 144th St). Revise accordingly.
- e. The applicant has not provided, depicted, or labeled the required 7.5 foot landscape buffer between the subject properties. The applicant must provide a 7.5 foot landscape buffer between the subject properties (on each side of the property boundary for a total of 15 feet). Revise accordingly.
- f. The applicant has not provided, depicted, or labeled the required arterial buffer along U.S. Highway 441 for the subject properties. The applicant must provide arterial buffer/screening along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. *Note: Trees cannot be planted within ten (10) feet of existing or proposed utilities.*

Grading, Paving, and Drainage Plan (Sheet C-2.0)

- a. The applicant states that the invert elevations for the culvert running along the entrance into the proposed Family Dollar (S-2, S-3, & S-4) have invert elevations of 70.30 feet (S-2), 69.00 feet (S-3), and 70.20 (S-4); however, the bottom of the proposed swale to the west of the proposed culvert has an invert of 72.43 feet and the bottom of the proposed swale to the east of the proposed culvert has an invert of 72.33 feet. Please clarify.
- b. The applicant must correct the structure table for the proposed Family Dollar.
- c. The applicant has not provided the grading (in one (1) foot contours) for the proposed detention basin. The applicant must provide the grading (in one (1) foot contours) for the proposed detention basin.
- d. The applicant has not indicated required fall protection for the proposed retaining wall. The applicant must provide fall protection in accordance with Section 7.2.2.4.5.2 of Chapter 1.1-57 of NFPA. Fall protection shall not be less than 42 inches in height.
- e. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- f. Revise all references to "C-1" to "CI".

Utility Plan (Sheet C-4.0)

- a. The applicant states the zoning to the east of the proposed AutoZone is "C-1"; however, the zoning to the east of the proposed AutoZone is Residential Single Family - 3 ("RSF-3"). Revise accordingly.
- b. Revise all references to "C-1" to "CI".

Cross Sections (Sheets C-5.0 through C-7.0)

- a. The applicant has not show fall protection in accordance with NFPA. Revise applicable cross sections accordingly.

- b. The applicant has not provided cross sections indicating how the proposed potable water and irrigation lines will cross the proposed retaining wall. The applicant must provide cross section details indicating how the potable water and irrigation lines will cross the retaining wall.
- c. Remove all references to adjacent zoning in cross sections.
- d. Revise Cross Section "M" to show the required fifteen (15) foot landscape buffer.

Grading, Paving, and Drainage Details 1(Sheet C-8.0)

- a. The applicant states in the handicap parking detail that the length is 15.5 feet (or as shown). The required length of handicap parking is eighteen (18) feet. Revise accordingly.
- b. The applicant states the proposed dumpster enclosure height is six (6) foot max; however, Section 6.2.3(B) requires dumpster enclosures to be a minimum of six (6) foot in height. Revise accordingly.

AutoZone Details 1(Sheet C-10.A)

- a. Typical Light Pole Detail: The applicant states the height of the light pole is twenty-five (25) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.

Parking/Traffic/Circulation Standards

- 2. The applicant provides thirty-one (31) parking spaces for the AutoZone site; however, in accordance with Section 6.1.4(B)(5)(a) of the LDRs, a maximum of twenty-one (21) parking spaces are allowed. Revise site plan accordingly.
- 3. The applicant proposes unutilized asphaltic surfacing at the four-way intersection where the drive isles for Family Dollar and AutoZone intersect. This asphaltic surfacing is not necessary. The applicant must remove the unutilized asphaltic surfacing.
- 4. To facilitate safe on-site traffic circulation, the applicant must provide stop bars and stop signs where the north, west, and east drives meet at the four-way intersection to provide the right-of-way to traffic entering the subject property from U.S. Highway 441.
- 5. To facilitate safe on-site traffic circulation, the applicant must provide stop bars and stop signs at the northerly drive isle on the proposed AutoZone parcel.
- 6. The applicant must provide ADA Detectable Warning Strips at the crosswalk at the four-way intersection where the drive isles for Family Dollar and AutoZone intersect. Revise accordingly.
- 7. The applicant proposes cross access between the proposed Family Dollar and AutoZone. The applicant must provide a cross access easement.

8. The applicant proposes off-street loading zones for the proposed Family Dollar and AutoZone; however, the proposed off-street loading zones are not adequately sized to contain the delivery vehicles proposed to the site. Off-street loading zones must be adequately designed to accommodate delivery vehicles.

Tree Protection Standards

9. The applicant has not provided a tree mitigation/protection plan in accordance with Section 6.2.1 of the LDRs. The applicant must provide a tree mitigation/protection plan demonstrating compliance with Section 6.2.1 of the LDRs.

Landscaping Standards

10. The applicant has not incorporated the required tree mitigation plan into the landscape plan. Landscape plan must include mitigation for regulated trees removed in accordance with Section 6.2.1 of the LDRs. Further, trees used to mitigate for the removal of regulated trees must be in addition to the landscaping required in accordance with Sections 6.2.2 & 6.2.3 of the LDRs.
11. The applicant has not provided a table detailing the landscaping requirements. The applicant must provide a table detailing the type of landscaping required (overall site landscaping, parking lot interior landscaping, parking lot buffer landscaping, perimeter buffer landscaping, arterial buffer landscaping, etc), the amount of landscaping required, calculations of the required landscaping, and the amount of landscaping provided.
12. The applicant must provide the total square footage of the parking area in the table and calculations for parking lot interior landscaping to ensure compliance with Section 6.2.2(D)(2)(a) of the LDRs. Further, given the applicant has not provided the square footage of the parking area for the subject properties, a review of the parking lot interior landscaping for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot interior landscaping in accordance with Section 6.2.2(D)(2)(a) of the LDRs. *Note: While a detail review could not be performed due to the lack of information, City staff noticed that it appears that both subject properties seem to be deficient in the interior parking lot landscaping.*
13. The applicant must provide the total linear footage of the exterior perimeter of the parking lot in the table and calculations to ensure compliance with Section 6.2.2(D)(2)(b) of the LDRs. Further, given the applicant has not provided the linear footage of the parking lot exterior perimeter for the subject properties, a detailed review of the parking lot perimeter buffer requirements for the proposed Family Dollar and AutoZone could not be performed. The applicant must provide parking lot exterior buffers in accordance with Section 6.2.2(D)(2)(b) of the LDRs. *Note: While a detailed review could not be performed due to lack of information, City staff noticed that understory trees were not provided in accordance with Section 6.2.2(D)(2)(b)(iv)(b) of the LDRs.*

14. Per Section 6.2.2(D)(2)(b)(iii) of the LDRs, the parking lot perimeter buffer must be a minimum of five (5) feet and an average of seven (7) feet in width. The applicant must demonstrate compliance with this requirements.
15. The applicant has not provided a parking lot perimeter buffer along the east side of the parking lot on the east side of the proposed Family Dollar. The applicant must provide parking lot perimeter buffers along ALL parking lot perimeters.
16. The applicant combines the Family Dollar and AutoZone parcels for the assumption of landscaping; however, each parcel must meet the landscaping requirements individually. The applicant must detail how each lot separately meets the landscape requirements.
17. Planting list must be divided into categories based upon the planting type (i.e. Canopy Trees, Understory Trees, and Shrubs).
18. The applicant has not provided arterial buffering in accordance with Section 6.2.3(E) of the LDRs. The applicant must provide arterial buffering along U.S. Highway 441 in accordance with Section 6.2.3(E) of the LDRs. For the proposed Family Dollar, a total of ten (10) canopy trees and six (6) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required. For the proposed AutoZone, a total of sixteen (16) canopy trees and nine (9) ornamental/understory trees, along with a continuous row of shrubs that form an opaque screen, are required.
19. The applicant proposes to place trees on top of an existing sanitary sewer main located along the southerly property boundary of the proposed Family Dollar and AutoZone (north of U.S. Highway 441). In accordance with Section 6.2.1(D)(4)(h) of the LDRs, trees must maintain minimum distance of ten (10) feet from existing and/or proposed utilities, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility. Revise accordingly.
20. The applicant proposes to place trees adjacent to an existing six (6) inch potable water main located along the northerly property boundary of the proposed Family Dollar and AutoZone. In accordance with Section 6.2.1(D)(4)(h) of the LDRs, trees must maintain minimum distance of ten (10) feet from existing and/or proposed utilities, within 15 feet of a driveway apron, within 20 feet of a traffic sign, or within 25 feet of an intersection in order to ensure adequate visibility. Revise accordingly.
21. The applicant must show all existing and proposed utilities on the landscape plan to ensure there are no conflicts between the placement of landscaping and utilities.
22. The applicant has not depicted or labeled the required landscape buffers. All landscape buffers must be shown on the landscape plan and must be labeled and dimensioned.

23. The applicant has not provided the required landscape buffer between the proposed Family Dollar and AutoZone parcels. The applicant must provide a 7.5 foot, type "A" landscape buffer between the proposed Family Dollar and AutoZone parcels (7.5 feet on either side of the property boundary for a total of 15 feet).
24. The applicant has not provided the required 15 foot, type "D" buffer required along the east side of the proposed AutoZone parcel. The applicant must provide a 15 foot, types "D" buffer along the east property boundary of the proposed AutoZone parcel.
25. Given the proposed AutoZone must extensively revise the proposed parking area to remove a minimum of ten (10) parking spaces, a review of the parking lot interior landscape and parking lot perimeter landscape requirements could not be performed.
26. The applicant lists several different types of shrubs with height ranging from 12 inches to 24 inches at the time of planting. All shrubs must be 24 inches at the time of planting in accordance with Section 6.2.2(D)(8) of the LDRs.
27. The applicant is proposing 48 Orange Bulbine. Orange Bulbine is considered groundcover according to Appendix 6.2.2-A and does not count towards the required shrubs.
28. Ornamental/Understory trees must be a minimum of one (1) inch caliper at four (4) inches above grade at the time of planting. Please indicate that the proposed ornamental/understory trees meet this requirement.
29. The applicant has not provided site ornamental/understory trees on the east and west side of the proposed Family Dollar in accordance with Section 6.2.2(D)(1)(c)(ii) of the LDRs. The applicant must provide two (2) ornamental/understory trees on the east and west side of the proposed Family Dollar.
30. The applicant has not provided the required site canopy trees on the west side of the proposed AutoZone in accordance with Section 6.2.2(D)(1)(c)(i) of the LDRs. The applicant must provide two (2) canopy trees on the west side of the proposed AutoZone.
31. The applicant has not provided site ornamental/understory trees for the proposed AutoZone in accordance with Section 6.2.2(D)(1)(c)(ii) of the LDRs. The applicant must provide a total of eight (8) ornamental/understory trees (four (4) in the front, and two (2) on each side of the proposed AutoZone).

Lighting/Photometric Standards

32. The applicant must address the following regarding the Family Dollar lighting plan:

- a. The applicant has not provided details of the mounting pole and mounting height. The applicant must provide a detail of the mounting pole and indicate the mounting height of each fixture (wall or pole). Section 6.4.5 of the LDRs establishes a maximum fixture height of fifteen (15) feet (whether mounted on a wall, pole, or other means). Further, mounting height should be indicated in the luminaire schedule.
- b. The maximum footcandles for parking lot in business districts is exceeded in a few areas of the proposed parking lot. Section 6.4.4(C)(2) establishes a maximum of five (5) footcandles in parking lots in business districts. Revise accordingly.
- c. The applicant has not provide the overall site uniformity ratio. Section 6.4.4(E) establishes a maximum uniformity ratio of 10:1 for a site or parcel.
- d. The applicant proposes LED lighting fixtures. Please address the hue requirements in Section 6.4.4(G) of the LDRs.
- e. Remove references to surrounding zoning designations.
- f. The photometric plan contains too many irrelevant items of information causing it to be difficult to read. The applicant must remove irrelevant data from the photometric plan to facilitate ease of review.

33. The applicant must address the following regarding the AutoZone lighting plan:

- a. Typical Light Pole Detail: The applicant states the height of the light pole is twenty-five (25) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.
- b. Luminaire Schedule: The applicant states the height of the light pole is twenty-eight (28) feet; however, Section 6.4.5 establishes the maximum height of light poles for parking lots with less than 100 parking spaces as fifteen (15) feet. Revise accordingly.
- c. Luminaire Schedule: The applicant has not provided the max lumens in accordance with Section 6.4.4(D)(2) of the LDRs. The applicant must provide the max lumens for each fixture. *Note: Max lumens for parking lots with six (6) or more parking spaces in business district is 24,000 lumens.*
- d. The applicant has not provide the overall site uniformity ratio. Section 6.4.4(E) establishes a maximum uniformity ratio of 10:1 for a site or parcel.
- e. The applicant proposes LED lighting fixtures. Please address the hue requirements in Section 6.4.4(G) of the LDRs.
- f. Remove references to surrounding zoning designations.
- g. The photometric plan contains too many irrelevant items of data causing it to be difficult to read. The applicant must remove irrelevant data from the photometric plan to facilitate ease of review.
- h. The applicant shows conflicting measurements of footcandles in the proposed parking lot area and west side of the proposed AutoZone. Remove conflicting points and revise accordingly.

- i. The applicant proposes two Lithonia - DSW1 LED 10C Full Cut-Off Fixtures on the east side of the proposed AutoZone building; however, Section 6.4.4(B)(2) of the LDRs prohibit any light source from directly illuminate building facades when visible from residential development. No light source shall directly illuminate facades of buildings visible from adjacent residential development. The properties to the east of the proposed AutoZone are residential and residentially zoned. The applicant cannot utilize wall-mounted lights, or any lights that directly illuminates the facade of the building on the east side of the proposed AutoZone.
- j. The Luminaire Schedule states that two "S1" and two "S2" lighting fixtures are proposed; however, the photometric plan depicts four "S1" light fixtures and no "S2" lighting fixtures. Revise accordingly.
- k. The Luminaire Schedule states that two "W1" lighting fixtures are proposed; however, the photometric plan depicts six "W1" light fixtures. Revise accordingly. *Note: as mention above, the W1 fixtures proposed on the east side of the proposed AutoZone are not permitted in accordance with Section 6.4.4(B)(2) of the LDRs.*

Concurrency Impact Analysis

- 34. The applicant utilizes data from the June 2013 City of Alachua Development Monitoring Report. This data is out of date and irrelevant. The applicant must utilize the data from the August 2014 City of Alachua Development Monitoring Report and revise the entire concurrency impact analysis accordingly (i.e. transportation, potable water, sanitary sewer, and solid waste).
- 35. The applicant utilized ITE Code 814; however, the correct ITE Code for the proposed use is ITE Code 815. Revise accordingly.
- 36. The applicant uses the wrong land use description for both ITE Code 815 and 843. Revise accordingly.
- 37. The applicant utilizes the wrong AM Peak and PM Peak Rates for ITE Code 843. Revise accordingly.
- 38. The applicant is missing the segment number for Segment 8, SR 235 (CR 2054 to U.S. Hwy 441). Revise accordingly.
- 39. The applicant has not included Segment 3/4, U.S. Hwy 441 (From NW 16th to SR 235) in the transportation concurrency analysis. Applicant must include said Segment 3/4 into the transportation concurrency analysis.
- 40. The applicant must revise all transportation analysis for all segments to reflect the most current data and the revisions to the trip generation data.
- 41. The applicant must update the conclusion to the transportation impact analysis to reflect the revisions.

42. The applicant includes a recreation impact analysis. The proposed development is commercial and does not create an impact to recreation. The applicant should remove the recreation impact analysis and retain the statement in the conclusion.

Comprehensive Plan Consistency Analysis

43. The applicant combines proposed Family Dollar and AutoZone within the Comprehensive Plan Analysis; however, a separate Comprehensive Plan Analysis for each proposed use must be provided. Compliance with the Comprehensive Plan must be shown for each individual use and/or subject property.
44. Given the Comprehensive Plan Analysis provided combines the two proposed uses and separate subject properties, a detailed review could not be performed.
45. The applicant refers the City of Alachua Public Services Department issuing a "Letter to Serve"; however, the City of Alachua Public Services Department does not issue any such letter. Site plan approval is a final development order and therefore reserves concurrency for public facilities. The applicant must remove all reference to the City of Alachua Public Services Department issuing a "Letter to Serve".
46. *Future Land Use Element Analysis:*
- a. Objective 1.3: The applicant states the Future Land Use Map (FLUM) Designation is Community Commercial; however, FLUM Designation is Commercial. Revise accordingly.
 - b. Policy 1.3.a: The applicant states the Future Land Use Map (FLUM) Designation is Community Commercial; however, FLUM Designation is Commercial. The applicant must remove the reference to this policy. The correct policy is Policy 1.3.b "Commercial".
 - c. Policy 1.3.d: The applicant combines the analysis of the performance standards for both Family Dollar and AutoZone; however, the applicant must demonstrate how each separately meet the required performance standards in Policy 1.3.d. The applicant must provide a separate analysis for Family Dollar and AutoZone.
 - d. Policy 1.3.d: Revise entire analysis to correctly reflect each proposed use.
 - e. Policy 1.3.d.2 "Buffers": The applicant states the landscape buffer on the east side is a 7.5 foot, type "B" landscape buffer; however, the required buffer is a 15 foot, type "D" landscape buffer. Revise accordingly.
 - f. Policy 1.3.d.3 "Open Space": The applicant must revise data based upon changes. Revise accordingly.
 - g. Policy 1.3.d.6 "Site Lighting": The applicant states the subject properties and the adjacent properties have a Community Commercial FLUM Designation; however, the subject properties and the properties to the north, west, and south have a Commercial FLUM Designation while the properties to the east have a Medium Density Residential FLUM Designation. Further, the applicant has not indicated how the site lighting meets the standard in Policy 1.3.d.6. Applicant must include the entire policy within the analysis.

- h. Policy 2.4.a: The applicant's analysis does not indicate how the proposed application supports or is in compliance with this policy. Revise accordingly.

47. Transportation Element Analysis:

- a. Objective 1.1: The applicant must revise analysis based upon the changes to the Concurrency Impact Analysis.
- b. Policy 1.3.a "Parking Standards": The applicant must revise the analysis to detail how each separate proposed use meets the parking standards individually. Further, the parking standard for Automobile Parts Sales is one (1) parking space per every 400 square feet of floor area. Revise accordingly.

48. Community Facilities and Natural Groundwater Aquifer Recharge Element Analysis:

- a. Policy 1.1.d: The applicant must revise the analysis based upon the updated Concurrency Impact Analysis.
- b. Policy 3.1.a: The applicant must revise the analysis based upon the changes to the stormwater management facility.

Design Standards for Business Uses

49. The applicant must address the following deficiencies regarding the AutoZone facade:

- a. The applicant has provided calculations of the glazing for the front and right side of the proposed structure; however, the applicant must include the parapet area in the calculation. Revise accordingly.
- b. The applicant must provide dimensions for all windows on elevation plan.
- c. The applicant must provide dimensions for all windows within the glazing calculation.
- d. The applicant must demonstrate compliance with the facade massing standards in Section 3.8.2(A)(2)(b) of the LDRs. The proposed facade massing does not meet said standards.
- e. Facade colors should be colors that are low reflectance, subtle, neutral, and/or earth tone colors and not high-intensity colors, bright colors, metallic colors, or black or fluorescent colors, except for building trim.

50. The applicant must address the following deficiencies regarding the Family Dollar facade:

- a. The applicant has not provided calculations to show compliance with the glazing standards in Section 6.8.2(A)(2)(a) of the LDRs. Further, the applicant must include the parapet area in the calculation.
- b. The applicant must provide dimensions for all windows on elevation plan.
- c. The applicant must provide dimensions for all windows within the glazing calculation.
- d. The applicant must demonstrate compliance with the facade massing standards in Section 3.8.2(A)(2)(b) of the LDRs. The proposed facade massing does not meet said standards.
- e. The applicant must show compliance with the material design standards in Section 6.8.2(A)(2)(c) of the LDRs.

Public Services/Outside Engineering Review Comments

51. The applicant must address the comments provided by Robert Walpole, P.E. of Causseaux, Hewett, & Walpole, Inc., in a letter dated September 16, 2014.
52. The applicant must comply with all comments provided by Roland Davis, P.E., Public Services, in a memorandum dated September 16, 2014.
53. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in a letter dated September 15, 2014.

Miscellaneous/General Issues

54. Given the extensive deficiencies of the proposed site plan, a second engineer review and DRT meeting shall be required.



September 16, 2014

City of Alachua
Planning and Community Development
Brandon Stubbs
P.O. Box 9
Alachua, FL 32616

Re: Family Dollar/Auto Zone Site Plan

Dear Brandon:

We are pleased to offer this engineering review of the site, grading, stormwater, traffic, and utilities. Our review includes plans dated September 3, 2014 signed and sealed by Peter M. Mastricht, P.E.

Our comments are as follows:

SMF Report:

- The report uses unnecessary design criteria such as 10-year parking crown and control structure vs. 25, and so on. These are typical South Florida criteria that do not apply and are not appropriate for North Florida. In addition, a dry detention system is proposed with orifice at the bottom of the basin. This arrangement is not allowed by the Suwannee River Water Management District (SRWMD). The system must be re-designed to be an offline dry detention system or as a more traditional retention-detention system, in which the WQTV is recovered via percolation.

Sheet C-0.0:

- Please note the proper FDOT office is the Gainesville Maintenance office, not Lake City.
- Advanced Auto Parts or Auto Zone – correct discrepancies.

Sheet G-1.0:

- Remove GRU utility notes that apply to water, sewer, and electric. GRU only supplies gas. Remove all other GRU references throughout.
- Remove Alachua County required notes – they have no jurisdiction.

GAINESVILLE:

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

OCALA:

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

WWW.CHW-INC.COM

Sheet C-1.0:

- Include a right turn only sign with the stop sign at US 441.
- Provide adequate traffic control at the 4-way intersections.

Sheet C-2.0:

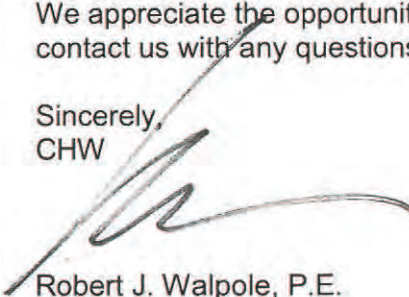
- The perimeter berm concept is unnecessary in North Central Florida. Contain the critical duration storm event in the pond and parking areas only.
- Provide storm sewer sizing calculations.
- Provide main pipe sizes in public right-of-way based on each agency's minimum size.

Sheet C-4.0:

- Show the proper abandonment of the existing lateral to the existing manhole in the SW corner vs. showing true existing lateral and clean outs as existing conditions.
- Proposed sign and/or structures shall not be within 15 feet of the existing sanitary sewer.
- Label the water meters as the end of the City of Alachua maintenance and responsibility and ensure that a minimum of 5 feet exists between the edge of meter and retaining wall.
- The required fire flow of 2,000 GPM and 2,250 GPM requires two fire hydrants within 350 feet of the structures. Please label the fire hydrants with distances as the truck travels. If additional fire hydrants are required, show their locations and details.

We appreciate the opportunity to provide this review. Please do not hesitate to contact us with any questions or concerns.

Sincerely,
CHW



Robert J. Walpole, P.E.
President

L:\2014\14-0386\Engineering\City County\City\140916 Submittal\LTR 140916 Family Dollar Auto Zone City of Alachua.docx



City of Alachua


Traci L. Cain
City Manager

Roland E. Davis, EI
Public Services

INTER-OFFICE COMMUNICATION

Date: September 16, 2014

To: Kathy Winburn, AICP
Planning & Community Developer Director

From: Roland E. Davis, EI 
Engineer-Public Services

Subject: Alachua Family Dollar & Autozone Site Plan Review Comments

Electric, water and wastewater utilities are available for this development. I have reviewed the subject development and offer the following comments:

1. General

- Public Utility Easements (PUE's) are required by the owner for all City of Alachua maintained utilities located on private property.
- Page G-10.00; References GRU Standards and Specifications; revise accordingly.
- Page G-12.00; References GRU Standards-(Delete this page.)
- Developer is responsible for all fees associated with the electric, water and wastewater system upgrades.
- Public Services Department will be responsible for invoicing developer prior to the start of the project.

2. Electric

- Electrical engineer to provide information related to the electrical loads for each proposed facility. Size primary electric transformers and confirm services are adequate for additional load.
- Note how proposed facility will achieve electric service from each power transformer. Identify primary electric feeder loop; two (2) alternatives routes have been indicated on the drawings for each transformer.
- High efficiency transformers will be ordered by the City and invoice to the developer.
- Provide vehicle access to each transformer and maintain a 10' clear zone around each transformer.
- Developer installed electric system will be in accordance with the City's electric standards, approved materials and electric policy.

3. Streets & Roads

- No comments.

4. Stormwater

- No comments.

5. Water

- Existing water meters are available on site for this project.
- Evaluate size of existing water meter size; existing meters may be too large for these facilities.
- Install (1) new fire hydrant adjacent to the southwest corner of the property.

6. Wastewater

- Identify types of waste (domestic only, industrial only, mixed) generated by proposed facility.
- Identify nature and quantity of any liquids used in the facility that may be introduced to the wastewater system.
- Confirm the location of two (2) - 6" sewer lateral stubbed out from FDOT r/w to existing facilities.

Please advise me if you have questions or require additional information. Thanks.

c: Justin Tabor, Planner
Brandon Stubbs, Planner
File



Alachua County Fire Rescue

Edwin C. Bailey, Chief

Development Review Comment – City of Alachua

MEMORANDUM

September 15, 2014

To: City of Alachua Development Review Team

From: Brian Green

Subject: Family Dollar/AutoZone

I have reviewed the revised site plan and fire flow calculations. The fire flow calculations are acceptable however the hydrant distance from both building is too long. A hydrant shall be placed closer to the buildings, This will also serve as the required second hydrant.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 8, 2014

Peter M. Maastricht, P.E.
Maastricht Engineering, Inc.
12800 University Drive, Suite 402
Fort Myers, FL 33907

RE: Completeness Review for Family Dollar/AutoZone – Site Plan

Dear Mr. Maastricht:

On September 4, 2014, the City of Alachua received your application for a Site Plan for a proposed Family Dollar, which proposes a new $\pm 8,398$ 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, which proposes a new $\pm 6,816$ 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).

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.

Please address the following:

Site Plan Attachment #1

Site Plan including but not limited to:

- d. Complete Legal Description (Incorporate boundary and topographic survey into site plan sheets).
- e. Statement of Proposed Use.
- h. Area and dimensions of site (Incorporate boundary and topographic survey into site plan sheets).

- j. **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**.

Action Needed to Address Deficiency: A complete legal description (with tax parcel number) must be provided on the site plan. A statement of proposed use must be provided on the site plan. The site plan must contain the area and dimensions of the subject property. The floor area ratio must be shown in the development data on the site plan. Further, the applicant has not provided the appropriate development data for Family Dollar or AutoZone. Development data must for each individual lot and must include: **Total Area (sq ft & acreage), Total Impervious Area (sq ft & percentage of site), Total Existing Building Area (sq ft & percentage of site), Total Proposed Building Area (sq ft & percentage of site), Total Existing Impervious Surfacing (sq ft & percentage of site), Total Proposed Pavement/Concrete Area (sq ft & percentage of site), Landscape Area (sq ft & percentage of site), Open Space (sq ft & percentage of site), and Floor Area Ratio.**

Site Plan Attachment #3

Fire Department Access and Water Supply.

Action Needed to Address Deficiency: The applicant has provided fire flow calculations for the proposed building; however, the applicant has not provided a fire plan detailing fire department access and water supply in accordance with Chapter 18 of the Florida Fire Prevention Code. The applicant must provide a fire plan detailing fire department access and water supply in accordance with Chapter 18 of the Florida Fire Prevention Code. See Site Plan Attachment #3 for requirements.

Site Plan Attachment #5(a)(7)

Safety of on-site circulation patterns.

Action Needed to Address Deficiency: The applicant must provide AutoTurn diagrams for fire trucks, waste collection vehicles, delivery vehicles (semi truck), and customer vehicles to ensure safe on-site circulation of vehicular traffic.

Site Plan Attachment #6

For site plans for buildings less than 80,000 square feet in area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries - even if the property within 400 feet falls outside of City limits - and all persons/organizations registered to receive notice of development applications.

Action Needed to Address Deficiency: Applicant has not provided mailing labels. The applicant must provide mailing labels for all property owners within 400 feet and all persons/organizations registered to receive notice of development applications.

Site Plan Attachment #8

Legal description with tax parcel number.

Action Needed to Address Deficiency: Provide a document which contains the legal description of the subject property with tax parcel numbers on 8.5" by 11" paper.

Site Plan Attachment #9

Proof of Ownership.

Action Needed to Address Deficiency: Provide a document which contains proof of ownership of the subject property (i.e. deed). While the applicant has provided notarized letters of authorization, the applicant has not provided the necessary materials to sufficiently provide proof of ownership and agent authorization. The applicant must provide proof of ownership and agent authorization (i.e. deed, articles of incorporation for any and all entities involved, full contract of purchase, etc).

Site Plan Attachment #10

Proof of payment of taxes.

Action Needed to Address Deficiency: The applicant has provided the notice of ad valorem taxes and non-ad valorem assessments from the Alachua County Tax Collector; however, the applicant has not provided proof of payment of taxes. The applicant must provide proof of payment of taxes.

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 the Planning and Community Development Department of the City of Alachua a copy of the Environmental Resource Permit (ERP) from SRWMD.

Site Plan Attachment #13

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

Action Needed to Address Deficiency: The applicant must provide the Planning and Community Development Department of the City of Alachua a copy of the access permit from the Florida Department of Transportation.

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 108 or via e-mail at bstubbs@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,



Brandon M. Stubbs
Planner

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



City of Alachua


TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: September 8, 2014

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Brandon M. Stubbs 
Planner

RE: Completeness Review for Family Dollar/AutoZone – 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:

- d. Complete Legal Description (Incorporate boundary and topographic survey into site plan sheets).
- e. Statement of Proposed Use.
- h. Area and dimensions of site (Incorporate boundary and topographic survey into site plan sheets).
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Pavement/Concrete Area (sq ft & percentage of site), Landscape Area (sq ft & percentage of site), Open Space (sq ft & percentage of site), and Floor Area Ratio.

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Action Needed to Address Deficiency: The applicant has provided fire flow calculations for the proposed building; however, the applicant has not provided a fire plan detailing fire department access and water supply in accordance with Chapter 18 of the Florida Fire Prevention Code. The applicant must provide a fire plan detailing fire department access and water supply in accordance with Chapter 18 of the Florida Fire Prevention Code. See Site Plan Attachment #3 for requirements.

Site Plan Attachment #5(a)(7)

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Action Needed to Address Deficiency: The applicant must provide AutoTurn diagrams for fire trucks, waste collection vehicles, delivery vehicles (semi truck), and customer vehicles to ensure safe on-site circulation of vehicular traffic.

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Action Needed to Address Deficiency: The applicant must provide the Planning and Community Development Department of the City of Alachua a copy of the access permit from the Florida Department of Transportation.

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: Justin Tabor, AICP, Principal Planner
Project File

*Mailed 10/29/14
AMR*

**Mr. Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653**

**Mr. Craig Parenteau
FL Department of
Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641**

**Ms. Sharricka Dawndrey Hunt-
Walker
PO BOX 545
Alachua, FL 32616**

**Mr. Dan Rhine
288 Turkey Creek
Alachua, FL 32615**

**Ms. Laura Williams
12416 NW 148th Avenue
Alachua, FL 32615**

**Ms. Lula Mae Garrison
PO BOX 901
Alachua, FL 32616**

**Mr. Bill Atwater
6017 NW 115th Place
Alachua, FL 32615**

**Ms. Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616**

**Mr. Frederick James
PO BOX 725
Alachua, FL 32616**

**Mr. Tom Gorman
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Alachua, FL 32653**

**Ms. Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615**

**CALHOUN, CALHOUN &
CALHOUN Life Estate
PO BOX 814
Alachua, FL 32616**

**Richard Gorman
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Alachua, FL 32653**

**Ms. Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615**

**CITY OF ALACHUA
PO BOX 9
Alachua, FL 32616**

**Ms. Peggy Arnold
410 Turkey Creek
Alachua, FL 32615**

**City Manager
PO Box 9
Alachua, FL 32615**

**ALACHUA 411 WASH LLC
6231 SW 37TH Way
Gainesville, FL 32608**

**Mr. David Forest
23 Turkey Creek
Alachua, FL 32615**

**Ms. Sharricka Hunter Walker
14327 NW 155th place
Alachua, FL 32616**

**ALACHUA TOWN CENTRE
ASSOCIATION INC
13505 NW 88TH Place
Alachua, FL 32615**

**Mr. John Tingle
333 Turkey Creek
Alachua, FL 32615**

**Antioch Baptist Church
PO BOX 814
Alachua, FL 32616**

**HWY 441 PARTNERS LLC
12730 NW 12TH ROAD
Newberry, FL 32669**

**TCMOA
President
1000 Turkey Creek
Alachua, FL 32615**

**Ms. Terri Ann Jacobs
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Alachua, FL 32616**

**Alachua Development CO LLC
16469 Bridlewood Cir
Delray Beach, FL 33445**

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

**Ms. Lula M. Wise
8020 West 3rd Street
St. Augustine, FL 32084**

**LEWIS & LEWIS TRUSTEES
26260 US Highway 129
Branford, FL 32008**

SANGHAI INC.
18711 NW Country RD 239
Alachua, FL 32615

Oakhill Plaza Associates. Inc
1018 Thomasville Rd.
STE 200-A
Tallahassee, FL 32303



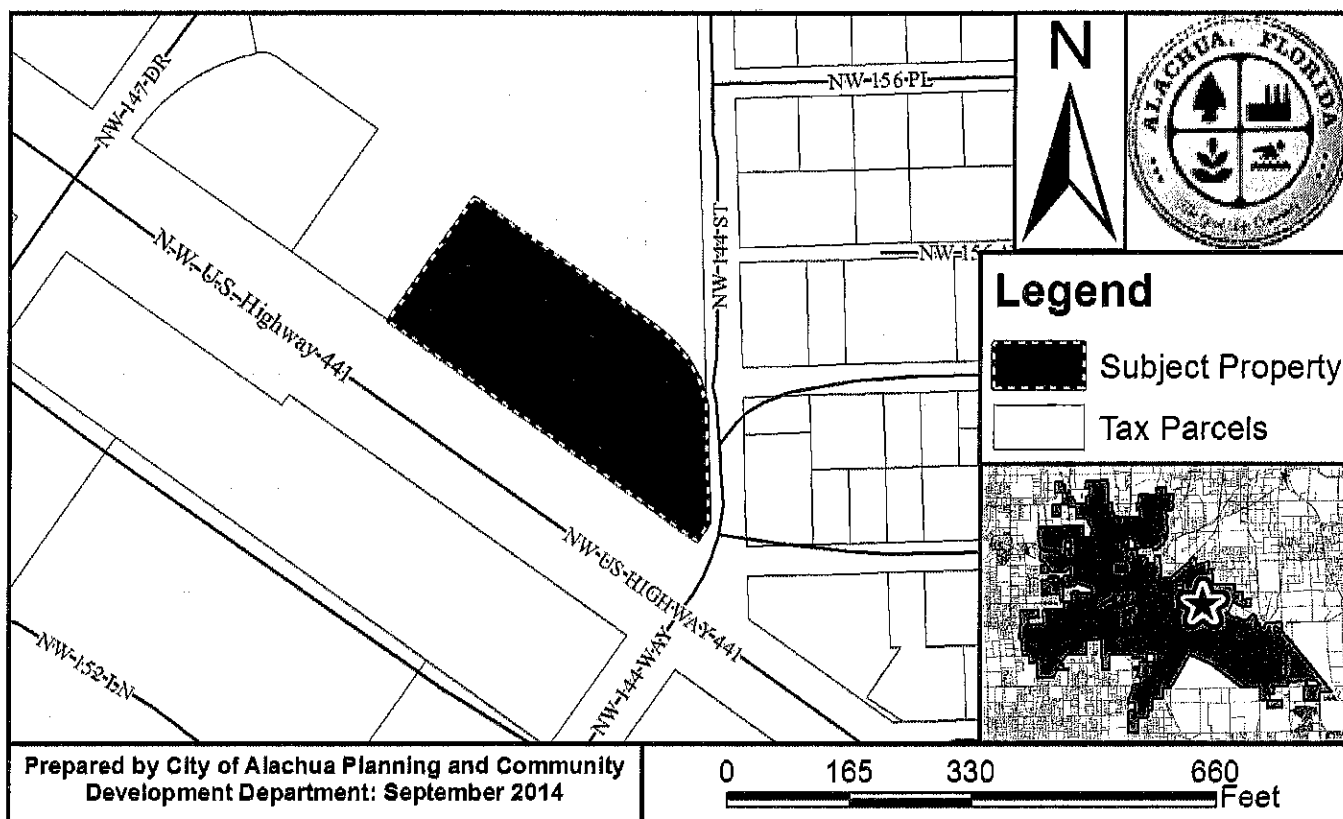
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 10/29/14
amy

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 $\pm 8,398$ 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 $\pm 6,816$ 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.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AFFIDAVIT FOR POSTED LAND USE SIGN

I Cara Newton, POSTED THE LAND USE
(name)
SIGN ON 10-30-14 FOR THE Family Dollar/Auto Zone
(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.

Cara Newton
(signature)

3
(number of signs)

inflammation, lettering, 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

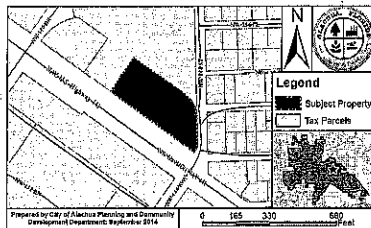
to use the city's rights-of-way. What we're supposed to negotiate paying is where they [utility lines] are on the rights-of-way or where they cross the rights-of-way. In order to determine that, I guess we'd have to conduct our own study, which can be costly," he said. At this time, Clay is not pursuing 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

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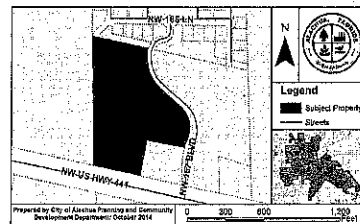


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(Published: Alachua County Today -
November 06, 2014)

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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

(Published: Alachua County Today - November 6, 2014)

ACT NEWS

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LOCAL NEWS