



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 12, 2022

SUBJECT:	A request for a Site Plan proposing the construction of an $\pm 6,630$ square foot building addition with associated site improvements
APPLICANT/AGENT:	Sergio Reyes, P.E., eda consultants, inc.
PROPERTY OWNER:	Tucker Davis Technologies, Inc.
LOCATION:	11930 Research Circle
PARCEL ID NUMBER:	03956-010-011
FLUM DESIGNATION:	Industrial
ZONING:	Planned Unit Development (PUD)
OVERLAY:	N/A
ACREAGE:	± 2.68
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Tucker-Davis Technologies, Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Tucker-Davis Technologies, Inc., subject to the two (2) conditions provided in Exhibit "A" and located on page 17 of the July 12, 2022 Staff Report to the Planning & Zoning Board.</i>

This application is a request by Sergio Reyes, P.E., of eda consultants, inc., applicant and agent for Tucker-Davis Technologies, Inc., property owner, for consideration of a Site Plan proposing the construction of a building addition approximately 6,630 square foot in size with associated site improvements on a ± 2.68 acre subject property. The existing building that is proposed to be expanded is currently $\pm 15,130$ square feet in size. The proposed use is an expansion of the existing use, which consists of offices and light manufacturing.

The proposed development will convey the development's stormwater runoff to the existing Progress Park stormwater system. Access to the site will be provided by the existing driveway connection to Research Circle.

[illegible]

SURROUNDING USES

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

Map 1. Vicinity Map

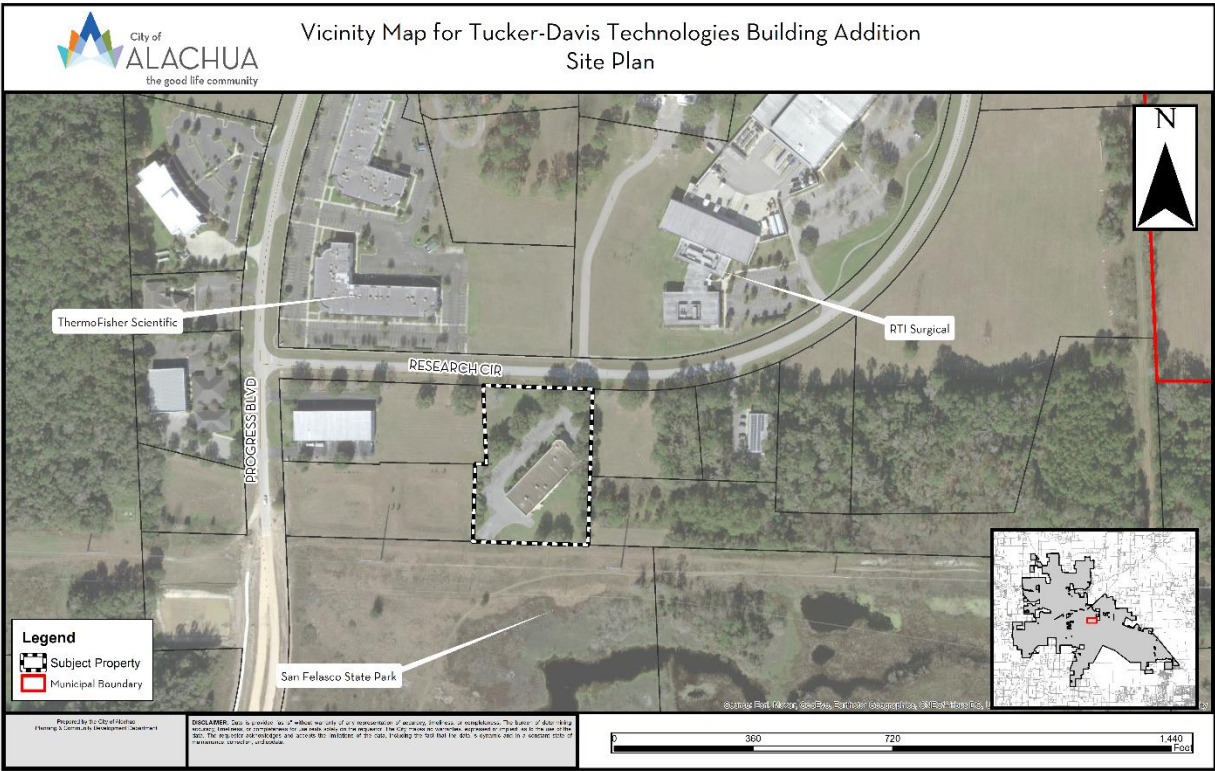


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	PUD
South	San Felasco State Park	Agriculture	A
East	Vacant Industrial	Industrial	PUD
West	Industrial	Industrial	PUD

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on March 29, 2022 at the Alachua Branch Library. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was not attended by any members of the Public.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Maximum Building Size	Maximum Area: Manufacturing	Maximum Building Area Coverage
Regional Warehouse	100,000 sq. ft.	None permitted	50%
Bulk Warehouse	1.5 million sq. ft.	None permitted	50%
Heavy Distribution	500,000 sq. ft.	None permitted	40%

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

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

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The intended use of the property is consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

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

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

Evaluation and Findings: The site plan indicates that following completion of the development, the subject property exceeds the minimum 10% open space requirement.

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

Evaluation and Findings: An environmental conditions and site suitability analysis has been provided in this report, and indicates that, based upon best available data, the development is not expected to have any adverse impacts upon natural features.

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

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

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

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The development is located within the City's utility service area and is currently connected to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

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

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations.

Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is located within the City's utility service area and is already connected the City's wastewater system.

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

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

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

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

3. A water main exists within 2,640 feet of any proposed residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The development is located within the City's utility service area and is already connected to the City's potable water system.

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

Evaluation and Findings: The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the area of proposed development. If any wetlands are identified within the area of proposed development, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

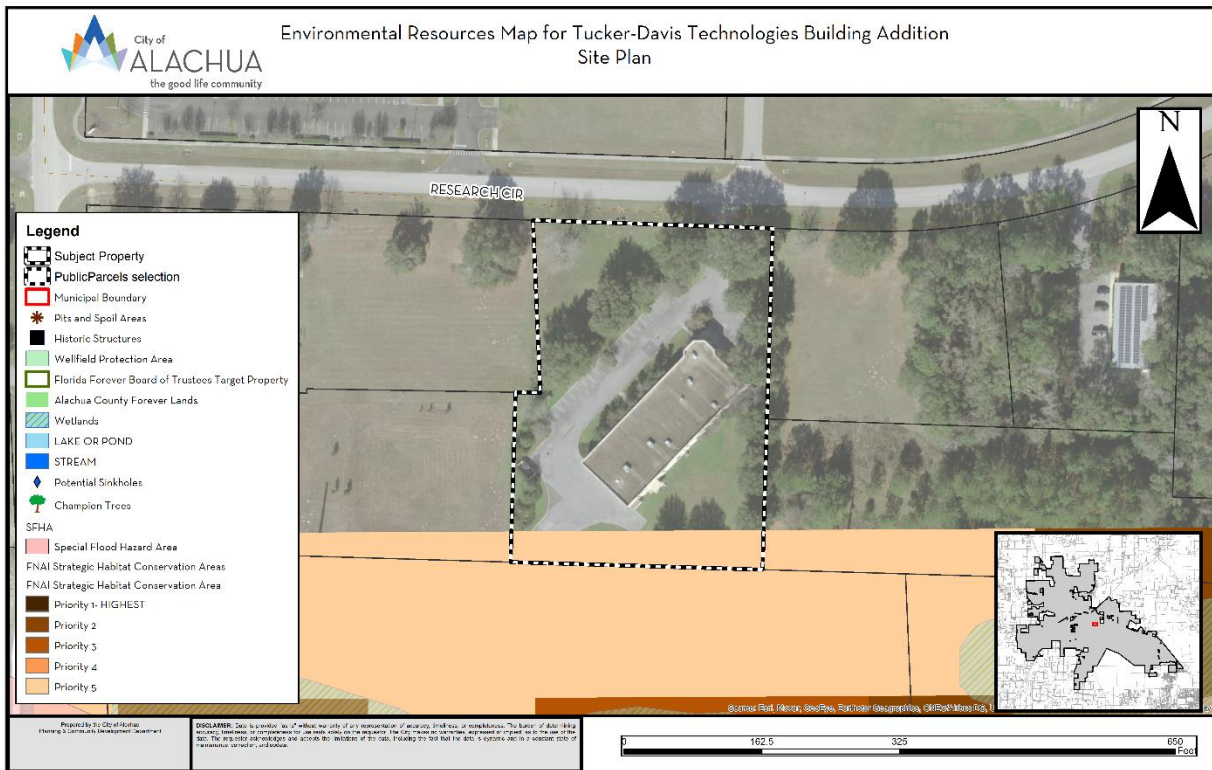
Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 2. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, and no areas of the site are located within a FNAI PNA priority area of 4 or lower. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are two (2) soil types found within the development area:

Soil Type	Hydrologic Group	Drainage Class	Small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Millhopper sand, 0 to 5 % slopes	A	Moderately Well drained	Not limited	60.0
Millhopper sand, 5 to 8 % slopes	A	Moderately Well drained	Somewhat limited	40.0

Evaluation: The soil type present on the subject property does not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Limitations can be overcome or minimized through special planning, design and installation.

Flood Potential

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

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a

medium to high aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or other known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

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

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

Evaluation & Findings: The subject property is zoned Planned Unit Development. The site plan proposes the construction of an addition to an existing light manufacturing use. The PUD for Progress Park was adopted by Ordinance O-00-05. The PUD provides for a mix of uses, primarily industrial (research and development, light industrial, and distribution), office (general and medical), and limited retail uses.

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

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

Evaluation & Findings: The proposed use is an extension of an existing light manufacturing use. There are no use-specific requirements for light manufacturing.

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

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

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

(5) ***Subdivision Standards***

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

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

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/4 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].
³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 US 441 (from CR25A East Intersection to SR235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,230
Reserved Trips ⁴	5,689
Available Capacity ⁴	21,781
Increase/Decrease in Daily Trips Generated by Development ⁵	72
Residual Capacity After Development's Impacts ⁶	21,709

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
⁴ Source: City of Alachua June 2022 Development Monitoring Report.
⁵ Trip Generation: ITE Code 710, General Office: AADT 10.84 trips ksf x 6.63 ksf = 72; Trip Distribution: Segment 4 - 100%.
⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR25A East Intersection to SR235) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	4,110
Existing Traffic ³	1,732
Reserved Trips ⁴	452
Available Capacity ⁴	1,926
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	10
Residual Capacity After Development's Impacts ⁶	1,916

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
⁴ Source: City of Alachua June 2022 Development Monitoring Report.
⁵ Trip Generation: ITE Code 710, General Office: PM Peak 1.44 trips ksf x 6.63 ksf = 10; Trip Distribution: Segment 4 - 100%.
⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,309,417
Reserved Capacity ²	239,932
Available Capacity	750,651
Increase/Decrease in Potable Water Demand from Application ³	995
Residual Capacity	749,701
Percentage of Permitted Design Capacity Utilized	67.40%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2022 ² City of Alachua June 2022 Development Monitoring Report ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 6,630 square feet	

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

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	758,000
Reserved Capacity ²	216,718
Available Capacity	525,282
Increase/Decrease in Sanitary Sewer Demand from Application ³	995
Residual Capacity	524,287
Percentage of Permitted Design Capacity Utilized	65.01%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2022 ² City of Alachua June 2022 Development Monitoring Report ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 6,630 square feet	

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

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	43,024.00	7,851.88
Reserved Capacity ²	36,992.38	6,751.11
Increase/Decrease in Demand Generated by Application ³	80.00	14.60
New River Solid Waste Facility Capacity ⁴	50 years	
<i>Sources:</i> ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element (Formula: 10,756 persons x 0.73 tons per person per year).</i> ² City of Alachua June 2022 Development Monitoring Report. ³ Sincero and Sincero; <i>Environmental Engineering: A Design Approach</i> . Prentice Hall, New Jersey, 1996 ⁴ New River Solid Waste Facility, April 2022.		

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
TUCKER-DAVIS TECHNOLOGIES, INC
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
2. The Applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 and 2 as stated herein.

EXHIBIT "B"
TO
TUCKER-DAVIS TECHNOLOGIES, INC
SITE PLAN
STAFF REPORT

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 22, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafl.com

RE: Notice of Hearing to be Scheduled for Tucker Davis Technologies Building Addition Site Plan

Dear Ms Vega:

On June 14, 2022 the City of Alachua received your updated applications for the above referenced projects.

Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **July 12, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, June 27, 2022**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, June 27, 2022**. These signs will be ready for pick up after 12 PM on Thursday, June 23, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than Monday, July 11, 2022). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Hall'.

Adam Hall, AICP
Principal Planner

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



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 7, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Comments for Tucker Davis Building Addition Site Plan

Dear Ms Vega:

On May 18, 2022 the City of Alachua received your revised site plan application for the Tucker Davis Building Addition Site Plan project, which proposes the construction of a $\pm 6,630$ building addition with associated site improvements on a ± 2.68 acre subject property (Parcel No. 03956-010-011).

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Wednesday, June 15, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

E. Outside Review/ Public Services Comments

- a. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated June 6, 2022 and attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

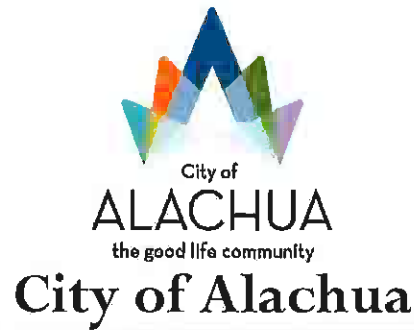
Sincerely,



Adam Hall, AICP
Principal Planner

/attachments

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



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: June 6, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 6/7/2022
3

RE: Tucker Davis Bldg Addition Site Plan

Public Services has reviewed the subject project (May 18, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on Mar 31, 2022 Submittal</p> <p>Sheet C010</p> <ul style="list-style-type: none">• Please add "COA CITY OF ALACHUA" to Abbreviations. <p>Please resubmit this sheet</p> <p>Comment on May 18, 2022 Submittal</p> <p>Approved</p>
2.	<p>Comment on Mar 31, 2022 Submittal</p> <p>Sheet C200</p> <ul style="list-style-type: none">• General Note 3: Please replace "GRU ELECTRIC ENGINEERING DEPARTMENT" with "COA ELECTRIC DEPARTMENT".• To the rectangle with text "TRAN", please call out the rectangle as "EXISTING"

NO.	COMMENTS
	<p>TRANSFORMER"</p> <p>Please resubmit this sheet.</p> <p>Comment on May 18, 2022 Submittal</p> <p>Approved</p>
3	<p>Comment on Mar 31, 2022 Submittal</p> <p>Sheet E0.3</p> <p>As per email, COA has advised Mr. Andrew May/McVeigh&Mangum that the existing transformer must be replaced with a larger 300KVA unit.</p> <p>Thus please replace note starting with "COORDINATE WITH UTILITY" with "REPLACE TRANSFORMER WITH LARGER 300KVA UNIT. COORDINATE WITH COA ELECTRIC DEPARTMENT"</p> <p>Please modify concrete pad note so it reads: "AS PER DETAIL 584B, REPLACE CONCRETE PAD IF REQUIRED FOR LARGER TRANSFORMER. COORDINATE WITH COA ELECTRIC DEPARTMENT"</p> <p>Please include text as per Attachment 1 that clarifies electric work scope between Contractor and COA.</p> <p>Please include Detail 584B for transformer concrete pad. Both Autocad & PDF versions are being forwarded. Suggest that the Autocad version be added to this sheet.</p> <p>Please resubmit this sheet.</p> <p>Comment on May 18, 2022 Submittal</p> <p>This comment does not appear to have been addressed.</p> <p>Please address this comment.</p> <p>Although Attachment 1 & Detail 584B have previously forwarded, they are again attached.</p> <p>Revise & Resubmit.</p>
4	<p>Comment on Mar 31, 2022 Submittal</p> <p>General Note</p> <p>Please note that there is a parking area between the existing transformer and MDP in the existing building. There is no electrical plane sheet that shows the required work of routing conduit and conductors.</p> <p>The designer may want to consider adding such an electrical plan. This is just a FYI – the secondary load circuit is not being provided by COA so COA does not require an electrical plan.</p> <p>Please resubmit this sheet.</p>

NO.	COMMENTS
	<p>Comment on May 18, 2022 Submittal</p> <p>The designer has elected not to submit a sheet showing secondary loads. Since COA will not do any work related to the secondary loads, the COA is not insisting that this sheet be submitted.</p> <p>No Exceptions Taken</p>
5.	
6.	
7.	
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 9, 2022

Also sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
Director of Engineering
eda, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

RE: Project Assistance Team (PAT) Comments for Tucker Davis Building Addition Site Plan

Dear Ms Vega:

On March 31, 2022 the City of Alachua received your site plan application for the Tucker Davis Building Addition Site Plan project, which proposes the construction of a $\pm 6,630$ building addition with associated site improvements on a ± 2.68 acre subject property (Parcel No. 03956-010-011).

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on Wednesday, May 18, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

A. Concurrency Impact Analysis

- a. Table 3 of Concurrency Memo Traffic Section does not match separate traffic generation worksheet also provided. The Concurrency memo indicates anticipated AADT is 36 trips, but traffic generation worksheet correctly states AADT for site is 72 trips. Likewise, the PM peak trips are not correctly stated in concurrency memo. Please revise.

B. Section 6.1 – Off street parking and loading standards

- a. Please note: bicycle parking not required for sites under 50 spaces.
- b. Provide dimensions between south property line and proposed new asphalt.
- c. Provide dimensions between east property line and proposed new patio.
- d. Display and dimension loading area(s), including clear height.

C. Section 6.2 – Tree protection and landscaping standards

- a. Per Parking lot perimeter buffer requirements found in Section 6.2.2 (D)(2)(b)(iv), an additional 1 (one) canopy tree and 1 (one) understory tree is required along south side of site.
- b. Per Parking lot perimeter buffer requirements found in Section 6.2.2 (D)(2)(b)(iv), an additional 2 (two) understory trees are required along west side of site.
- c. Additional perimeter buffering plantings required as follows: north perimeter buffer: 2 (two) understory trees; east perimeter buffer: 2 (two) understory trees; west perimeter buffer 3 (three) understory trees; south perimeter buffer: 2 (two) canopy trees, 2 (two) understory trees, and 18 hedge shrubs.
- d. Verify if any new mechanical equipment will be installed and provide detail on landscape screening of equipment.

D. Section 6.4 – Exterior Lighting Standards

- a. Section 6.4.4 (F) – Provide cut sheets for proposed lighting fixtures to ensure compliance with Section 6.4.4 (A).

E. Outside Review

- a. Please address all comments issued by Daniel Young, P.E, of CHW, Inc., in a letter dated April 27, 2022 and attached to this letter.
- b. Please address all comments issued by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor in a memo dated April 20, 2022 and attached to this letter.

F. Miscellaneous/ General Comments

- a. Coversheet states that property owner is NCEER, not Tucker Davis Technologies. Please verify.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP

Principal Planner

/attachments

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

To: Adam Hall, AICP
From: Daniel Young, P.E.
Date: April 27, 2022
RE: Tucker Davis Technologies Addition

C000

1. Impervious Area Calculation # 6 and 7 (Total Impervious area and Open Area) does not equal #1 (Total site area). Please explain the discrepancy.
2. Please list the ITE Manual Edition used for Trip Generation

C120

1. Please extend the silt fencing (southwest) around the construction staging area to dumpster enclosure.
2. Label the concrete sidewalk along the west side of the building to be removed.
3. Provide inlet protection on all inlets within construction area.
4. What ground cover will be used for erosion control (sodding, seed and mulch, etc.)
5. Adjust silt fence and tree barricade for work to existing inlet southeast corner of project.

C200

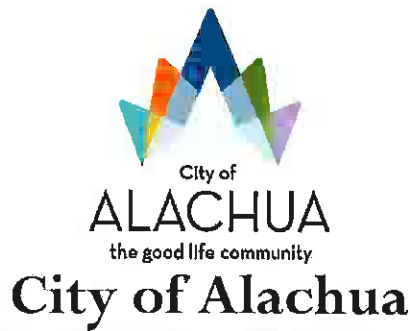
1. General Notes 3 revise to City of Alachua Public Services.
2. Label curbing on sheet.
3. Label striping on sheet.
4. Missing wheelstop on west side of proposed building.
5. Label accessible symbol and provide reference/detail.
6. Label striping and provide dimensions for parking on north side of building for the accessible space.
7. Existing access aisle does not meet ADA requirements. Revise striping accordingly to provide the required 12' wide accessible space and 5' wide access aisle.

C300

1. Please provide a sidewalk landing (maximum 2% in all direction) at doorway on the west side of the existing building. Please revise grading accordingly.
2. Please provide a proposed invert elevation at the connection to existing inlet (south of the existing building).
3. Contours at new pavement on the south side of the project indicates a wall. Please confirm this intension? If so, please label accordingly.
4. S-2 top is +18" above grade. Revise accordingly.
5. 81 contour at north end of the building addition do not make sense. Please revise accordingly.
6. Provide grading to ensure ADA compliance proposed accessible space and access aisle.

E-1

1. Pavement was added to the south end of the project site. Photometrics should be provided for this area.



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Apr 20, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR
4/19/2022
E

RE: Tucker Davis Bldg Addition Site Plan

Public Services has reviewed the subject project (Mar 31, 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on Mar 31, 2022 Submittal</p> <p>Sheet C010</p> <ul style="list-style-type: none">Please add "COA CITY OF ALACHUA" to Abbreviations. <p>Please resubmit this sheet.</p>
2.	<p>Comment on Mar 31, 2022 Submittal</p> <p>Sheet C200</p> <ul style="list-style-type: none">General Note 3: Please replace "GRU ELECTRIC ENGINEERING DEPARTMENT" with "COA ELECTRIC DEPARTMENT".To the rectangle with text "TRAN", please call out the rectangle as "EXISTING TRANSFORMER". <p>Please resubmit this sheet.</p>

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3	<p>Comment on Mar 31, 2022 Submittal</p> <p>Sheet E0.3</p> <p>As per email, COA has advised Mr. Andrew May/McVeigh&Mangum that the existing transformer must be replaced with a larger 300KVA unit.</p> <p>Thus please replace note starting with "COORDINATE WITH UTILITY" with "REPLACE TRANSFORMER WITH LARGER 300KVA UNIT. COORDINATE WITH COA ELECTRIC DEPARTMENT"</p> <p>Please modify concrete pad note so it reads: "AS PER DETAIL 584B, REPLACE CONCRETE PAD IF REQUIRED FOR LARGER TRANSFORMER. COORDINATE WITH COA ELECTRIC DEPARTMENT"</p> <p>Please include text as per Attachment 1 that clarifies electric work scope between Contractor and COA.</p> <p>Please include Detail 584B for transformer concrete pad. Both Autocad & PDF versions are being forwarded. Suggest that the Autocad version be added to this sheet.</p> <p>Please resubmit this sheet.</p>
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END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician

ATTACHMENT 1

COA ELECTRICAL WORK SCOPE

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

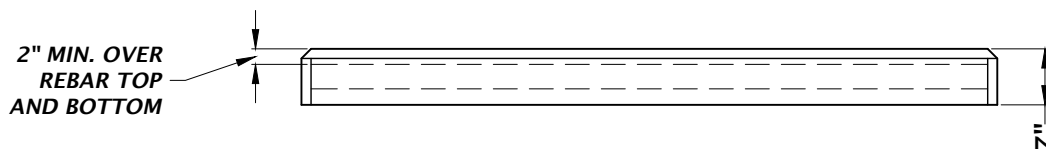
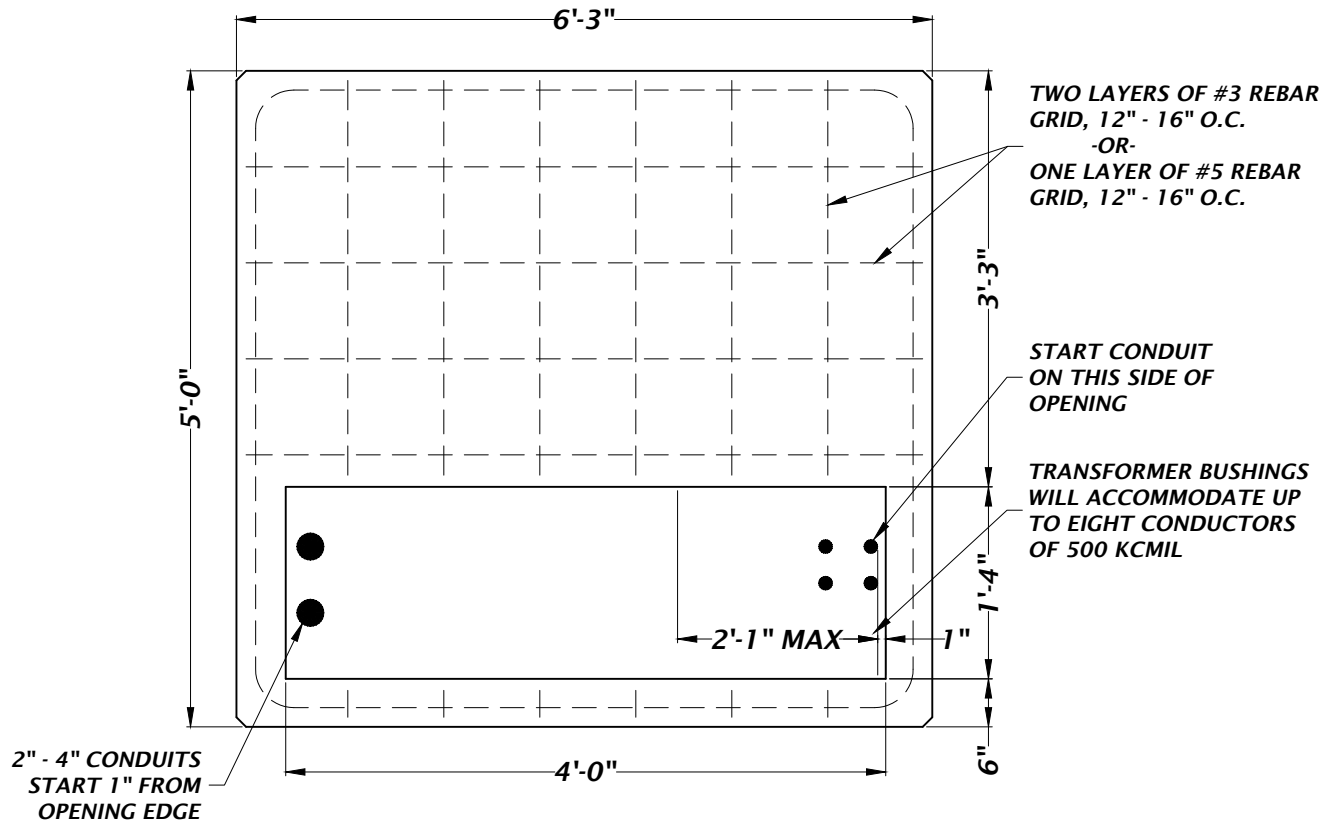
1.2 THE WORK REQUIRED TO MODIFY EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK DONE BY COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.



NOTES:

1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

584B

**CONCRETE MOUNTING PAD AND CONDUIT
PLACEMENT FOR THREE-PHASE
TRANSFORMERS, 75-500 KVA**
NTS





City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 7, 2022

Claudia Vega, P.E.
Director of Engineering
eda consultants, inc.
720 SW 2nd Ave
South Tower, Ste 300
Gainesville, FL 32601

Also submitted electronically to cvega@edafll.com

RE: Conditional Application Acceptance for Tucker Davis Building Addition Site Plan

Dear Ms Vega:

On March 31, 2022 the City of Alachua received your site plan application for the Tucker Davis Building Addition Site Plan project, which proposes the construction of a ±6,630 building addition with associated site improvements on a ±2.68 acre subject property (Parcel No.03956-010-011).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, subject to the submission of the following information by 5 PM on Tuesday, April 12, 2022.

1. Please submit available fire flow information in form of recent hydrant test or water modeling results from the City of Alachua Public Services Department.
2. Sergio Reyes, P.E. is listed as authorized agent on provided authorized agent affidavit form, however, Section B of the Site Plan application indicates that Claudia Vega, P.E. is the agent for the property owner. Please clarify.
3. Please provide an electronic submittal of application materials and plans.

Failure to provide the information above by 5 PM on Tuesday, April 12, 2022 will render the application incomplete. The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter. Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

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