



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 13, 2016

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Revised Application Materials, Dated June 9, 2016, for:  
- Polaris of Gainesville Small Scale Comprehensive Plan Amendment (SSCPA)  
- Polaris of Gainesville Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On June 9, 2016, the City of Alachua received your revised application materials for the above referenced projects. The revised application materials were intended to address the comments issued to you in a letter dated June 1, 2016.

Upon review of the revised application materials, it appears that Staff's comments concerning the applications have been sufficiently addressed, and the items may therefore be scheduled for public hearings before the Planning & Zoning Board (PZB.)

You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The next PZB Meeting is scheduled for July 12, 2016.

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

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Onelia Lazzari, AICP, EDA, Inc. (by electronic mail)  
Project File



June 9, 2016

RECEIVED

JUN 09 2016

Per AMR

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

RE: Response to June 1, 2016 Comments—Polaris SSCPA & Rezoning

Dear Mr. Tabor:

Please accept this letter as written response to the City of Alachua Planning & Community Development Department comments dated June 1, 2016 concerning the Polaris of Gainesville SSCPA and Rezoning application materials.

1. Digital Copy.

**Response: A CD with revised materials has been included with this resubmittal.**

2. Peak Hour Analysis.

**Response:**

- a. PM peak hour rates were corrected to use ITE Code 110 for square feet of floor area
- b. Net increase in PM peak trips was adjusted in the table for the correction in PM peak hours trips for existing use and references to ADT were corrected to PM Peak
- c. Trip distribution was revised to reflect the updated net increase in PM peak trips
- d. The Level of Service Analysis/Affected Roadway Segments was revised to reflect net increase in PM peak trips and corrected for existing traffic and reserved trips based on the March 2016 report.

3. Complete SSCPA and Rezoning application packages addressing issues should be submitted.

**Response: This resubmittal contains the 3 complete packages for the SSCPA and Rezoning applications.**

Please feel free to contact me with any questions concerning the resubmittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Clay Sweger". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Clay Sweger, AICP, LEED AP  
Principal / Director of Planning



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 1, 2016

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Response to Development Review Team (DRT) Comments:  
- Polaris of Gainesville Small Scale Comprehensive Plan Amendment (SSCPA)  
- Polaris of Gainesville Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On May 31, 2016, the City of Alachua received your revised applications for the Small Scale Comprehensive Plan Amendment (SSCPA) and Site Specific Amendment to the Official Zoning Atlas (Rezoning), which respectively propose to amend the Future Land Use Map (FLUM) Designation from Industrial to Commercial and the zoning designation from Light and Warehouse Industrial (ILW) to Commercial Intensive (CI) on a ±9.3 acre property, located at 12570 NW US Highway 441 (a portion of Tax Parcel Number 05920-001-002.)

Based on the submitted information, the City has determined the following items are still outstanding and need to be addressed prior to the applications being scheduled for public hearings before the Planning and Zoning Board:

1. **Digital Copy.** A digital copy of the revised materials was not submitted. Please submit a digital copy, in PDF format, of all revised application materials on CD (NOTE: one (1) CD should be provided for each application.)
2. **Peak Hour Analysis.** The applications were revised to provide an analysis of each proposed amendment's impacts to PM peak hour, however, the rate used (0.51 trips per 1,000 square feet of floor area) for the impacts of the existing FLUM/zoning designations is incorrect. This appears to be the rate used if calculations are made based upon the number of employees (instead of square feet.) The correct rate for ITE Code 110 for the PM peak hour is 1.08 trips per 1,000 square feet of floor area. Please revise:
  - a. Maximum Development Scenario – Existing Future Land Use Designation/Existing Zoning tables: rate and daily trips;
  - b. Net Increase in Daily Trips: existing PM Peak Trips, calculation of net increase (also delete references to ADT under PM Peak;)

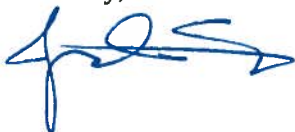
- c. Trip Distribution on Affected Roadway Segments: revise to reflect updated net increase in PM peak trips
- d. Level of Service Analysis/Affected Roadway Segments (PM Peak): revise to reflect net increase in PM peak trips, calculation of available capacity; US 441, Segment 3/4: correct existing traffic and reserved trips – correct number is 1,969 trips

Please submit three (3) complete SSCPA and Rezoning application packages addressing these issues along with a digital copy of all materials on a CD (one CD for each application) by **June 9, 2016**.

You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised applications are received by the date specified above, and if your response adequately addresses all comments above, hearings before the PZB may be scheduled for July 12, 2016.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director  
Adam Hall, AICP, Planner  
Onelia Lazzari, AICP, EDA, Inc. (by electronic mail)  
Project File

MAY 31 2016

Per \_\_\_\_\_

May 27, 2016

Justin Tabor, AICP  
City of Alachua

**Re: Response to DRT Review Comments – Polaris SSCPA & Rezoning**

Justin:

Please accept this letter as written response to each DRT review comment issued regarding the Polaris SSCPA & Rezoning applications:

Small Scale Comprehensive Plan Amendment Application

**1. Concurrency Impact Analysis**

- a. *Page 11, Traffic: Per Policy 1.1.a, Transportation Element, LOS Standards are based upon peak hour. Provide analysis of impacts to PM peak hour, including maximum impact of existing/proposed FLUM Designations, increase in PM peak hour trips, and analysis of impact to affected roadway segments.*

**Response: The Traffic section of the report has been edited to address this comment.**

- b. *Page 12, Sanitary Sewer: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.*

**Response: The Sanitary Sewer section of the report has been edited to address this comment.**

- c. *Page 12, Potable Water: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.*

**Response: The Potable Water section of the report has been edited to address this comment.**

- d. *Page 13, Solid Waste: Cite source of multiplier used for demand of existing/proposed FLUM Designations.*

**Response: The Solid Waste section of the report has been edited to address this comment.**

**2. Analysis of Consistency with Comprehensive Plan**

- a. *Page 18, Vision Element: Verify introduction and Goal 1 are consistent with the adopted Vision Element (effective date of April 23, 2012.) Additionally, Goals 2, 3, and 4 in the adopted Vision Element were amended from the preceding Element to reflect the*

results of a visioning charrette held in 2011. Review current Goals 2, 3, and 4 and revise response as necessitated.

**Response: The Vision Element section of the report has been edited to address this comment.**

*b. Page 24, Traffic Circulation Element: Element title was amended to "Transportation Element" during the last EAR update.*

**Response: The Transportation Element section of the report has been edited to address this comment.**

*3. Public Utility Comments a. Future points of connection to public utilities, including but not limited to potable water, sanitary sewer, and electric, the availability of services, and identification of any required utility extensions must be coordinated with the Public Services Department. Please contact Public Services Department to discuss potential connection points – 386-418-6140.)*

**Response: So noted. At the time of any development application, the applicant will coordinate with Public Services for connection to all utilities.**

*b. Fire flow calculations shall be required at the time of review of any final development order (Site Plan.)*

**Response: So noted. The applicant will include fire flow calculations at the time of any development application submittal.**

*c. Connection details shall be required at the time of review of any final development order (Site Plan.)*

**Response: So noted. Construction details shall be provided at the time of any development application submittal.**

*4. Miscellaneous Comments*

*a. Pages 5 – 6, Figures 4 and 5: For consistency with other maps/figures, please delineate the project area.*

**Response: Figure 4 & 5 have been amended to address this comment.**

*b. Page 8, Florida Natural Areas Inventory (FNAI): Biodiversity matrix provided as Attachment 1 to report. Please reference the attachment within narrative on page 8.*

**Response: A reference to the FNAI document (Attachment 1) has been added to the report to address this comment.**

Rezoning Application

*5. Concurrency Impact Analysis a. Pages 14 - 15, Traffic: Per Policy 1.1.a, Transportation Element, LOS Standards are based upon peak hour. Provide analysis of impacts to PM peak hour, including maximum impact of existing/proposed FLUM Designations, increase in PM peak hour trips, and analysis of impact to affected roadway segments.*

**Response: The Traffic section of the report has been edited to address this comment.**

*b. Page 15, Sanitary Sewer: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.*

**Response: The Sanitary Sewer section of the report has been edited to address this comment.**

*c. Pages 15 - 16, Potable Water: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.*

**Response: The Potable Water section of the report has been edited to address this comment.**

*d. Page 16, Solid Waste: Cite source of multiplier used for demand of existing/proposed FLUM Designations.*

**Response: The Solid Waste section of the report has been edited to address this comment.**

*6. Standards for Site Specific Amendments to the Zoning Atlas a. Section 2.4.2(E)(1)(j): Public Facilities – Response addresses the availability of public facilities from a perspective of capacity/concurrency. Please identify the location of existing potable water/sanitary sewer facilities and potential connection points to also address the location of existing facilities relative to the subject property (See map below; Contact Public Services Department to discuss potential connection points – 386-418-6140.)*

**Response: An exhibit showing the conceptual location of potable water and sewer connections has been included in the report to address this comment.**

*7. Analysis of Consistency with Comprehensive Plan*

*a. Pages 5 – 6, Vision Element: Verify introduction and Goal 1 are consistent with the adopted Vision Element (effective date of April 23, 2012.) Additionally, Goals 2, 3, and 4 in the adopted Vision Element were amended from the preceding Element to reflect the results of a visioning charrette held in 2011. Review current Goals 2, 3, and 4 and revise response as necessitated.*

**Response: The Vision Element section of the report has been edited to address this comment.**

*b. Page 24, Traffic Circulation Element: Element title was amended to “Transportation Element” during the last EAR update.*

**Response: The Transportation Element section of the report has been edited to address this comment.**

*8. Public Services/Utility Comments a. Future points of connection to public utilities, including but not limited to potable water, sanitary sewer, and electric, the availability of services, and identification of any required utility extensions must be coordinated with*



*the Public Services Department. Please contact Public Services Department to discuss potential connection points – 386-418-6140.)*

**Response: So noted. At the time of any development application, the applicant will coordinate with Public Services for connection to all utilities.**

*b. Fire flow calculations shall be required at the time of review of any final development order (Site Plan.)*

**Response: So noted. The applicant will include fire flow calculations at the time of any development application submittal.**

*c. Connection details shall be required at the time of review of any final development order (Site Plan.)*

**Response: So noted. Construction details shall be provided at the time of any development application submittal.**

*9. Miscellaneous Comments*

*a. Page 3: A reference is made to Section 6.6. Please clarify the applicable code section is Section 6.6.3, Residential Protection Standards.*

**Response: The report has been amended to reference Section 6.6.3 as requested.**

*b. Page 22, Suitability Analysis heading: Reference made to land use change. Revise to correct application type (rezoning.)*

**Response: The report has been amended to reference rezoning instead of land use change.**

*c. Pages 23 - 24, Figures 5 and 6: For consistency with other maps/figures, please delineate the project area.*

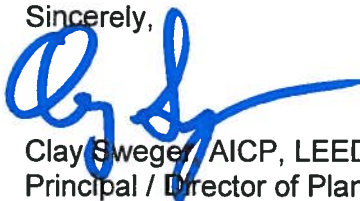
**Response: Figures 5 & 6 have been amended to delineate the project area.**

*d. Page 25, Florida Natural Areas Inventory (FNAI): Biodiversity matrix provided as Attachment 1 to report. Please reference the attachment within narrative on page 8.*

**Response: A reference to the FNAI document (Attachment 1) has been added to the report to address this comment.**

Please feel free to contact me with any questions.

Sincerely,



Clay Sweager / AICP, LEED AP  
Principal / Director of Planning



# City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 19, 2016

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for:  
- Polaris of Gainesville Small Scale Comprehensive Plan Amendment (SSCPA)  
- Polaris of Gainesville Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

The applications referenced above were reviewed at our May 19, 2016, Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, June 6, 2016**. A total of three (3) copies of each application package, plans, and a CD containing a PDF of each application's supporting materials must be provided by this date.

Upon receipt of your revised applications, Staff will notify you of any remaining insufficiencies which must be resolved before the items may be scheduled for public hearings before the Planning & Zoning Board (PZB.) Please note that if Staff determines that the revised submission(s) requires outside technical review by the City, your applications may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised applications are received by the date specified above, and if your response adequately addresses all DRT insufficiencies, hearings before the PZB may be scheduled for July 12, 2016.

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

### Small Scale Comprehensive Plan Amendment Application

1. *Concurrency Impact Analysis*
  - a. Page 11, Traffic: Per Policy 1.1.a, Transportation Element, LOS Standards are based upon peak hour. Provide analysis of impacts to PM peak hour, including maximum impact of existing/proposed FLUM Designations, increase in PM peak hour trips, and analysis of impact to affected roadway segments.
  - b. Page 12, Sanitary Sewer: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.
  - c. Page 12, Potable Water: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.
  - d. Page 13, Solid Waste: Cite source of multiplier used for demand of existing/proposed FLUM Designations.

2. *Analysis of Consistency with Comprehensive Plan*
  - a. Page 18, Vision Element: Verify introduction and Goal 1 are consistent with the adopted Vision Element (effective date of April 23, 2012.) Additionally, Goals 2, 3, and 4 in the adopted Vision Element were amended from the preceding Element to reflect the results of a visioning charrette held in 2011. Review current Goals 2, 3, and 4 and revise response as necessitated.
  - b. Page 24, Traffic Circulation Element: Element title was amended to "Transportation Element" during the last EAR update.
3. *Public Utility Comments*
  - a. Future points of connection to public utilities, including but not limited to potable water, sanitary sewer, and electric, the availability of services, and identification of any required utility extensions must be coordinated with the Public Services Department. Please contact Public Services Department to discuss potential connection points – 386-418-6140.
  - b. Fire flow calculations shall be required at the time of review of any final development order (Site Plan.)
  - c. Connection details shall be required at the time of review of any final development order (Site Plan.)
4. *Miscellaneous Comments*
  - a. Pages 5 – 6, Figures 4 and 5: For consistency with other maps/figures, please delineate the project area.
  - b. Page 8, Florida Natural Areas Inventory (FNAI): Biodiversity matrix provided as Attachment 1 to report. Please reference the attachment within narrative on page 8.

Rezoning Application

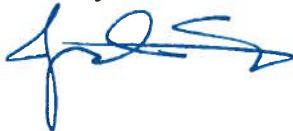
5. *Concurrency Impact Analysis*
  - a. Pages 14 - 15, Traffic: Per Policy 1.1.a, Transportation Element, LOS Standards are based upon peak hour. Provide analysis of impacts to PM peak hour, including maximum impact of existing/proposed FLUM Designations, increase in PM peak hour trips, and analysis of impact to affected roadway segments.
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  - d. Page 16, Solid Waste: Cite source of multiplier used for demand of existing/proposed FLUM Designations.
6. *Standards for Site Specific Amendments to the Zoning Atlas*
  - a. Section 2.4.2(E)(1)(j): Public Facilities – Response addresses the availability of public facilities from a perspective of capacity/concurrency. Please identify the location of existing potable water/sanitary sewer facilities and potential connection points to also address the location of existing facilities relative to the subject property (See map below; Contact Public Services Department to discuss potential connection points – 386-418-6140.)
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  - b. Fire flow calculations shall be required at the time of review of any final development order (Site Plan.)
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9. *Miscellaneous Comments*
- a. Page 3: A reference is made to Section 6.6. Please clarify the applicable code section is Section 6.6.3, *Residential Protection Standards*.
  - b. Page 22, Suitability Analysis heading: Reference made to land use change. Revise to correct application type (rezoning.)
  - c. Pages 23 - 24, Figures 5 and 6: For consistency with other maps/figures, please delineate the project area.
  - d. Page 25, Florida Natural Areas Inventory (FNAI): Biodiversity matrix provided as Attachment 1 to report. Please reference the attachment within narrative on page 8.

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

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Onelia Lazzari, AICP, EDA, Inc. (by electronic mail)  
Project File

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Polaris of Gainesville

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP, eda engineers – surveyors – planners, inc.

**PROPERTY OWNER:** AMES/Detrick Truck Company

**DRT MEETING DATE:** May 19, 2016

**DRT MEETING TYPE:** Applicant

**CURRENT FLUM DESIGNATION:** Industrial

**PROPOSED FLUM DESIGNATION:** Commercial

**CURRENT ZONING:** Light & Warehouse Industrial (ILW)

**PROPOSED ZONING:** Commercial Intensive (CI)

**OVERLAY:** N/A

**ACREAGE:** ± 9.3

**PARCELS:** A portion of 05920-001-002

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, June 6, 2016. IF response submitted by this time, AND response adequately addresses all DRT comments, a hearing before the Planning and Zoning Board will be scheduled for July 12, 2016.**

# ***Deficiencies to be Addressed***

## *Small Scale Comprehensive Plan Amendment Application*

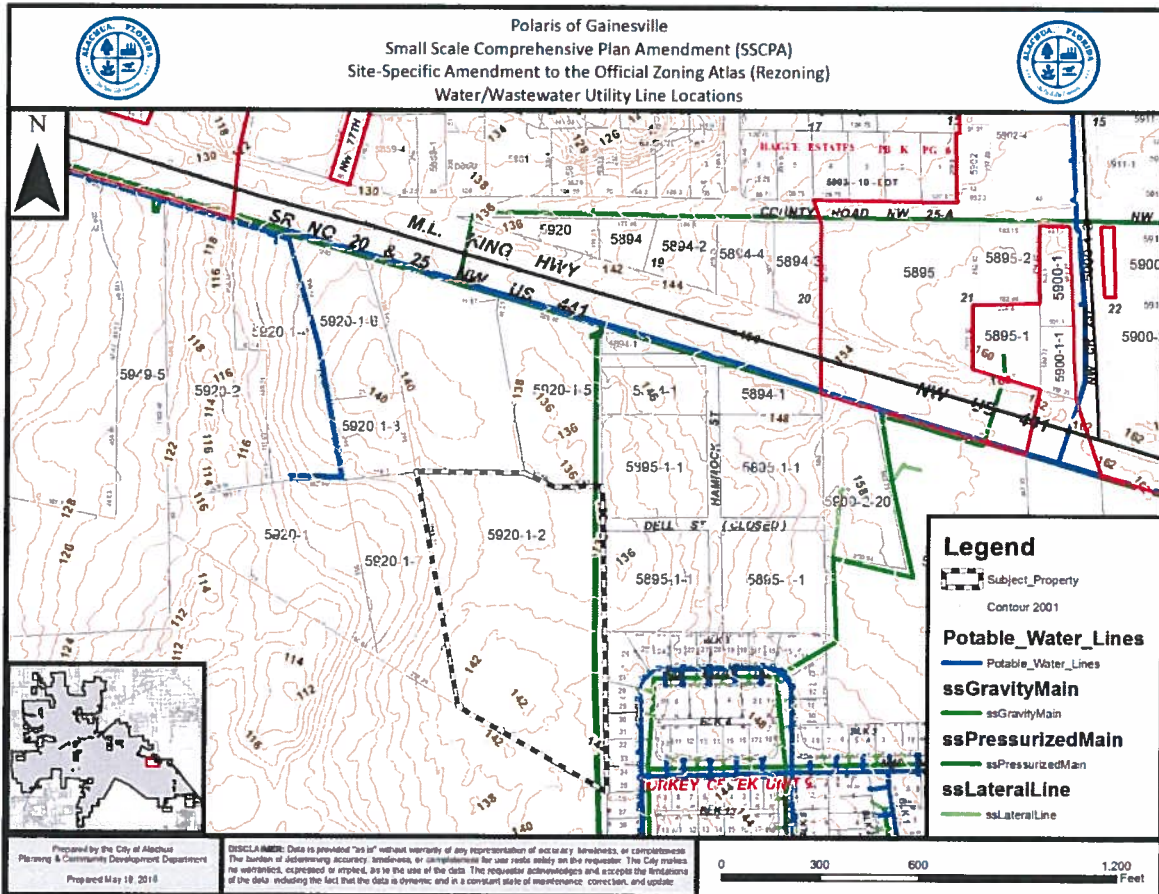
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## *Rezoning Application*

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7. Analysis of Consistency with Comprehensive Plan

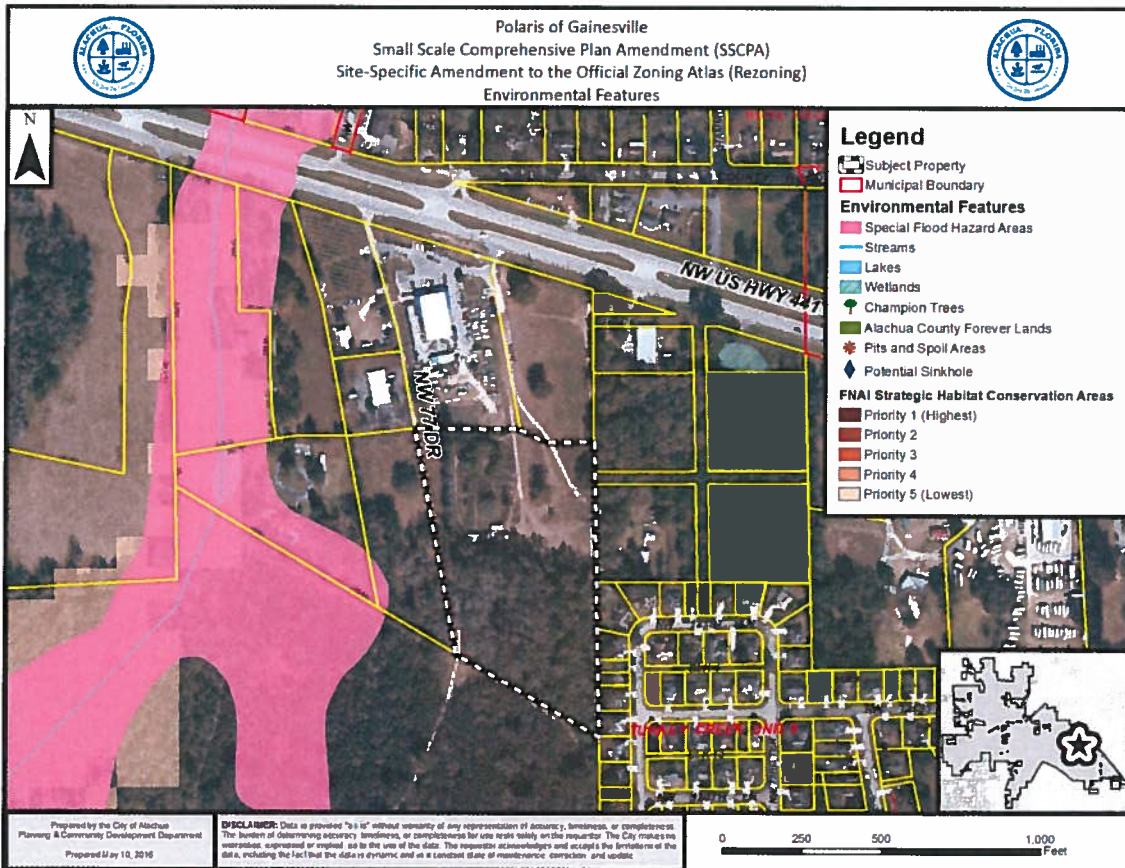
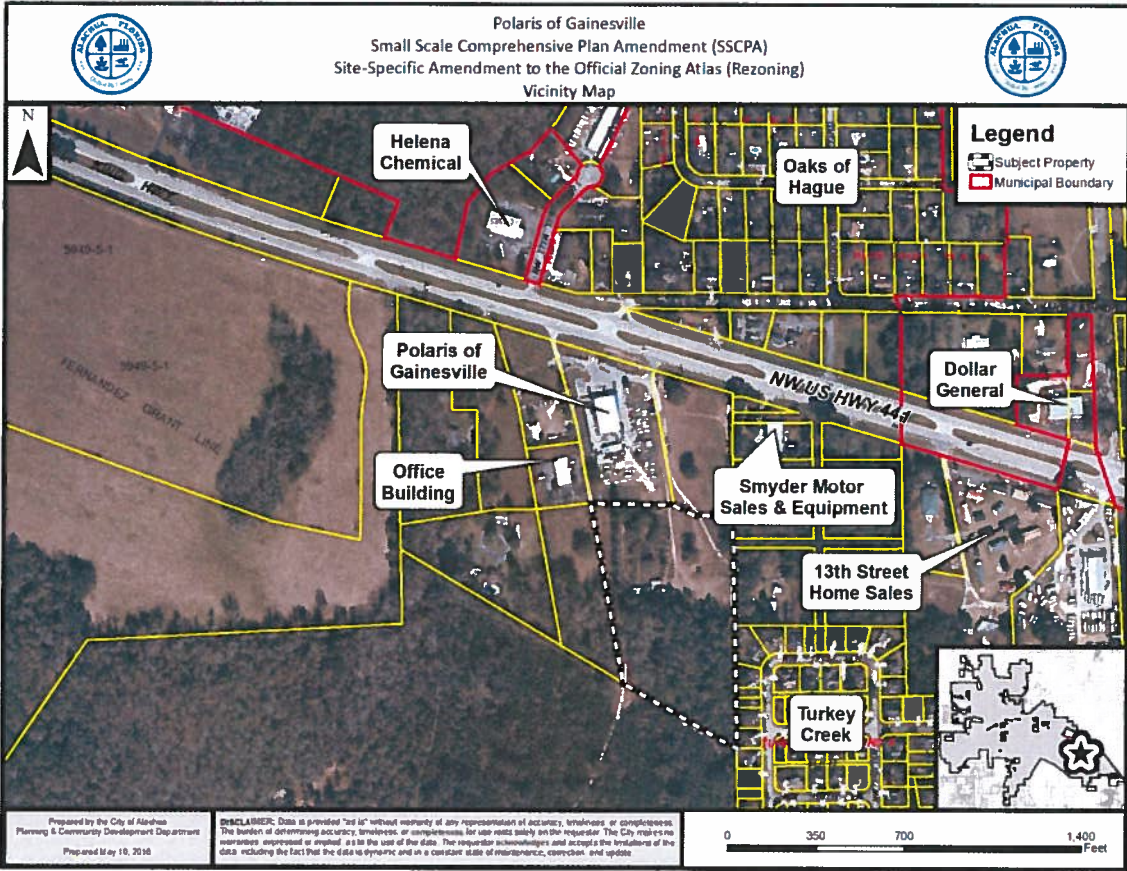
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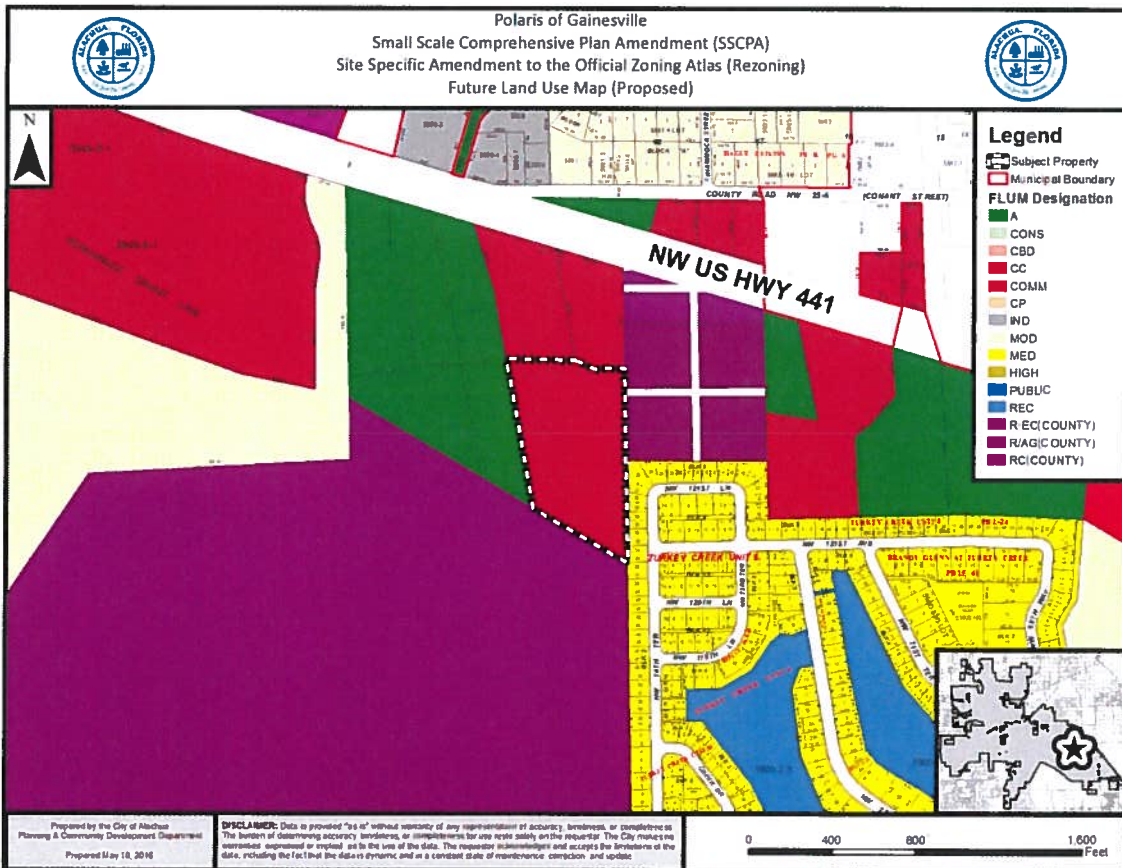
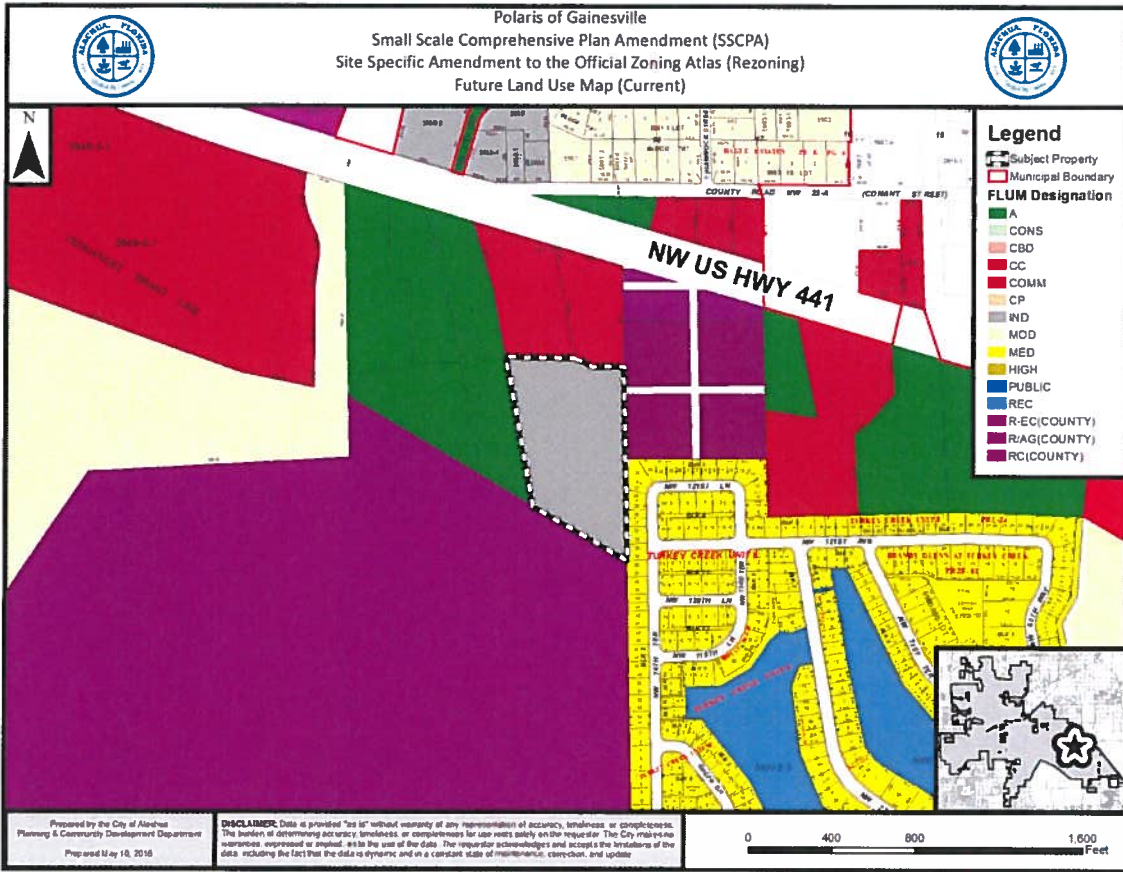
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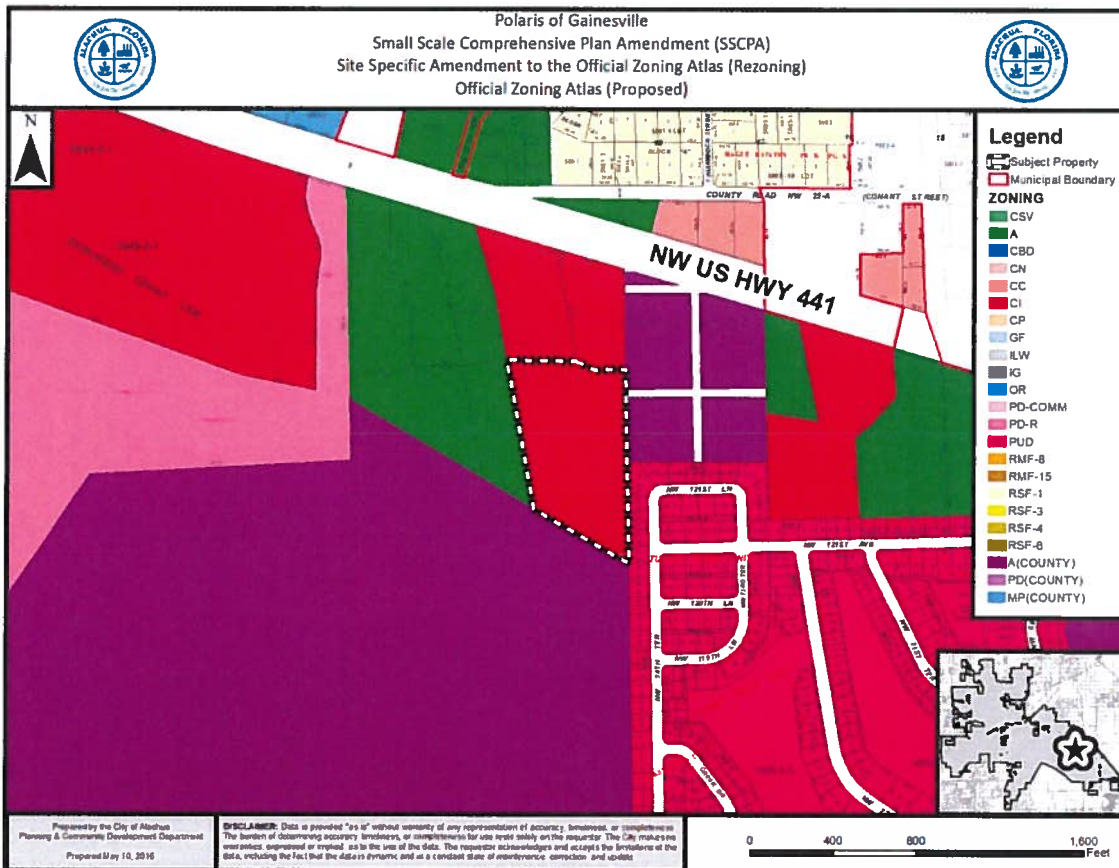
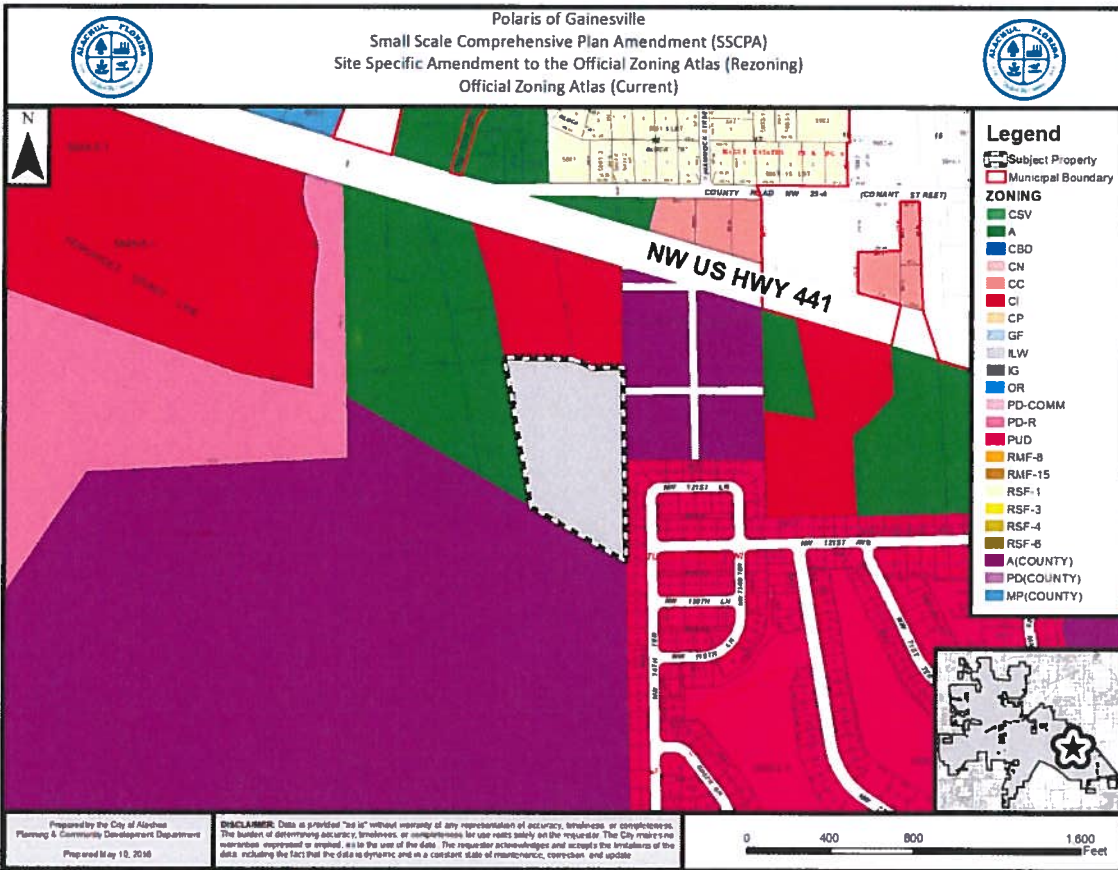
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# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Polaris of Gainesville

**APPLICATION TYPES:** (1) Small Scale Comprehensive Plan Amendment (SSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Clay Sweger, AICP, LEED AP, eda engineers – surveyors – planners, inc.

**PROPERTY OWNER:** AMES/Detrick Truck Company

**DRT MEETING DATE:** May 17, 2016

**DRT MEETING TYPE:** Staff

**CURRENT FLUM DESIGNATION:** Industrial

**PROPOSED FLUM DESIGNATION:** Commercial

**CURRENT ZONING:** Light & Warehouse Industrial (ILW)

**PROPOSED ZONING:** Commercial Intensive (CI)

**OVERLAY:** N/A

**ACREAGE:** ± 9.3

**PARCELS:** A portion of 05920-001-002

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, June 6, 2016. IF response submitted by this time, AND response adequately addresses all DRT comments, a hearing before the Planning and Zoning Board will be scheduled for July 12, 2016.**

# ***Deficiencies to be Addressed***

## *Small Scale Comprehensive Plan Amendment Application*

1. *Concurrency Impact Analysis*
  - a. Page 11, Traffic: Per Policy 1.1.a, Transportation Element, LOS Standards are based upon peak hour. Provide analysis of impacts to PM peak hour, including maximum impact of existing/proposed FLUM Designations, increase in PM peak hour trips, and analysis of impact to affected roadway segments.
  - b. Page 12, Sanitary Sewer: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.
  - c. Page 12, Potable Water: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.
  - d. Page 13, Solid Waste: Cite source of multiplier used for demand of existing/proposed FLUM Designations.
2. *Analysis of Consistency with Comprehensive Plan*
  - a. Page 18, Vision Element: Verify introduction and Goal 1 are consistent with the adopted Vision Element (effective date of April 23, 2012.) Additionally, Goals 2, 3, and 4 in the adopted Vision Element were amended from the preceding Element to reflect the results of a visioning charrette held in 2011. Review current Goals 2, 3, and 4 and revise response as necessitated.
  - b. Page 24, Traffic Circulation Element: Element title was amended to "Transportation Element" during the last EAR update.
3. *Miscellaneous Comments*
  - a. Pages 5 – 6, Figures 4 and 5: For consistency with other maps/figures, please delineate the project area.
  - b. Page 8, Florida Natural Areas Inventory (FNAI): Biodiversity matrix provided as Attachment 1 to report. Please reference the attachment within narrative on page 8.

## *Rezoning Application*

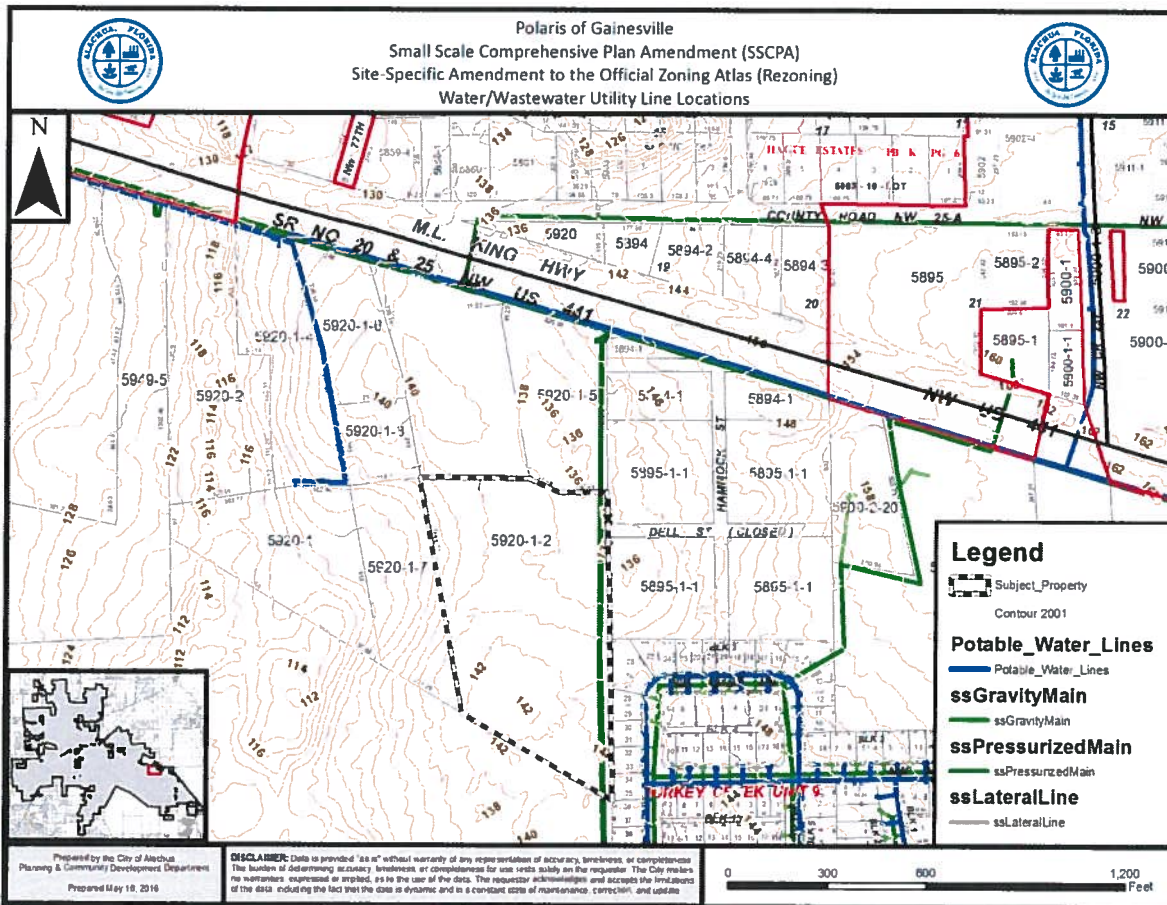
4. *Concurrency Impact Analysis*
  - a. Pages 14 - 15, Traffic: Per Policy 1.1.a, Transportation Element, LOS Standards are based upon peak hour. Provide analysis of impacts to PM peak hour, including maximum impact of existing/proposed FLUM Designations, increase in PM peak hour trips, and analysis of impact to affected roadway segments.
  - b. Page 15, Sanitary Sewer: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.
  - c. Pages 15 - 16, Potable Water: Cite source and land use classification of multiplier used for demand of existing/proposed FLUM Designations.
  - d. Page 16, Solid Waste: Cite source of multiplier used for demand of existing/proposed FLUM Designations.
5. *Standards for Site Specific Amendments to the Zoning Atlas*
  - a. Section 2.4.2(E)(1)(j): Public Facilities – Response addresses the availability of public facilities from a perspective of capacity/concurrency. Please identify the location of existing potable water/sanitary sewer facilities and potential connection points to also address the location of existing facilities relative to the subject property (See map below; Contact Public Services Department to discuss potential connection points – 386-418-6140.)

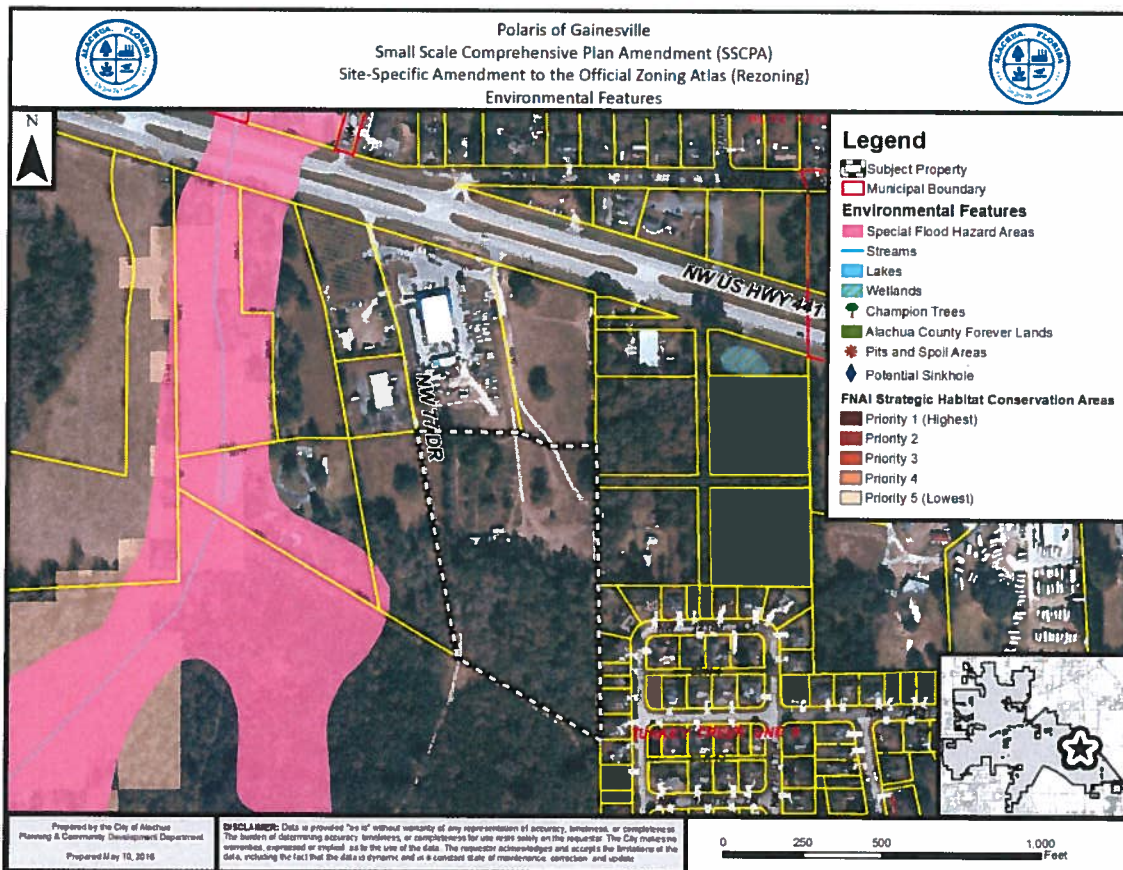
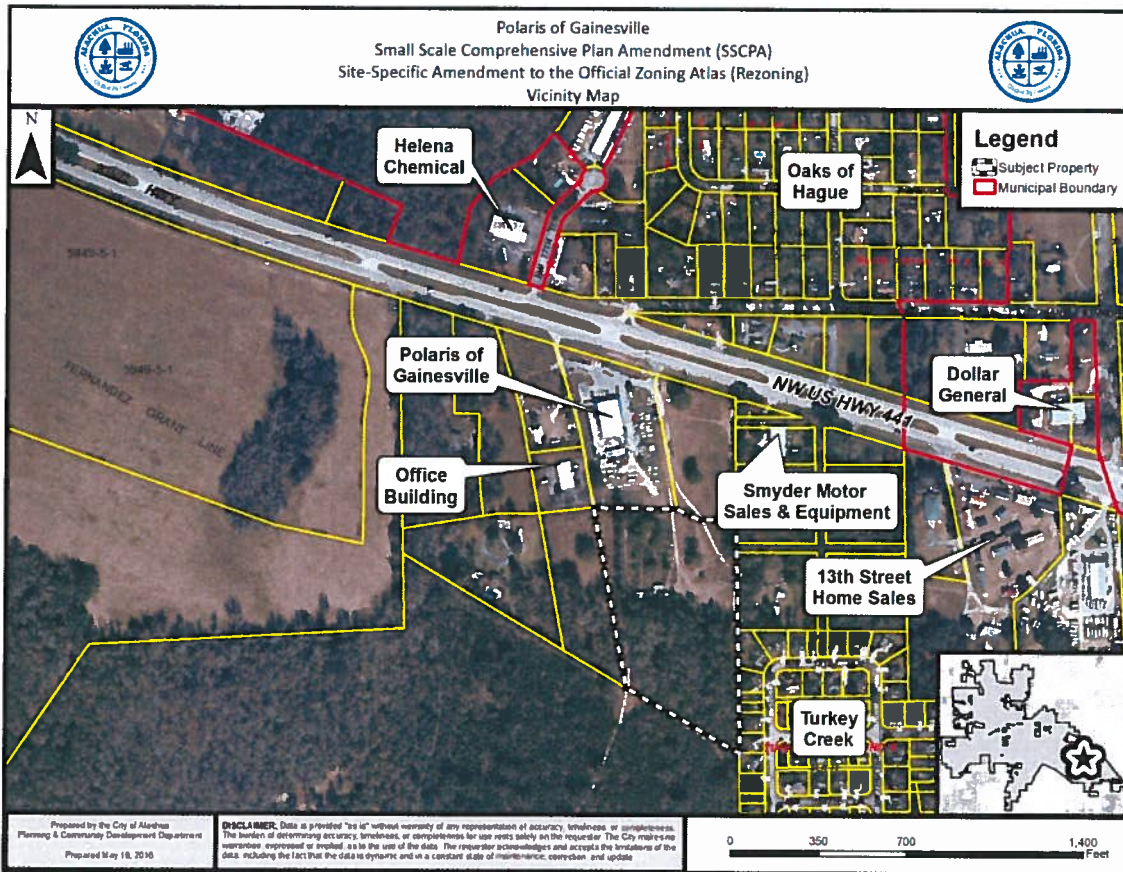
6. *Analysis of Consistency with Comprehensive Plan*

- a. Pages 5 – 6, Vision Element: Verify introduction and Goal 1 are consistent with the adopted Vision Element (effective date of April 23, 2012.) Additionally, Goals 2, 3, and 4 in the adopted Vision Element were amended from the preceding Element to reflect the results of a visioning charrette held in 2011. Review current Goals 2, 3, and 4 and revise response as necessitated.
- b. Page 24, Traffic Circulation Element: Element title was amended to “Transportation Element” during the last EAR update.

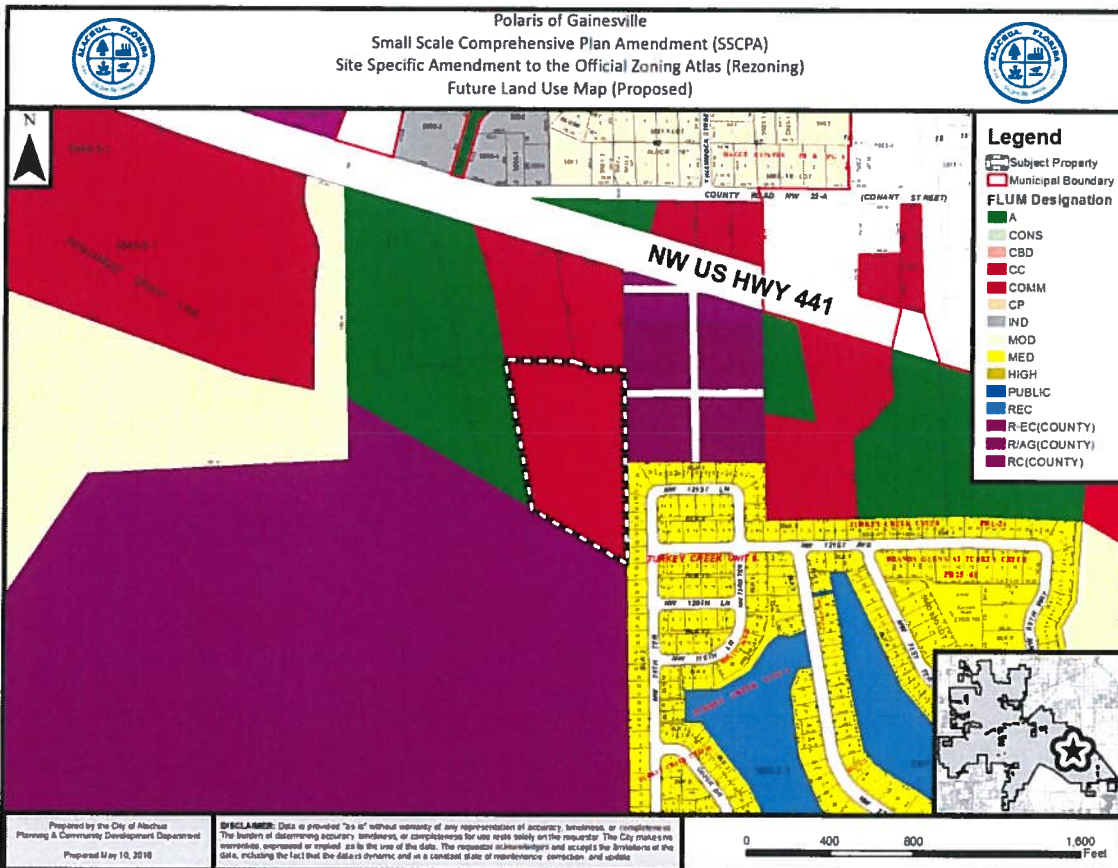
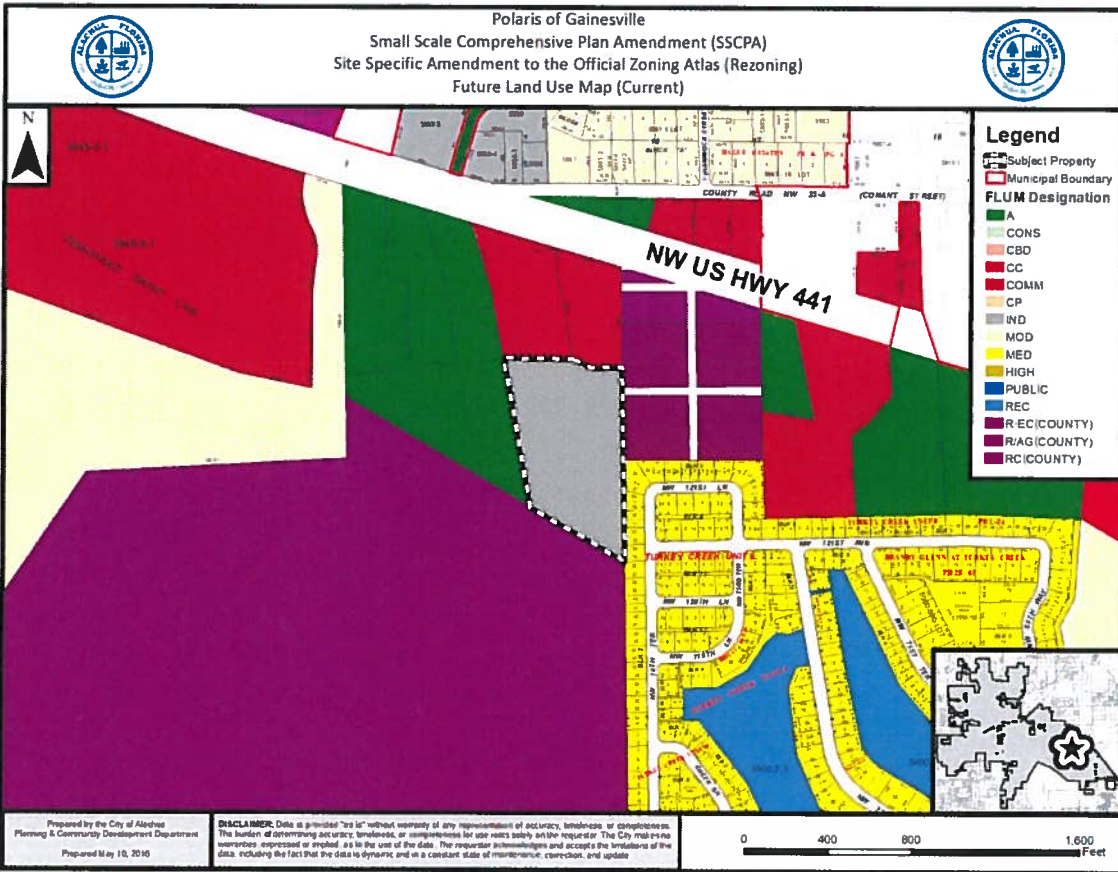
7. *Miscellaneous Comments*

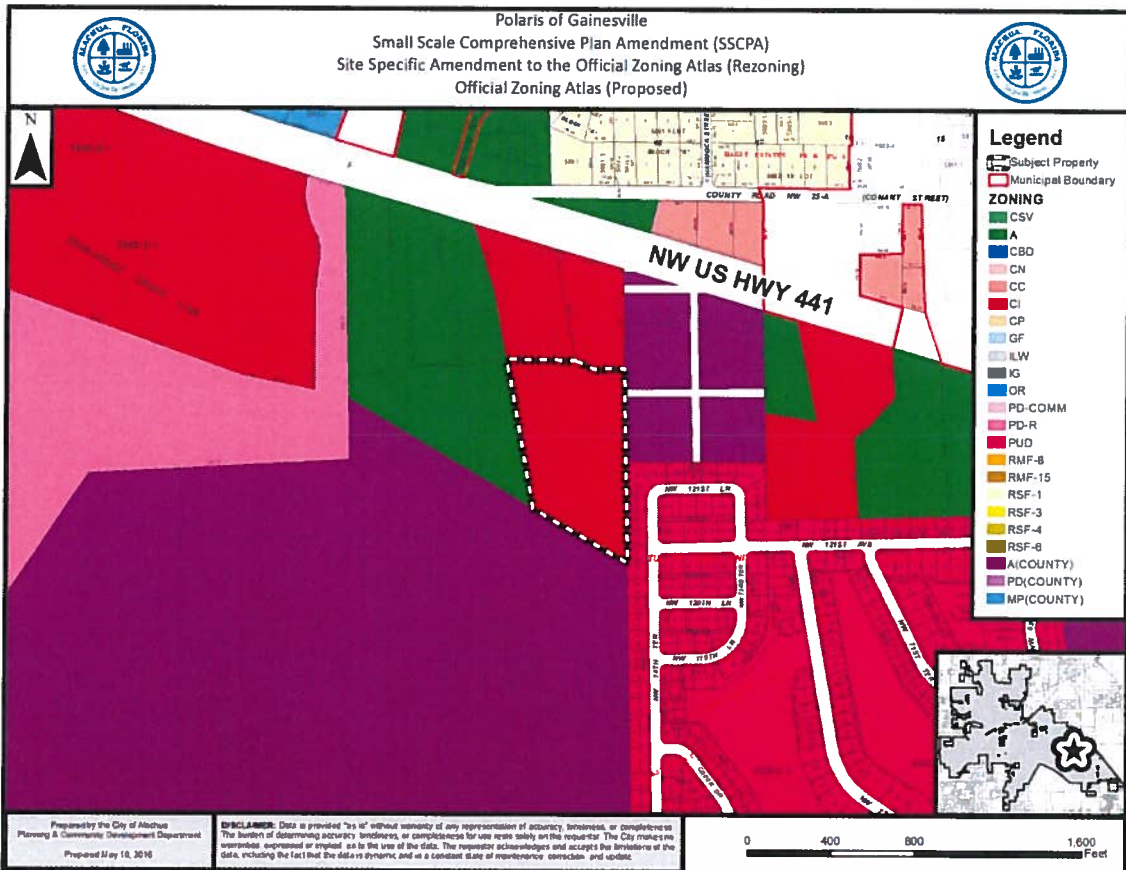
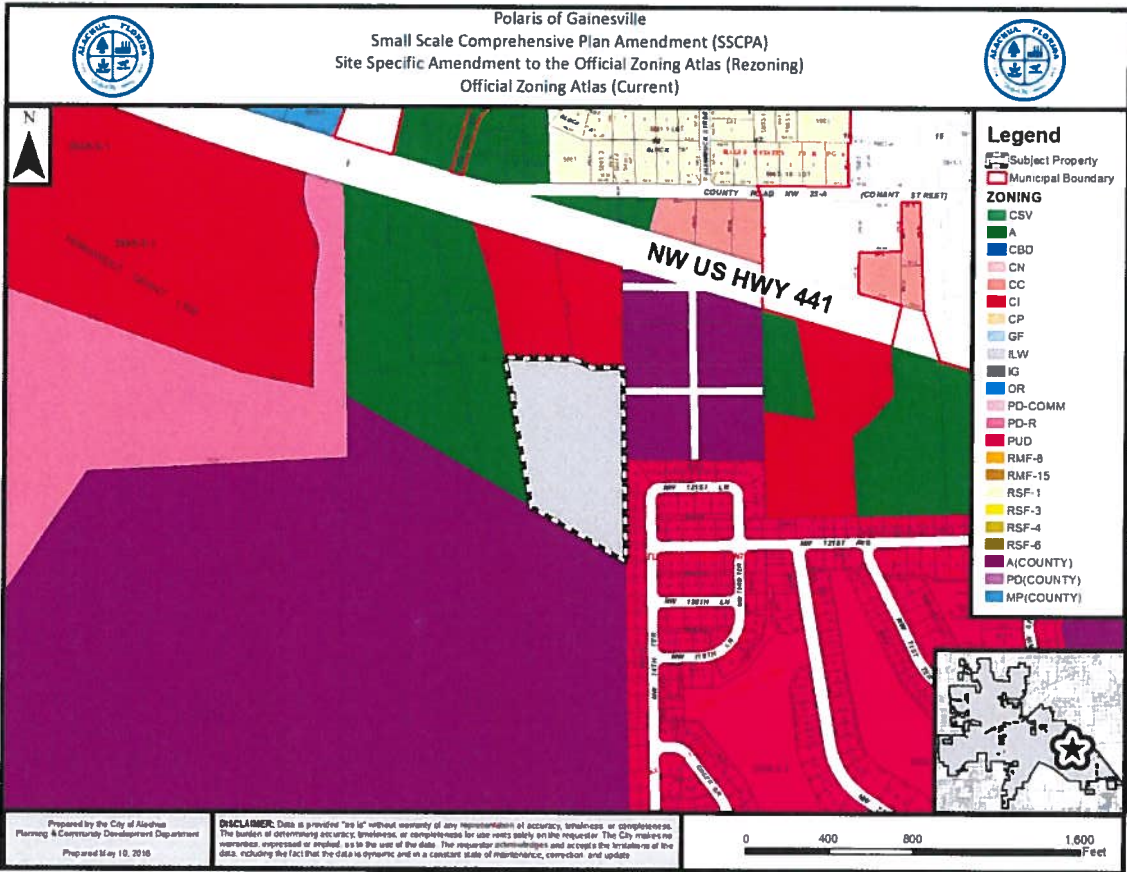
- a. Page 3: A reference is made to Section 6.6. Please clarify the applicable code section is Section 6.6.3, *Residential Protection Standards*.
- b. Page 22, Suitability Analysis heading: Reference made to land use change. Revise to correct application type (rezoning.)
- c. Pages 23 - 24, Figures 5 and 6: For consistency with other maps/figures, please delineate the project area.
- d. Page 25, Florida Natural Areas Inventory (FNAI): Biodiversity matrix provided as Attachment 1 to report. Please reference the attachment within narrative on page 8.















# City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

## INTER-OFFICE COMMUNICATION

**Date:** May 9, 2016  
**To:** Development Review Team (DRT) Members  
**From:** Justin Tabor, Principal Planner  
**Re:** Polaris of Gainesville Rezoning &  
Polaris of Gainesville Comprehensive Plan Amendment

Development Review Team (DRT) Meetings are scheduled to discuss the following project:

Polaris of Gainesville Rezoning &  
Polaris of Gainesville Comprehensive Plan Amendment

Plans are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Rezoning\Polaris of Gainesville  
And

Plans are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Comp Plan Amendment- small scale \Polaris of Gainesville

***Please provide written comments concerning the application no later than:***

**Monday, May 16, 2016**

### STAFF DRT MEETING:

Tuesday, May 17, 2016 @ 10:00 am in the Planning Conference Room

### APPLICANT DRT MEETING:

Thursday, May 19, 2016 @ 10:00 am in the Planning Conference Room

Received by:

\_\_\_\_\_  
Please sign and print name

\_\_\_\_\_  
Date

On behalf of: \_\_\_\_\_



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 9, 2016

Also sent by electronic mail to [csweger@edaf1.com](mailto:csweger@edaf1.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Response to Completeness Review of:  
- Polaris of Gainesville Small Scale Comprehensive Plan Amendment (SSCPA)  
- Polaris of Gainesville Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On May 4, 2016, the City of Alachua received your application materials, which were submitted to address the deficiencies identified within Staff's letter of May 3, 2016, concerning the completeness of the referenced applications. Upon review, it has been determined that the completeness deficiencies have been sufficiently addressed. Your applications have therefore been determined to be complete. The applications may now be scheduled for a Development Review Team (DRT) Meeting. Staff will contact you by phone to schedule the DRT Meeting.

Please note that the contents of your applications have not been thoroughly reviewed. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at the DRT Meeting.

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

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Onelia Lazzari, AICP, EDA, Inc. (by electronic mail)  
Project File



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 3, 2016

Also sent by electronic mail to [csweger@edafl.com](mailto:csweger@edafl.com)

Mr. Clay Sweger, AICP, LEED AP  
EDA, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Completeness Review of:

- Polaris of Gainesville Small Scale Comprehensive Plan Amendment (SSCPA)
- Polaris of Gainesville Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Sweger:

On April 28, 2016, the City of Alachua received the following applications: (1) A Small Scale Comprehensive Plan Amendment (SSCPA), to amend the City of Alachua Future Land Use Map (FLUM) Designation from Industrial to Commercial on a ±9.3 acre property, located at 12570 NW US Highway 441 (a portion of Tax Parcel Number 05920-001-002); and, (2) a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the City of Alachua Official Zoning Atlas from Light and Warehouse Industrial (ILW) to Commercial Intensive (CI) on the aforementioned property.

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

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the applications for completeness determination. **The time frame and cycle for review shall be based upon the date the applications are 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.

**The comments below are based solely on a preliminary review of your applications for completeness.** An in-depth review of the content of the applications will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the applications' completeness review deficiencies, as indicated below.

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

### **SSCPA Application**

#### **Application Submittal Requirements**

**Issue:** The City's submittal requirements state that each copy of the application must include all application materials. The following materials were not included with each copy of the application: (1) a copy of the completed application and authorized agent affidavit; (2) an aerial of the subject property (SSCPA Attachment #6); (3) a copy of the mailing labels of all properties within 400 feet and those persons/organizations registered to receive public notice (SSCPA Attachment #7); (4) proof of ownership (SSCPA Attachment #10); and (5) proof of payment of taxes (SSCPA Attachment #11.)

**Action Needed to Address Deficiency:** Provide seven (7) copies of the preceding materials to be included with each copy of the application.

#### **Comprehensive Plan Amendment Attachment #7**

Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and **all persons/organizations registered to receive notice of development applications.**

**Issue:** The mailing labels provided do not include all persons/organizations registered to receive notices of development applications.

**Action Needed to Address Deficiency:** Review the list of persons/organizations registered to receive notice of development applications, and provide three (3) mailing labels for those persons/organizations which were not provided with the application submittal.

#### **Comprehensive Plan Amendment Attachment #10**

Proof of ownership.

**Issue:** The applicant has provided a copy of the property appraiser record for the parcel, however, proof of ownership in the form of a recorded deed has not been provided.

**Action Needed to Address Deficiency:** Provide the warranty deed, as recorded in Alachua County Official Records Book 2949, Page 1106, which conveyed the land to Ames/Detrick Truck Company.

### **Rezoning Application**

#### **Application Submittal Requirements**

**Issue:** The City's submittal requirements state that each copy of the application must include all application materials. The following materials were not included with each copy of the application: (1) a copy of the completed application and authorized agent affidavit; (2) an aerial of the subject property (Rezoning Attachment #2); (3) a copy of the mailing labels of all properties within 400 feet and those persons/organizations registered to receive public notice (Rezoning Attachment #6); (4) proof of ownership (Rezoning Attachment #10); and (5) proof of payment of taxes (Rezoning Attachment #11.)

**Action Needed to Address Deficiency:** Provide seven (7) copies of the preceding materials to be included with each copy of the application.

**Comprehensive Plan Amendment Attachment #7**

Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser’s web site) – and **all persons/organizations registered to receive notice of development applications.**

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**Comprehensive Plan Amendment Attachment #10**

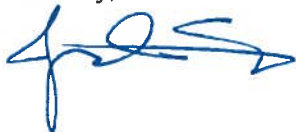
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If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised applications.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director
- Adam Hall, AICP, Planner
- Onelia Lazzari, AICP, EDA, Inc. (by electronic mail)
- Project File



**2016 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# M96057

**Entity Name:** AMES/DETRICK TRUCK COMPANY

**Current Principal Place of Business:**

12556 NW US HWY 441  
ALACHUA, FL 32615

**Current Mailing Address:**

12556 NW US HWY 441  
ALACHUA, FL 32615 US

**FEI Number:** 59-2910426

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

DETRICK, MICHAEL W.  
13161 NW 172ND AVE  
ALACHUA, FL 32615 US

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

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Officer/Director Detail :**

Title	PS	Title	VT
Name	DETRICK, MICHAEL	Name	AMES, CAROL
Address	13161 NW 172ND AVE	Address	13161 NW 172ND AVE
City-State-Zip:	ALACHUA FL 32615	City-State-Zip:	ALACHUA FL 32615

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** MICHAEL W DETRICK

**PRESIDENT**

**03/21/2016**

\_\_\_\_\_  
Electronic Signature of Signing Officer/Director Detail

\_\_\_\_\_  
Date