



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 14, 2017

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

Sergio Reyes, P.E.  
eda, inc.  
2404 NW 43<sup>rd</sup> St  
Gainesville, FL 32606

**RE: Scheduling of Public Hearing for:  
Transmission Doctor and Auto Care (Site Plan)**

Dear Mr Reyes:

On June 13, 2017 the City of Alachua received your updated application for the approval of a Site Plan for the development located at 14616 NW 128<sup>th</sup> Terrace (Tax Parcel 03212-010-000), consisting of a new ±3,200 square foot structure and all associated drainage, paving, grading, and utility infrastructure improvements on a 1.04 acre subject property.

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

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package 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 11, 2017 Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, June 26, 2017**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,

Adam Hall, AICP  
Planner

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

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Transmission Doctor and Auto Care

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** M & M Properties of Alachua

**APPLICANT/AGENT:** Sergio Reyes, P.E., eda, inc.

**DRT MEETING DATE:** April 27, 2017

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Industrial

**ZONING:** "IG" – Industrial General

**OVERLAY:** N/A

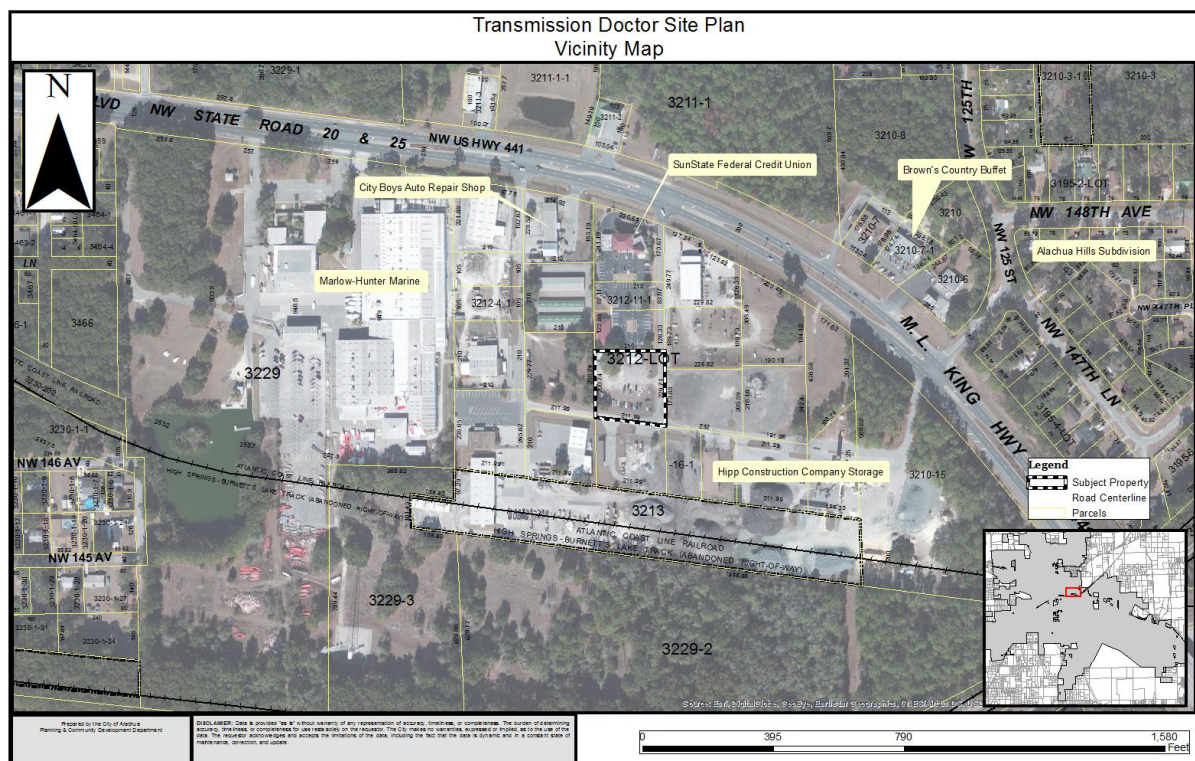
**DEVELOPMENT AREA ACREAGE:** ± 1.04

**PARCEL:** 03212-010-000

**PROJECT LOCATION:** 14616 NW 128<sup>th</sup> Terrace, south of SunState Federal Credit Union, east of Marlow Hunter Marine.

**PROJECT SUMMARY:** A request for a Site plan for a new ± 3,200 square foot building with associated drainage, paving, grading, and utility infrastructure improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, May 8, 2017.**



## ***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

### ***A. Comprehensive Plan Consistency***

1. Comprehensive Plan Policy 1.5.d 11, Future Land Use Element: Parcel is greater than 1 acre, but less than 5 so maximum FAR is .75, not 1.

### ***B. Development Standards***

1. Article 5 – Density, Intensity, and Dimensional Standards
  - a. Site plan must show distance from property lines for all structures including waste receptacle enclosures. Minimum side setback requirement is 15' for the IG zoning district. Proposed waste receptacle enclosure does not appear to meet minimum 15' setback. See Table 5.1-1, Article 5, City of Alachua Land Development Regulations.
2. Section 6.2- Tree protection/landscape/xeriscape standards
  - a. Per Section 6.2.2 (D) (1), Site Landscaping Requirements, one additional canopy tree required on the north side of the building. Additional canopy trees per linear foot of façade do not have been included in landscape requirement calculations. See comment 2.g below regarding perimeter buffer for north property line.
  - b. Per Section 6.2.2 (D)(1), Site Landscaping Requirements, five additional canopy trees required on west side of building (see related comment regarding perimeter buffering (2.f)) No canopy trees have been provided on west buffer/rear façade of building.
  - c. Proposed landscape plan must provide differentiation between canopy and understory/ornamental trees.
  - d. Per Section 6.2.2(D)(2)(a)(ii), a landscaped island must be located at end of parking bays or an island between parallel rows (this option does not appear to be possible) or a landscaped median at driveway entrance is required.
  - e. Sheet L-301 does not appear to include parking lot interior area landscape calculations, only parking lot perimeter landscape.
  - f. Per Table 6.2-2, Buffer Class Application, the perimeter buffer for west property line should be Type B with a minimum landscape area of 2.5'. Canopy trees planted to meet the perimeter buffer may also be counted to satisfy the site landscaping requirements. See Comment 2.b above.
  - g. Per Section 6.2.2 (D) (3), north perimeter buffer requires an additional 3 canopy trees and an additional 15 shrubs.
  - h. Per Section 6.2.2 (D) (3), east perimeter buffer requires additional 2 understory trees.
  - i. Screening of service area and air compressor (service area and mechanical equipment) does not appear to meet screening standards set forth in Section 6.2.3 (C) and 6.2.3 (D).
3. Section 6.4- Exterior lighting Standards
  - a. Maximum footcandles appear to be exceeded in 4 locations. Code reference 6.4.4. (C).
  - b. Show footcandles at property lines.

- c. Uniformity ratios appear to have been exceeded in parking area (exceeds 10:1 ratio as required by Section 6.4.4 (E).
- 4. Section 6.8- Design Standards for Business Uses
  - a. 6.8.2 (A) (2) (a) - Minimum glazing does not appear to have been met for the east/ front street facing façade. See calculation notes below.

Total Facade Area	1,291 square feet
Mezzanine Area (2 story portion)	196 square feet
Total Applicable Wall Area	1,095 square feet
Glazing Requirement (20%)	219 square feet

- b. 6.8.2 (A) (2)(b)- Façade color changes must be at least 10' width. Color change extent unclear in elevations provided for east/ front street facing façade.
- c. 6.8.2 (A)(2)(b)- South/side street facing façade does not appear to have met minimum massing standards

*C. Fire Marshal/Public Services/Outside Engineering Review Comments*

- 1. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E. of JBrown Professional Group, Inc in a letter received by the City on April 25, 2017 (attached to this memo).
- 2. The applicant must comply with all comments provided by the Public Services Department in a memo dated April 20, 2017 (attached to this memo).

*D. General Comments*

- 1. Address under trip generation on site plan cover sheet appears to be incorrect.
- 2. Wastewater provider identified as City of Alachua Public Services on site plan cover sheet. Wastewater will be by property owner.
- 3. Provide verification that minimum fire flow can be provided. See related comment from Public Services in memo dated April 20<sup>th</sup>, 2017 and attached to this memo.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF MAY 8, 2017.**

April 24, 2017

Mr. Adam Hall, AICP  
Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Transmission Doctor Site Plan  
Civil Engineering Review

Dear Mr. Hall:

As you requested I have reviewed the signed & sealed design drawings provided to us for the above referenced project, prepared by EDA, and dated April 11, 2017. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review comments are provided below.

**Sht. C1.00**

1. Suggest adding the Area (SF) of each building.
2. Suggest dimensioning the disabled parking space as 12' x 18'.
3. Suggest dimensioning the parking spaces in front of the existing building as 10' x 18'.
4. A 14' driveway width as proposed is not appropriate for a commercial driveway connection. A minimum of 20' wide should be provided and 24' would be preferred.

**Sht. C2.00**

1. Downspouts are proposed in the rear of the new building. Since half of the new building roof runoff will discharge to the rear, it should be addressed with a swale or other piped conveyance to the basin. See Note 3 below.
2. Similarly how does the existing building roof runoff discharge? Does it get directed to the new basin?
3. The grading in the paved area at NW back corner of the building does not result in positive drainage to the stormwater basin. Suggest revising this area's grading and adding a curb with a grassed swale on the west side of the building directing the rear runoff toward the retention basin.
4. The main parking area grading is not acceptable, as it does not direct enough of the site impervious to the new retention basin. Rather, as currently graded, much of the site impervious will discharge to the grassed swale in the City



R/W and not reach the retention basin. The pavement grading should be revised to make sure the site conforms to the Post-Development Drainage Area Map that is included within the Stormwater Report.

5. Generally, existing spot elevations should be turned on for the PGD Plan in order to better understand all of the existing drainage patterns. Suggest turning them on in the background on this sheet.
6. Which direction is the City roadside swale discharging to? Is swale regrading necessary to direct the stormwater runoff in the appropriate direction? Should it drain to the north? It appears the swale bottom elevation at an extension of the north property line is around 83.0 while the swale bottom elevation at the intersection is around 82.0. Under existing conditions does the roadway overflow at the intersection to the SE? This may continue with the basin piped outfall location. It should be understood that this is an existing City R/W problem, but if a solution exists, a correction should be considered, if possible.
7. If the driveway width is widened to 20' or 24', then the driveway culvert should be replaced and provided with Mitered End Sections. If swale regrading can solve the problem identified in comment 6. above then the culvert should be replaced or reset in accordance with any new swale regrading.
8. Erosion is likely to occur at the intersection of the main pavement area and the retention basin along such a wide discharge flow section. Erosion potential would be reduced by adding curb and a concrete spillway. This may also be needed based on the final revised grading of the pavement area.
9. Denote sodding of the basin side slopes and also the 3:1 basin back slope. The basin bottom should be denoted for either sodding or seeding. This should be shown in Typical Section A-A.
10. Should the typical pavement section be 12" stabilized subgrade instead of 10"?
11. Label the Basin Outfall Detail structure as S-2.
12. In item 1. of the maintenance notes the entity responsible should be the actual corporate name owning the property.

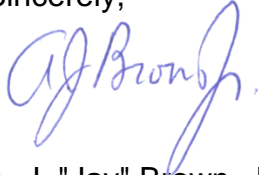
### **Sht. C3.00**

1. The irrigation meter note is not legible. Please shift note location.
2. The irrigation backflow preventer should say "reduced" not "reversed".
3. Suggest showing the new backflow preventer and water main service to the new building and not leave it up to the contractor to decide where it goes.
4. Does the proposed new building septic tank and drainfield location have enough separation from the stormwater basin? Identify the required 64E-6 separation so it will not be placed too close to the basin.

I have confined my review to the drawings and information I was provided. I did not review the stormwater report modeling and basin design since the project will go through a separate stormwater permit review with SRWMD, and that would satisfy the City of Alachua stormwater concerns. If you would also like us to review the stormwater design on the City's behalf, please let me know.

If the City or the EOR have any questions related to my comments, please feel free to contact me directly to discuss. If I can provide any other services related to this project please let me know.

Sincerely,

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A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.



# City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

**DATE:** April 20<sup>th</sup>, 2017

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E. *RSV*  
Public Services Director

**RE:** Transmission Doctor Site Plans

Public Services have reviewed the transmission Doctor Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<b>General Note.</b> Reference email to Engineer (04/06/2017); ...the potable water demand and fire flow requirements for the new facility will not exceed to-date demand of the existing facility. [Provide Confirming Statement]
2.	<b>General Note.</b> Reference City of Alachua 2017 Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater.
3.	<b>General Note.</b> Provide PUE that allow access for infrastructure maintenance. [Revise and Resubmit]
4.	<b>Electric: Sheet C3.00</b> Illustrate electric service entrance for new building. Provide electric load information. [Revise and Resubmit]
END OF COMMENTS	

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

cc: Adam Hall – AICP Planner  
Harry Dillard – Lead Engineering Technician



April 24, 2017

Mr. Adam Hall, AICP  
Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
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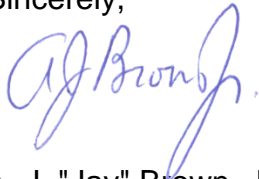
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A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

**Meeting Date:** April 27, 2017 (Applicant)

[illegible]



# City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 13, 2017

Sergio Reyes, P.E.  
eda engineers-surveyors-planners, inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

Also submitted electronically to [sreyes@edafl.com](mailto:sreyes@edafl.com)

## **RE: Tentative Application Acceptance for Transmission Doctor Site Plan**

Dear Mr. Reyes:

On April 11, 2017 the City of Alachua received your revised application for the approval of a Site Plan for the development located at 14616 NW 128<sup>th</sup> Terrace (Tax Parcel 03212-010-000), consisting of a new ±3,200 square foot structure and all associated drainage, paving, grading, and utility infrastructure improvements on a 1.04 acre subject 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 application for completeness and finds that the application is complete, conditional upon submission of certain materials by **Thursday, April 20<sup>th</sup>, 2017**. Failure to address comments by this date may result in the postponement of the Development Review Team (DRT) meeting and delay any anticipated hearing date before the Planning and Zoning Board (PZB).

**The comments below are based solely on a preliminary review of your application for completeness.** Detailed comments will be provided at the Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled under separate cover.

Please address the following by **Thursday, April 20, 2017** (these comments may be addressed through a digital submission to the project planner for the City):

1. **Required Attachment D.1.e:** Statement of proposed uses.  
**Action Needed to Address Deficiency:** Clarify proposed use to demonstrate compliance with Section 4.1.1, City of Alachua Land Development Regulations.

Statement of uses on Site Plan cover sheet does not appear to have been clarified with April 11, 2017 submission.

2. **Required Attachment D.1.p:** Architectural plans must include glazing calculations for all street-facing facades, detail on the plans demonstrating compliance with façade massing requirements (Section 6.8.2 (A) (2) (a)), and must be in color (or colors identified on plan).

**Action Needed to Address Deficiency:** Amend architectural plans to provide glazing calculations for front façade and south façade. Provide calculation of materials for each façade and total area of each façade.

Exemption from the requirements of this Section reference FBC occupancy classifications. Use category exemptions reference the use categories and use types found in Table 4.1-1, Table of Allowed Uses. Proposed use type of “automobile repair and servicing” is found within the “Vehicles, Sale and Services” use category in Table 4.1-1. The use category “Vehicles, Sales and Services” is not exempt from Section 6.8, Design standards for business uses.

Glazing minimum of 20% does not appear to have been met for applicable facades. Façade color descriptions must also be provided.

### 3. Additional Comments:

- a. Outdoor service area will need to be discontinued unless applicant can demonstrate that this was an existing non-conforming use that was permitted prior to the implementation of the City’s current land development regulations.

The following completeness review comments remain outstanding and will be included with DRT comments to be addressed:

4. **Required Attachment D.1.j:** Access and points of connection to utilities.

**Action Needed to Address Deficiency:** Confirm that the proposed subject property is located outside of the City’s Wastewater Service area as defined by [Policy 1.2.a.3 of the Community Facilities and Natural Groundwater Aquifer Recharge Element](#). If located within the City’s Wastewater Service Area, connection to the City’s wastewater system would be required.

It appears that while an easement for ingress/egress and public utilities exists from the subject property to US 441, the closest public infrastructure is located greater than ¼ mile from the property line so the property is outside of the wastewater service area.

5. **Required Attachment D.1.k:** Location and dimensions of all existing and proposed parking and loading areas.

**Action Needed to Address Deficiency:** Include detail showing proposed pavement markings for all parking spaces. All parking spaces must be clearly marked.

Proposed plan shows dashed lines around parking spaces in front of bays, which may indicate that these spaces will be unmarked (i.e., not be painted or delineated with thermoplastic).

6. **Required Attachment D.1.l:** Location, size, and design of proposed landscape areas.



**Action Needed to Address Deficiency:** Provide location and design for the following:

- Mechanical Equipment
- **Outdoor Storage Area**
- Waste Receptacles

Floor plans call out an outdoor storage area for used oil in 55 gallon drums and air compressor (Sheet A2.01).

7. **Additional Comments:** Please address the following issues:
- a. Existing structure's square footage should be calculated into concurrency analysis, parking calculations, floor to area ratio, and any other calculations.

**Action Needed to Address Deficiency:** Update site plan to address these comments.

Existing structure(s) must be included in impervious area calculations.

It should be noted, the contents of the applications have not been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any issues with content will be addressed at DRT.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,



Adam Hall, AICP  
Planner

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



# City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

April 3, 2017

Sergio Reyes, P.E.  
eda engineers-surveyors-planners, inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

Also submitted electronically to [sreyes@edafl.com](mailto:sreyes@edafl.com)

## RE: Completeness Review for Transmission Doctor Site Plan Application

Dear Mr. Reyes:

On March 30, 2017 the City of Alachua received your application for the approval of a Site Plan for the development located at 14616 NW 128<sup>th</sup> Terrace (Tax Parcel 03212-010-000), consisting of a new ±3,200 square foot structure and all associated drainage, paving, grading, and utility infrastructure improvements on a 1.04 acre subject 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 application for completeness and finds that the following information is needed.

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

Please address the following:

1. **Required Attachment D.1.e:** Statement of proposed uses.  
**Action Needed to Address Deficiency:** Clarify proposed use to demonstrate compliance with Section 4.1.1, City of Alachua Land Development Regulations.
2. **Required Attachment D.1.j:** Access and points of connection to utilities.  
**Action Needed to Address Deficiency:** Confirm that the proposed subject property is located outside of the City's Wastewater Service area as defined by [Policy 1.2.a.3 of the Community Facilities and Natural Groundwater Aquifer Recharge Element](#). If located within the City's Wastewater Service Area, connection to the City's wastewater system would be required.

3. **Required Attachment D.1.k:** Location and dimensions of all existing and proposed parking and loading areas.

**Action Needed to Address Deficiency:** Include detail showing proposed pavement markings for all parking spaces. All parking spaces must be clearly marked.

4. **Required Attachment D.1.l:** Location, size, and design of proposed landscape areas.

**Action Needed to Address Deficiency:** Provide location and design for the following:

- Mechanical Equipment
- Outdoor Storage Area
- Waste Receptacles

Provide design detail for fencing to ensure compliance with Section 6.3, City of Alachua Land Development Regulations.

5. **Required Attachment D.1.p:** Architectural plans must include glazing calculations for all street-facing facades, detail on the plans demonstrating compliance with façade massing requirements (Section 6.8.2 (A)(2)(a)), and must be in color (or colors identified on plan).

**Action Needed to Address Deficiency:** Amend architectural plans to provide glazing calculations for front façade and south façade. Provide calculation of materials for each façade and total area of each façade.

6. **Required Attachment D.3:** Fire Department Access and Water Supply Plan.

**Action Needed to Address Deficiency:** Please provide documentation from the local water purveyor (City of Alachua Public Services) verifying required flow can be provided at proposed development site.

7. **Required Attachment D.8:** Legal Description with Parcel Number.

**Action Needed to Address Deficiency:** Submitted legal description on separate sheet does not include parcel number. Please address.

8. **Additional Comments:** Please address the following issues:

- a. Please identify on site plan, the location in public records (book and page) of access easement to property from public right-of-way.
- b. Please address existing non-conforming use shown to remain on site plan (outdoor repair area that does not comply with Section 4.3.4 (J) (3) (c), City of Alachua Land Development Regulations).
- c. Existing structure's square footage should be calculated into concurrency analysis, parking calculations, floor to area ratio, and any other calculations.
- d. Include photometric plan, with cut-sheets for all exterior lighting, including wall sconces.

**Action Needed to Address Deficiency:** Update site plan to address these comments.

It should be noted, the contents of the applications have not been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any issues with content will be addressed at DRT.

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

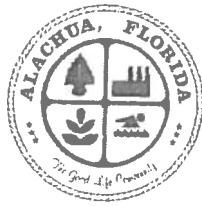
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Sincerely,



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Planner

c: Kathy Winburn, AICP, Planning Director  
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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 7, 2017

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

Sergio Reyes, P.E.  
eda, inc.  
2404 NW 43<sup>rd</sup> St  
Gainesville, FL 32606

**RE: Approval of Alternative Landscape Plan for "Transmission Doctor and Auto Care"**

Dear Mr Reyes:

The City has reviewed your request for the approval of an alternative landscape plan for the above referenced project pursuant to provisions established in Section 6.2.2(D)(9) of the LDRs. Section 6.2.2(D)(9) states, "[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan."

Due to the lot configuration and utility easements related to the site, your request for the approval of an alternative landscape plan is found to be consistent with the provisions of Section 6.2.2(D)(9) and is hereby approved.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Traci L. Gresham  
LDR Administrator/City Manager

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



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**From:** Jimmy Nix [mailto:jnix@sescolighting.com]  
**Sent:** Tuesday, June 13, 2017 4:47 PM  
**To:** Stephanie Sutton <ssutton@edafl.com>; James Blythe <james@contentmodern.com>; Sergio Reyes <sreyes@edafl.com>; Rosa Trautz <RTrautz@edafl.com>  
**Cc:** Luis Benavides <lbenavides@sescolighting.com>  
**Subject:** Transmission Doctor - Lighting

Stephanie

The pole mounted fixtures utilized in the calculations are categorized as "full cut-off" (no light being emitted above 90 degrees). The comment about only one pole having this is not accurate. That said, one pole assembly on the backside of the building is utilizing a "house side shield". This is utilized to control the back-light from "spilling / trespassing" on the property behind and keeping the light levels on the property line where they need to be.

Please note that some of the backlight of one of the pole assemblies is contributing light to the over-all lighting scheme. Arbitrarily adding "house side shields" will affect the results.

Jimmy Nix, LC, IES  
Outside Sales Rep | Jacksonville, FL



# Transmission Doctor Site Plan Review Memo - JBrown

## Professional Group.pdf

111 KB

## Transmission Doctor SP

**From :** Adam Hall  
<[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>  
**Subject :** Transmission Doctor SP  
**To :** Stephanie Sutton  
<[ssutton@edafl.com](mailto:ssutton@edafl.com)>  
**Cc :** sreyes  
<[sreyes@edafl.com](mailto:sreyes@edafl.com)>

Tue, Jun 06, 2017 01:05 PM  
Transmission Doctor  
1 attachment

Stephanie:

We are currently reviewing the latest site plan application submittal for the Transmission Doctor and Auto Care project. The alternative landscape plan is currently under review, but the other major issue (the architectural standards) appear to have been addressed. I do, however, see that the max/min ratio for the parking lot lighting appear to have been exceeded. We have permitted each component area to be broken down (an example is shown below) so that the 0.0s at the property boundary or DRA wouldn't cause an issue.

SITE LIGHTING PHOTOMETRIC STATISTICS SCHEDULE					
ZONE DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING LOT	1.50 fc	3.8 fc	0.4 fc	9.50:1	3.75:1
ENTRY DRIVE	2.09 fc	3.6 fc	0.4 fc	9.00:1	5.23:1
SERVICE DRIVE	1.69 fc	3.1 fc	0.70 fc	4.43:1	2.41:1
SERVICE YARD	1.35 fc	2.4 fc	0.30 fc	8.00:1	4.50:1

If the max illumination in the parking lot is 5 fc, then the min illumination for the parking lot is .5 fc to maintain the 10:1 ratio as stipulated by 6.4.4 (E), City of Alachua Land Development Regulations.

If you can send over an updated photometric plan by the end of this week (and if all other outside review and Public Service comments have been adequately addressed), we can still be on track for the July PZB.

If you have any questions, please let me know. Thanks,



--

Adam Hall, AICP | Planner | Office of Planning and Community Development  
City of Alachua | [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com) | Phone: 386.418.6121 | Direct: 386.418.6125

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## Transmission Doctor Resubmittal

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**From :** Rosa Trautz  
<[RTrautz@edafl.com](mailto:RTrautz@edafl.com)> Thu, Jun 01, 2017 04:48 PM  
**Subject :** Transmission Doctor  
Resubmittal  Transmission Doctor  
 1 attachment  
**To :** [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com)  
**Cc :** Stephanie Sutton  
<[ssutton@edafl.com](mailto:ssutton@edafl.com)>

Hi Adam,

Can you please confirm how many copies we should deliver for our Transmission Doctor resubmittal on Monday?

Thank you!

**Rosa Trautz**

**Project Coordinator**

[RTrautz@edafl.com](mailto:RTrautz@edafl.com)

eda engineers-surveyors-planners, inc.

(352) 373-3541

[www.edafl.com](http://www.edafl.com)

<RTrautz@edaf.com>

Stephanie:

Section 6.8.2 (A)(2)(a)(ii) provides a definition of "ground floor facade" for both single story and multi-story structures. Based on my reading of this code, the proposed structure may not meet the glazing requirements for the following reasons:

1. The calculation of ground floor facade is presented for a multi-story building when only a portion of the building is "multistory": the mezzanine over the office area. The remainder of the structure is single-story, so would need to calculate the ground floor facade area and subsequent glazing requirements from grade to bottom of roof. The calculation of the portion of the facade that is multistory is acceptable.
2. The ground floor facade area includes all portions of that applicable wall side from finished grade to underside of wall, roof, or parapet. Glazing calculations may include any glazing found in doors or garage/bay doors.

If you wish to discuss further please let me know.

Thank you,

Adam Hall  
City of Alachua

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**From:** "Stephanie Sutton" <ssutton@edaf.com>  
**To:** "Adam Hall" <ad\_hall@cityofalachua.org>  
**Cc:** "Rosa Trautz" <RTrautz@edaf.com>  
**Sent:** Wednesday, April 19, 2017 8:56:00 AM  
**Subject:** FW: Transmission Doctor Comments

Good morning Adam,

Due to the unique nature of the building and the large roll-up doors, the architect has struggled to meet the glazing requirements. Please review the attached drawing and notes below. Rosa from our office will call you shortly to discuss.

Stephanie

Stephanie Sutton  
Project Manager

[SSutton@edaf.com](mailto:SSutton@edaf.com)

eda engineers-surveyors-planners, inc.

2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606  
(352) 373-3541

[www.edaf.com](http://www.edaf.com)



**From:** James Blythe [mailto:james@contentmodern.com]

**Sent:** Tuesday, April 18, 2017 6:01 PM

**To:** Stephanie Sutton <ssutton@edafl.com>

**Cc:** Carol Chadwick <CChadwick@edafl.com>; Clay Sweger <csweger@edafl.com>; Rosa Trautz <RTrautz@edafl.com>

**Subject:** Re: Transmission Doctor Comments

Stephanie,

Let's see if we can put this in front of the reviewer to make sure they understand how we are calculating the areas. We defined the ground floor as the wall area up to the underside of the mezzanine, which is 8'-6" above finish floor.

So our calculations for glazing are 20% of that area, minus any large roll up doors.

We called out all colors in notes and key notes, so that item should be good.

James

**james blythe** RA, LEED AP BD+C  
principal, content architecture  
+ interiors  
p: 352.440.3412  
| m: 352.256.0475 e: [james@c  
ontentmodern.com](mailto:james@contentmodern.com) | w: [www.c  
ontentmodern.com](http://www.c<br/>ontentmodern.com) a: 235

south main street, ste 206,  
gainesville, florida 32601

---

**From :** Stephanie Sutton  
<ssutton@edafl.com>  
**Subject :** FW: Transmission Doctor  
Comments  
**To :** Adam Hall  
<ad\_hall@cityofalachua.org>  
**Cc :** Rosa Trautz  
<RTrautz@edafl.com>

Wed, Apr 19, 2017 08:56 AM  
✉ Transmission Doctor  
📎 2 attachments

Good morning Adam,

Due to the unique nature of the building and the large roll-up doors, the architect has struggled to meet the glazing requirements. Please review the attached drawing and notes below. Rosa from our office will call you shortly to discuss.

Stephanie

Stephanie Sutton  
Project Manager

[SSutton@edafl.com](mailto:SSutton@edafl.com)

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**From:** James Blythe [mailto:james@contentmodern.com]

**Sent:** Tuesday, April 18, 2017 6:01 PM

**To:** Stephanie Sutton <ssutton@edafl.com>

**Cc:** Carol Chadwick <CChadwick@edafl.com>; Clay Sweger <csweiger@edafl.com>; Rosa Trautz <RTrautz@edafl.com>

**Subject:** Re: Transmission Doctor Comments

Thanks for your response

**Sergio Reyes, P.E.**  
**President**

[SReyes@edafi.com](mailto:SReyes@edafi.com)

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[www.edafi.com](http://www.edafi.com)



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**From:** Rodolfo Valladares [mailto:ro\_valladares@cityofalachua.org]

**Sent:** Thursday, April 6, 2017 10:32 AM

**To:** Sergio Reyes <sreyes@edafi.com>

**Cc:** Adam Hall <ad\_hall@cityofalachua.org>; Stephanie Sutton <ssutton@edafi.com>

**Subject:** Re: Transmission Doctor

Mr. Reyes,

In reference to: Transmission Doctor Site Plan Application;  
14616 NW 128th Terrace.

As noted by Adam Hall and in accordance with the City of Alachua (CoA) Requirements for Design and Construction, the CoA encourages the Engineer to meet with CoA Public Services Department with the purpose to firmly establish, for City approval, potable water capacity and fire flow requirements/needs.

Per our conversation/coordination, the potable water demand and fire flow requirements for the new facility will not exceed to-date demand of the existing facility. Given the design criteria noted, potable water may be provided at the proposed development site.

Regards,



Rodolfo Valladares, P.E.  
Public Service Director  
City of Alachua  
386.418.6140



---

**From:** "Sergio Reyes" <[sreyes@edafl.com](mailto:sreyes@edafl.com)>  
**To:** "Rodolfo Valladares" ([ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org))  
<[ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org)>  
**Cc:** "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>, "Stephanie Sutton" <[ssutton@edafl.com](mailto:ssutton@edafl.com)>  
**Sent:** Wednesday, April 5, 2017 6:20:48 PM  
**Subject:** Transmission Doctor

Rodolfo:

Thank you for calling me today and discuss this project with me.

As I mentioned in our today's telephone conversation, we got a completeness Review letter from Adam for this project (attached) and one of the items that we need to complete, i item 6.

Required Attachment D.3: Fire Department Access and Water Supply Plan. Action Needed to Address Deficiency: Please provide documentation from the local water purveyor (City of Alachua Public Services) verifying required flow can be provided at proposed development site.

The proposed project is located at 14616 NW 128th Terrace. It

is an existing facility with an existing water meter. We are proposing to use the same water meter for the new building. The old building will be removed and replace with the proposed building.

[[cid:image003.png@01D2AE38.EF596320](#)]

Please accept this email as a request to provide Planning the information requested for this project.

As always, I appreciate all your help with this project and all the projects that we work within the city of Alachua.

Please let me know if you need any additional information.

Thanks

Sergio Reyes, P.E.

President

[SReyes@edafl.com](mailto:SReyes@edafl.com)<<mailto:SReyes@edafl.com>>

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[www.edafl.com](http://www.edafl.com)<<http://www.edafl.com>/>

[eda\_logo\_anniv2016\_final\_v2 (003)]

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**From :** Rodolfo Valladares  
<[ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org)>

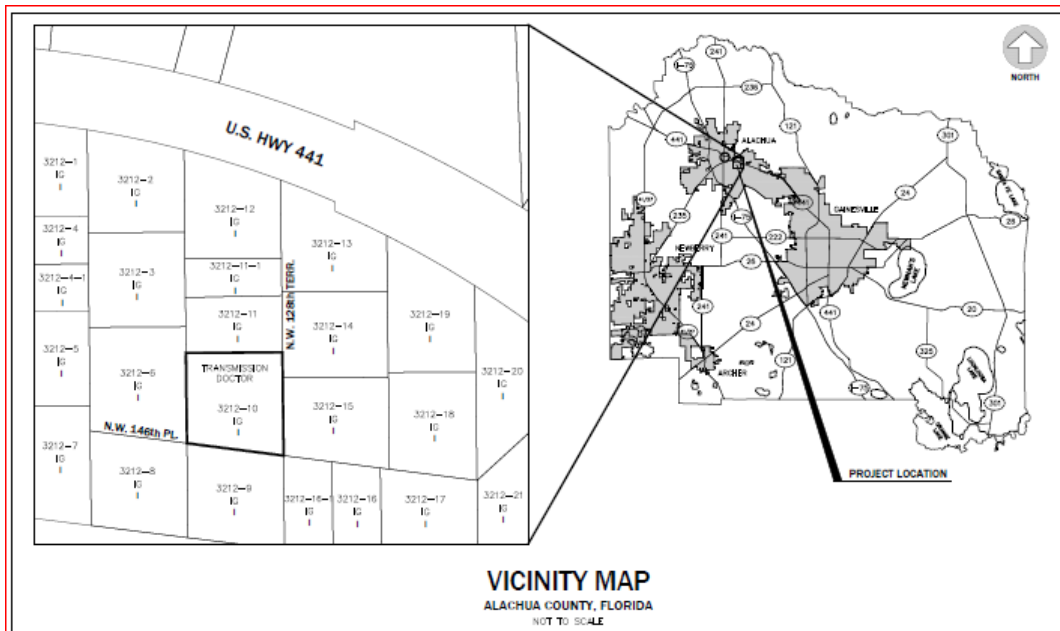
Thu, Apr 06, 2017 10:32 AM

✉ Transmission Doctor

📎 1 attachment

**Subject :** Re: Transmission Doctor

**To :** Sergio Reyes



Please accept this email as a request to provide Planning the information requested for this project.

As always, I appreciate all your help with this project and all the projects that we work within the city of Alachua.

Please let me know if you need any additional information.

Thanks

Sergio Reyes, P.E.

President

[SReyes@edaf.com](mailto:SReyes@edaf.com)

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 **Completeness Review Letter- April 3, 2017.pdf**  
285 KB

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## **Fwd: Pre-Application Meeting Request**

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**From :** Justin Tabor  
<jtabor@cityofalachua.org>

Mon, Sep 19, 2016 08:38 AM

 Transmission Doctor

 2 attachments

**Subject :** Fwd: Pre-Application  
Meeting Request

**To :** Adam Hall  
<ad\_hall@cityofalachua.org>

FYI.

Sincerely,

**Justin Tabor, AICP**

Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

***City Hall Hours of Operation***

Monday - Thursday, 7:30 AM - 6:00 PM

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

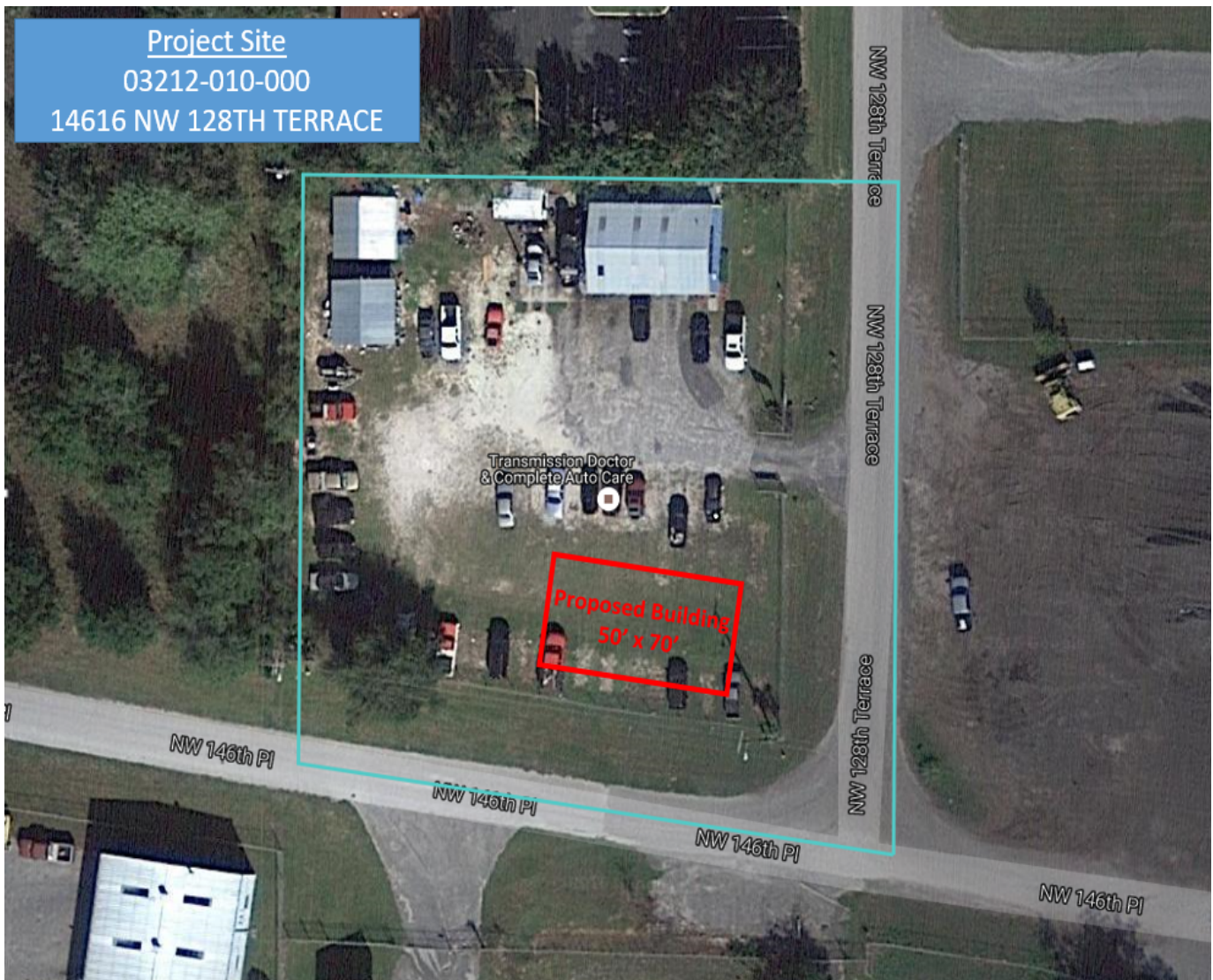
---

**From:** "Clay Sweger" <csweiger@edafl.com>  
**To:** "Justin Tabor (jtabor@cityofalachua.org)" <jtabor@cityofalachua.org>  
**Cc:** "Sergio Reyes" <sreyes@edafl.com>  
**Sent:** Friday, September 16, 2016 1:29:32 PM  
**Subject:** Pre-Application Meeting Request

Hello, Justin.

I hope that all is well. I would like to request a pre-application conference on behalf of the owner of the Transmission Doctor, located at 14616 NW 128<sup>th</sup> Terrace. The industrially-zoned property is the home to the existing automotive repair business and as shown below, they would like to construct a new 50' x 70' building. Would you please let me know when we can meet with you to discuss the project?

Thanks very much,  
Clay



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

[CSweger@edafl.com](mailto:CSweger@edafl.com)

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